

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

August 13, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND REGULAR MEETING AGENDA

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 6, 2024

Board of Supervisors
West Port Community Development District

Dear Board Members:

The Board of Supervisors of the West Port Community Development District will hold Public Hearings and a Regular Meeting on August 13, 2024 at 12:30 p.m., at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to William “Bill” Fife (Seat 1); *(the following will be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consider Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office
5. Consideration of Resolution 2024-19, Electing and Removing Officers of the District and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

7. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2024-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Consideration of Resolution 2024-17, Ratifying, Confirming, and Approving the Sale of the West Port Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Four); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date
9. Discussion/Consideration of Interlocal Agreement
10. Consideration of Signage Policy (*under separate cover*)
11. Consideration of Vision Landscape Services of Florida, Inc. First Amendment to Amended and Restated Landscape & Irrigation Services Agreement
12. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
13. Ratification Items
 - A. Acquisition of Cove at West Port Phase IV Improvements
 - B. Rostan Solutions, LLC Items
 - I. Amendment to Professional Services Agreement [Amendment 1]

- II. Professional Servies Task Order [Task Order Number: 01, Amendment 01]
 - III. Invoice #INV-8277 [Professional Services \$2,857.50]
 - IV. Invoice #INV 8363 [Professional Servies \$1,991.25]
 - C. Dream Surface Designs Estimate for Paint Work [Quotation No. #A00021]
 - D. QuitClaim Bill of Sale [Cove at West Port Community Association, Inc.]
 - E. Quit Claim Drainage Easement [Forestar (USA) Real Estate Group Inc. and Cove at West Port Community Association, Inc.]
 - F. Jr. Davis Construction Company, Inc. Change Order #13 [Pod B]
14. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank *(to potentially be provided under separate cover)*
 15. Consideration of Resolution 2024-18, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
 16. Acceptance of Unaudited Financial Statements as of June 30, 2024
 17. Approval of May 14, 2024 Regular Meeting Minutes
 18. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Morris Engineering and Consulting, LLC*
 - C. Field Operations: *Breeze Home*
 - D. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 10, 2024 at 12:30 PM
 - QUORUM CHECK
- | | | | | | | | |
|--------|------------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| SEAT 1 | BILL FIFE | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 2 | JIM MANNERS | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 3 | PAUL MARTIN | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 4 | | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
| SEAT 5 | CHRISTIAN COTTER | ☐ | IN PERSON | ☐ | PHONE | ☐ | NO |
19. Board Members' Comments/Requests
 20. Public Comments

21. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,

Kristen Suit
District Manager

FOR BOARD AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

3A

MEMORANDUM

To: Board of Supervisors

From: District Counsel

Date: January 1, 2024

Subject: Ethics Training Requirements

Beginning January 1, 2024, all Board Supervisors of Florida Community Development Districts will be required to complete four (4) hours of Ethics training each year. The four (4) hours must be allocated to the following categories: two (2) hours of Ethics Law, one (1) hour of Sunshine Law, and one (1) hour of Public Records law.

This training may be completed online, and the four (4) hours do not have to be completed all at once. The Florida Commission on Ethics (“COE”) has compiled a list of resources for this training. An overview of the resources are described below, and links to the resources are included in this memo.

Each year when Supervisors complete the required financial disclosure form (Form 1 Statement of Financial Interests), Supervisors must mark a box confirming that he or she has completed the Ethics training requirements. At this time, there is no requirement to submit a certificate; however, the COE advises that Supervisors keep a record of all trainings completed (including date and time of completion), in the event Supervisors are ever asked to provide proof of completion. The training is a calendar year requirement and corresponds to the form year. So, Supervisors will not report their 2024 training until they fill out their Form 1 for the 2025 year.

Free Training Options

The Florida Commission on Ethics’ (“COE”) website has several free online resources and links to resources that Supervisors can access to complete the training requirements. Navigate to that page here: [Florida Commission on Ethics Training](https://ethics.state.fl.us/Training/Training.aspx).¹ Please note that the COE only provides free training for the two (2) hour Ethics portion of the annual training. However, the COE does provide links to free outside resources to complete the Sunshine and Public Records portion of the training. These links are included in this memorandum below for your ease of reference.

¹ <https://ethics.state.fl.us/Training/Training.aspx>

Free Ethics Law Training

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)

Click here: [Kinetic Ethics](#)

Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction

Click here: [Business and Employment Conflicts](#)

Gifts (50 minutes)

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

Voting Conflicts - Local Officers (58 minutes)¹

Click here: [Voting Vertigo](#)

Free Sunshine/Public Records Law Training

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

Other Training Options

4- Hour Course

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

CLE Course

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

If you have any questions, please do not hesitate to contact me.

2023 Form 1 - Statement of Financial Interests

General Information

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

AGENCY INFORMATION

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

Disclosure Period

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

Primary Sources of Income

PRIMARY SOURCE OF INCOME (Over \$2,500) (Major sources of income to the reporting person)
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

Secondary Sources of Income

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

Real Property

REAL PROPERTY (Land, buildings owned by the reporting person)
(If you have nothing to report, write "none" or "n/a")

Location/Description

Intangible Personal Property

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000)
(If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates

Liabilities

LIABILITIES (Major debts valued over \$10,000):
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

Interests in Specified Businesses

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Filer

Digitally signed:

Filed with COE:

E-FILING SAMPLE

2023 Form 1 Instructions

Statement of Financial Interests

Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

When To File:

Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

ATTACHMENTS: A filer may include and submit attachments or other supporting documentation when filing disclosure.

PUBLIC RECORD: The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

QUESTIONS about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

Instructions for Completing Form 1

Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

Interests in Specified Businesses

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

Training Certification

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

3B

BOARD OF SUPERVISORS

MEMBERSHIP, OBLIGATIONS AND RESPONSIBILITIES

A Community Development District ("District") is a special-purpose unit of local government which is established pursuant to and governed by Chapter 190, Florida Statutes.

The Board

The Community Development District ("District") is governed by a five (5)-member Board of Supervisors ("Board"). Member of the Board "Supervisor(s)" are elected in accordance with Section 190.006, F.S., either upon a one (1)-vote per one (1)-acre basis ("landowner voting") or through traditional elections ("resident voting"), depending upon the number of registered voters in the District and the length of time which has passed since the establishment of the District.

A CDD Board typically meets once per month, but may meet more often if necessary. Board meetings typically last from one (1) to three (3) hours, depending upon the business to be conducted by the Board. Prior to the meeting, each Supervisor is supplied with an agenda package which will contain the documents pertaining to the business to be considered by the Board at a particular meeting. A Supervisor should be willing to spend time reviewing these packages prior to each meeting, and may consult with District Staff (General Counsel, Management, Engineering, etc.) concerning the business to be addressed.

Qualifications of Supervisors

Each Supervisor must be a resident of the state of Florida and a citizen of the United States. Once a District has transitioned to resident voting, Supervisors must also be residents of the District.

Compensation

By statute, Board Members are entitled to be paid \$200 per meeting for their service, up to an annual cap of \$4,800 per year. To achieve the statutory cap, the District would have to meet twice each month, which is rare.

Sometimes Supervisors who are employees of the primary landowner waive their right to compensation, although this is not always the case.

Responsibilities of Supervisors

The position of Supervisor is that of an elected local public official. It is important to always remember that serving as an elected public official of a District carries with it certain restrictions and obligations. Each Supervisor, upon taking office, must subscribe to an oath of office acknowledging that he/she is a public officer, and as a recipient of public funds, a supporter of the constitutions of the State of Florida and of the United States of America.

Each Supervisor is subject to the same financial disclosure requirements as any other local elected official and must file a Statement of Financial Interests disclosing

sources of income, assets, debts, and other financial data, with the Supervisor of Elections in the County where he/she resides.

A Supervisor must act in accordance with the Code of Ethics for Public Officers and Employees, codified at Part III, Chapter 112, F.S., which addresses acceptance of gifts, conflicts of interest, etc. By law, it is not a conflict of interest for an employee of the developer to serve on a CDD Board of Supervisors.

Since a District is a unit of local government, the Sunshine Law (Chapter 286, F.S.) applies to Districts and to the Supervisors who govern them. In brief, the Sunshine Law states that two(2) or more Supervisors may never meet outside of a publicly noticed meeting of the Board and/to discuss District business.

Florida's Public Records Law (Chapter 119, F.S.) also applies to Districts and Supervisors. All records of the District, and the records of each individual Supervisor relating to the District, are public records. As such, any member of the public may inspect them upon request. Supervisors are therefore urged to keep any District records or documents in a separate file to allow ease of access by the public or press.

Conclusion

The position of Supervisor of a Community Development District is an important one, requiring both the time and the dedication to fulfill the responsibilities of a position of public trust. It should not be undertaken lightly. Each new Supervisor should enter office fully cognizant of the ethical, legal, and time requirements which are incumbent upon those who serve as Supervisors.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

3C

FLORIDA COMMISSION ON ETHICS



GUIDE to the SUNSHINE AMENDMENT and CODE of ETHICS for Public Officers and Employees

2024

State of Florida

COMMISSION ON ETHICS

Ashley Lukis, *Chair*
Tallahassee

Michelle Anchors, *Vice Chair*
Fort Walton Beach

William P. Cervone
Gainesville

Tina Descovich
Indianapolis

Freddie Figgers
Fort Lauderdale

Luis M. Fusté
Coral Gables

Wengay M. Newton, Sr.
St. Petersburg

Kerrie Stillman
Executive Director
P.O. Drawer 15709
Tallahassee, FL 32317-5709
www.ethics.state.fl.us
(850) 488-7864*

*Please direct all requests for information to this number.

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I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

II. ROLE OF THE COMMISSION ON ETHICS

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

III. THE ETHICS LAWS

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

A. PROHIBITED ACTIONS OR CONDUCT

1. Solicitation and Acceptance of Gifts

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec. 112.3148, Fla. Stat.]

However, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly

were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

2. Unauthorized Compensation

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

3. Misuse of Public Position

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

4. Abuse of Public Position

Public officers and employees are prohibited from abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others. [Article II, Section 8(h), Florida Constitution.]

5. Disclosure or Use of Certain Information

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

6. *Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

B. **PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS**

1. *Doing Business With One's Agency*

- a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or

services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

- b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

2. *Conflicting Employment or Contractual Relationship*

- a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]
- b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]
- c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

3. *Exemptions*—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:

- a) When the business is rotated among all qualified suppliers in a city or county.
- b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter

the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

- c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
- d) When an emergency purchase must be made to protect the public health, safety, or welfare.
- e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.
- f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.
- g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
- h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).
- i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.
- j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of

the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

4. *Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]

5. *Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

6. *Additional Lobbying Restrictions for Certain Public Officers and Employees*

A statewide elected officer; a member of the legislature; a county commissioner; a county officer pursuant to Article VIII or county charter; a school board member; a superintendent of schools; an elected municipal officer; an elected special district officer in a special district with ad valorem taxing authority; or a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the federal government, the legislature, any state government body or agency, or any political subdivision of this state, during his or her term of office. [Art. II Sec 8(f)(2), Fla. Const. and Sec. 112.3121, Fla. Stat.]

7. *Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

8. *Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

9. *Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

10. *Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

11. *Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES

1. *Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

2. *Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS

1. *Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

2. *Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

- a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.
- b) serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

PENALTIES: Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

3. *6-Year Lobbying Ban*

For a period of six years after vacation of public position occurring on or after December 31, 2022, a statewide elected officer or member of the legislature shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature or any state government body or agency. [Art. II Sec 8(f)(3)a., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a person serving as a secretary, an executive director, or other agency head of a department of the executive branch of state government shall not lobby for compensation on issues of policy, appropriations, or procurement before the legislature, the governor, the executive office of the governor, members of the cabinet, a department that is headed by a member of the cabinet, or his or her former department. [Art. II Sec 8(f)(3)b., Fla. Const. and Sec. 112.3121, Fla. Stat.]

For a period of six years after vacation of public position occurring on or after December 31, 2022, a county commissioner, a county officer pursuant to Article VIII or county charter, a school board member, a superintendent of schools, an elected municipal officer, or an elected special district officer in a special district with ad valorem taxing authority shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body. [Art. II Sec 8(f)(3)c., Fla. Const. and Sec. 112.3121, Fla. Stat.]

4. *Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

5. *Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

E. VOTING CONFLICTS OF INTEREST

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

F. DISCLOSURES

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

1. FORM 1 - Limited Financial Disclosure

Who Must File:

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is

for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
- 4) Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other

political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

- 5) Members of governing boards of charter schools operated by a city or other public entity.
- 6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

- 1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
- 2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.
- 3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

- 4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.
- 5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
- 6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
- 7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When to File:

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

Where to File:

File with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

Beginning January 1, 2024, all Form 1 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name or organization on the Commission's website.

2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the

issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

Where To File:

File with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

Beginning January 1, 2024, all Form 2 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable on the Commission's website.

4. *FORM 6 - Full and Public Disclosure*

Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of a city council and candidates for these offices; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

When and Where To File:

Officials must file FORM 6 annually by July 1 with the Commission on Ethics.

Beginning January 1, 2023, all Form 6 disclosures must be filed electronically through the Commission's electronic filing system. These disclosures will be published and searchable by name and organization on the Commission's website.

CANDIDATES who do not currently hold a position requiring the filing of a Form 1 or Form 6 must register and use the electronic filing system to complete the Form 6, then print and file the disclosure with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other

than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

7. FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

8. FORM 30 - Donor's Quarterly Gift Disclosure

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, any expenditure made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

IV. AVAILABILITY OF FORMS

Beginning January 1, 2024, LOCAL OFFICERS and EMPLOYEES, and OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file FORM 1 annually must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

ELECTED CONSTITUTIONAL OFFICERS and other officials who must file Form 6 annually, including City Commissioners and Mayors, must file electronically via the Commission's Electronic Financial Disclosure Management System (EFDMS). Paper forms will not be promulgated. Communications regarding the annual filing requirement will be sent via email to filers no later than June 1. Filers must maintain an updated email address in their User Profile in EFDMS.

V. PENALTIES

A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

B. Penalties for Candidates

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000*, and triple the value of a gift received from a political committee.

C. Penalties for Former Officers and Employees

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000*, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

*Conduct occurring after May 11, 2023, will be subject to a recommended civil penalty of up to \$20,000. [Ch. 2023-49, Laws of Florida.]

D. Penalties for Lobbyists and Others

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

E. Felony Convictions: Forfeiture of Retirement Benefits

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

F. Automatic Penalties for Failure to File Annual Disclosure

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

VI. ADVISORY OPINIONS

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

A. Who Can Request an Opinion

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

B. How to Request an Opinion

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

C. How to Obtain Published Opinions

All of the Commission's opinions are available for viewing or download at its website:
www.ethics.state.fl.us.

VII. COMPLAINTS

A. Citizen Involvement

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at www.ethics.state.fl.us. The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can download a complaint form (FORM 50) from the Commission's website: www.ethics.state.fl.us, or contact the Commission office at the address or phone number shown on the inside front cover of this booklet.

B. Referrals

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

C. Confidentiality

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

D. How the Complaint Process Works

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

E. Dismissal of Complaints At Any Stage of Disposition

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

F. Statute of Limitations

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

VIII. EXECUTIVE BRANCH LOBBYING

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report

with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at www.floridalobbyist.gov. Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration
Room G-68, Claude Pepper Building
111 W. Madison Street
Tallahassee, FL 32399-1425
Phone: 850/922-4990

IX. WHISTLE-BLOWER'S ACT

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

X. ADDITIONAL INFORMATION

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at www.ethics.state.fl.us.

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

XI. TRAINING

Constitutional officers, elected municipal officers, commissioners of community redevelopment agencies (CRAs), and commissioners of community development districts are required to receive a total of four hours training, per calendar year, in the area of ethics, public

records, and open meetings. The Commission on Ethics does not track compliance or certify providers. Officials indicate their compliance with the training requirement when they file their annual Form 1 or Form 6.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

3D

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
MAILING ADDRESS	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:
CITY COUNTY	☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED	NAME OF POLITICAL SUBDIVISION:
	MY POSITION IS: ☐ ELECTIVE ☐ APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a “relative” includes only the officer’s father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A “business associate” means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 20 ____ :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2024-19

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST
PORT COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the West Port Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF WEST PORT COMMUNITY DEVELOPMENT
DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective August 13, 2024:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 13, 2024:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2024.

ATTEST:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

6A



**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/25/24

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 25th day of
July, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

**WEST PORT COMMUNITY
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC
HEARING TO CONSIDER
THE ADOPTION OF THE
FISCAL YEAR 2024/2025
BUDGET(S); AND NOTICE
OF REGULAR BOARD OF
SUPERVISORS' MEETING.**

may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Publish: 07/25/24
426749 3934124

The Board of Supervisors ("Board") of the West Port Community Development District ("District") will hold a public hearing on **August 13, 2024 at 12:30 p.m.**, at the **Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("**Proposed Budget**") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010** ("**District Manager's Office**"), during normal business hours or by visiting the District's website, <https://westportcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2024-15

[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the West Port Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the West Port Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2024.

ATTEST:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Title: _____

By: _____

Its: _____

Exhibit A: Fiscal Year 2024/2025 Budget

Exhibit A: Fiscal Year 2024/2025 Budget

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2025**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
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**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,115,130				\$ 1,364,837
Allowable discounts (4%)	(44,605)				(54,593)
Assessment levy: on-roll - net	1,070,525	\$ 995,449	\$ 49,605	\$ 1,045,054	1,310,244
Total revenues	1,070,525	995,449	49,605	1,045,054	1,310,244
EXPENDITURES					
Professional & administrative					
Supervisors	4,306	215	1,720	1,935	4,306
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	1,050	23,950	25,000	25,000
Boundary amendment	-	-	-	-	-
Engineering	3,500	-	10,000	10,000	3,500
Audit	9,500	-	9,500	9,500	9,500
Arbitrage rebate calculation	2,500	500	2,000	2,500	2,500
Dissemination agent	5,000	2,000	3,250	5,250	5,000
DSF accounting					
Series 2020 - AA1	5,500	2,750	2,750	5,500	5,500
Series 2020 - AA2	5,500	2,750	2,750	5,500	5,500
Series 2021 - AA1	5,500	2,750	2,750	5,500	5,500
Series 2022 - AA4	5,500	2,750	1,375	4,125	5,500
Series 2023 - AA2	5,500	-	5,500	5,500	5,500
Trustee	17,500	7,000	10,500	17,500	17,500
EMMA software service	-	-	-	-	1,000
Telephone	200	100	100	200	200
Postage	500	189	311	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,200	-	1,200	1,200	1,200
Annual special district fee	175	175	-	175	175
Insurance	6,119	5,758	-	5,758	6,500
Contingencies/bank charges	1,200	429	771	1,200	1,200
Website					
Hosting & maintenance	705	705	-	705	705
ADA compliance	210	210	-	210	210
Tax collector	22,303	19,909	1,863	21,772	27,297
Total professional & administrative	175,918	73,490	104,540	178,030	182,293

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
Field operations (shared)					
Management	40,000	19,992	20,008	40,000	40,000
Accounting	8,000	4,000	4,000	8,000	8,000
Property insurance	6,500	7,056	-	7,056	9,000
Line of credit- principal & interest	25,872	6,922	3,336	10,258	25,872
Line of credit- principal prepayment	-	12,610	-	12,610	-
Stormwater management					
Lake maintenance	38,544	19,272	19,272	38,544	38,544
AccuTab buckets	-	-	-	-	33,600
PPS station injection installation	-	-	128,757	128,757	-
Debt service (Developers Note for PPS)	-	-	-	-	128,757
Streetlighting	166,975	63,551	103,424	166,975	166,975
Irrigation supply					
Maintenance contract	5,780	4,375	1,575	5,950	7,580
Electricity	28,724	11,301	6,300	17,601	28,724
Repairs and maintenance	2,625	3,558	-	3,558	2,625
Effluent	52,600	14,986	30,000	44,986	52,600
Monuments and street signage					
Repairs and maintenance	4,200	-	4,200	4,200	4,200
Electricity	16,238	5,222	1,250	6,472	16,238
Holiday decorating	10,000	-	10,000	10,000	10,000
Landscape maint.					
Maintenance contract	236,724	133,297	133,297	266,594	283,055
Pest, OTC Injections and Top Choice	16,132	8,865	-	-	16,132
Mulch, pine straw & annual installation	170,050	63,856	106,194	170,050	190,798
Contingency	20,000	-	-	-	20,000
Plant replacement	20,748	-	20,748	20,748	20,000
Irrigation repairs	19,650	540	19,110	19,650	20,000
Roadway maintenance	5,250	-	5,250	5,250	5,250
Total field operations	894,612	379,403	616,721	987,259	1,127,950
Total expenditures	1,070,530	452,893	721,261	1,165,289	1,310,243
Excess/(deficiency) of revenues over/(under) expenditures	(5)	542,556	(671,656)	(120,235)	1
OTHER FINANCING SOURCES					
Receipt of note proceeds	-	49,780	78,977	128,757	-
Total other financing sources	-	49,780	78,977	128,757	-
Net increase/(decrease) of fund balance	(5)	592,336	(592,679)	8,522	1
Fund balance - beginning (unaudited)	-	70,193	662,529	70,193	78,715
Fund balance - ending (projected)	<u>\$ (5)</u>	<u>\$662,529</u>	<u>\$ 69,850</u>	<u>\$ 78,715</u>	<u>\$ 78,716</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures

Professional & administrative

Supervisors	\$ 4,306
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
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	3,500
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	9,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	2,500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	5,000
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.	
DSF accounting	
Series 2020 - AA1	5,500
Series 2020 - AA2	5,500
Series 2021 - AA1	5,500
Series 2022 - AA4	5,500
Series 2023 - AA2	5,500
Trustee	17,500
Annual fee for the service provided by trustee, paying agent and registrar.	
EMMA software service	1,000
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages, etc.	
Legal advertising	1,200
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,500
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,200
Bank charges and other miscellaneous expenses incurred during the year.	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector	27,297
Field operations (shared)	
Management	40,000
Intended to cover the cost of hiring a qualified management company to manage the day to day operations of the shared CDD operations.	
Accounting	8,000
Property insurance	9,000
Line of credit- principal & interest	25,872
Stormwater management	
Lake maintenance	38,544
Covers the cost of hiring a licensed contractor to treat 58 acres of wet ponds on a monthly basis for unwanted submersed vegetation, weeds and algae.	
AccuTab buckets	33,600
Pallets of AccuTab buckets 6 pallets per yr.	
Debt service (Developers Note for PPS)	128,757
Repayment of advanced funding reimbursement \$49,779.99 Forestar/ \$78,976.70 KL Westport	
Streetlighting	166,975
Covers the costs of a streetlight lease agreement for 198 streetlights with FPL that covers the fixture, pole, power and maintenance.	
Irrigation supply	
Maintenance contract	7,580
Covers the cost of hiring a licensed contractor to provide monthly preventative maintenance on two 15 hp well/pumping systems. Water usage reporting & pump station maintenanc. Annual flow guard renewal.	
Electricity	28,724
Costs of electricity for the two 15 hp well/pumping systems anticipated to run 10 hours a day 6 days a week.	
Repairs and maintenance	2,625
Intended to cover the cost of periodic repairs to the well/pumping systems	
Effluent	52,600
Covers the costs of supplemental effluent water supply. Charlotte County Utilites.	
Monuments and street signage	
Repairs and maintenance	4,200
Covers the costs of periodic repairs to the monuments and street signage as well as once a year pressure washing of the monuments.	
Electricity	16,238
Cover the costs of electricity for the monument low voltage lighting. Meters located near isles, palms, hammocks, centennial & 76, tamiami entrance.	
Holiday decorating	10,000
Covers the costs of hiring a qualified contractor to provide a basic holiday lighting and decoration package to the entry monuments.	
Landscape maint.	
Maintenance contract	283,055
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control, monthly irrigation wet checks and adjustments & lake bank mowing	
Pest, OTC Injections and Top Choice	16,132
Mulch, pine straw & annual installation	190,798

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Expenditures (continued)

Contingency	20,000
Plant replacement	20,000
Twice per year annual install and periodic plant replacement.	
Irrigation repairs	20,000
Covers the costs of periodic sprinkler head and valve replacements line repairs.	
Roadway maintenance	5,250
Covers the periodic roadway repairs and sidewalk/paver brick cleaning	
Total expenditures	<u><u>\$ 1,310,243</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND BUDGET AREA 1
FISCAL YEAR 2025**

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 547,698				\$561,552
Allowable discounts (4%)	(21,908)				(22,462)
Assessment levy: on-roll - net	525,790	\$ 488,920	\$ -	\$ 488,920	539,090
Lot closing	-	78,815	-	78,815	-
Interest and miscellaneous	-	70	-	70	-
Total revenues	525,790	567,805	-	567,735	539,090
EXPENDITURES					
Management	15,000	7,507	7,493	15,000	15,000
Accounting	3,400	1,700	1,700	3,400	3,400
Property insurance	24,000	31,280	-	31,280	36,000
Line of credit- principal & interest	135,828	36,343	17,508	53,851	135,828
Line of credit- principal prepayment	-	66,204	-	66,204	-
Landscape maintenance	108,420	56,871	56,871	113,742	119,430
Pest, OTC Injections and Top Choice	7,164	473	-	-	7,164
Plant replacement	10,000	-	-	-	-
Mulch	33,529	14,634	18,895	33,529	33,529
Irrigation repairs	4,000	-	4,000	4,000	4,000
Contingency	20,000	30	19,970	20,000	20,000
Roadway maintenance	5,000	-	5,000	5,000	5,000
Solar streetlighting	148,500	24,600	60,000	84,600	148,500
Hurricane/storm clean-up	-	1,590	-	1,590	-
Total field operations	514,841	241,232	191,437	432,196	527,851
Other Fees and Charges					
Tax collector	10,954	9,778	1,176	10,954	11,231
Total other fees and charges	10,954	9,778	1,176	10,954	11,231
Total expenditures	525,795	251,010	192,613	443,150	539,082
Excess/(deficiency) of revenues over/(under) expenditures	(5)	316,795	(192,613)	124,585	8
Fund balance - beginning (unaudited)	-	169,896	486,691	169,896	294,481
Fund balances - ending					
Unassigned	(5)	486,691	294,078	294,481	294,489
Fund balance - ending (projected)	\$ (5)	\$ 486,691	\$ 294,078	\$ 294,481	\$ 294,489

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND AREA 1
SINGLE FAMILY PROGRAM**

Expenditures

Management	\$ 15,000
Covers the costs of hiring a qualified contractor to manage the day to day operations of the special revenue fund neighborhoods.	
Accounting	3,400
This item covers the cost of accounting (paying invoices, preparing fund specific financial statements, etc.).	
Property insurance	36,000
Line of credit- principal & interest	135,828
Landscape maintenance	119,430
Covers the cost of hiring a licensed landscape maintenance contractor to provide all inclusive landscape maintenance services including fertilization, weed/disease control & monthly irrigation wet checks and adjustments	
Pest, OTC Injections and Top Choice	7,164
Mulch	33,529
Irrigation repairs	4,000
Covers the costs of periodic sprinkler head, valve replacements and line repairs.	
Contingency	20,000
Roadway maintenance	5,000
Intended to cover the cost of amenity center repairs and maintenance on pool/	
Solar streetlighting	148,500
Tax collector	11,231
Total expenditures	<u><u>\$ 539,082</u></u>

WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA ONE - 2020)
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 408,403				\$ 408,403
Allowable discounts (4%)	(16,336)				(16,336)
Assessment levy: net	392,067	\$ 364,586	\$ 27,481	\$ 392,067	392,067
Interest	-	10,229	-	10,229	-
Total revenues	392,067	374,815	27,481	402,296	392,067
EXPENDITURES					
Debt service					
Principal	140,000	-	140,000	140,000	140,000
Interest	245,570	122,785	122,785	245,570	241,860
Total debt service	385,570	122,785	262,785	385,570	381,860
Other fees & charges					
Tax collector	8,168	7,292	876	8,168	8,168
Total other fees & charges	8,168	7,292	876	8,168	8,168
Total expenditures	393,738	130,077	263,661	393,738	390,028
Excess/(deficiency) of revenues over/(under) expenditures	(1,671)	244,738	(236,180)	8,558	2,039
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(4,677)	-	(4,677)	-
Total other financing sources/(uses)	-	(4,677)	-	(4,677)	-
Fund balance:					
Net increase/(decrease) in fund balance	(1,671)	240,061	(236,180)	3,881	2,039
Beginning fund balance (unaudited)	367,475	369,329	609,390	369,329	373,210
Ending fund balance (projected)	\$365,804	\$609,390	\$373,210	\$373,210	375,249
Use of fund balance:					
Debt service reserve account balance (required)					(191,950)
Interest expense - November 1, 2025					(119,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 64,224

WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA ONE - 2020) AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2024			120,930.00	120,930.00	6,330,000.00
5/1/2025	140,000.00	2.650%	120,930.00	260,930.00	6,190,000.00
11/1/2025			119,075.00	119,075.00	6,190,000.00
5/1/2026	145,000.00	3.000%	119,075.00	264,075.00	6,045,000.00
11/1/2026			116,900.00	116,900.00	6,045,000.00
5/1/2027	150,000.00	3.000%	116,900.00	266,900.00	5,895,000.00
11/1/2027			114,650.00	114,650.00	5,895,000.00
5/1/2028	155,000.00	3.000%	114,650.00	269,650.00	5,740,000.00
11/1/2028			112,325.00	112,325.00	5,740,000.00
5/1/2029	160,000.00	3.000%	112,325.00	272,325.00	5,580,000.00
11/1/2029			109,925.00	109,925.00	5,580,000.00
5/1/2030	165,000.00	3.000%	109,925.00	274,925.00	5,415,000.00
11/1/2030			107,450.00	107,450.00	5,415,000.00
5/1/2031	170,000.00	3.000%	107,450.00	277,450.00	5,245,000.00
11/1/2031			104,900.00	104,900.00	5,245,000.00
5/1/2032	175,000.00	4.000%	104,900.00	279,900.00	5,070,000.00
11/1/2032			101,400.00	101,400.00	5,070,000.00
5/1/2033	180,000.00	4.000%	101,400.00	281,400.00	4,890,000.00
11/1/2033			97,800.00	97,800.00	4,890,000.00
5/1/2034	190,000.00	4.000%	97,800.00	287,800.00	4,700,000.00
11/1/2034			94,000.00	94,000.00	4,700,000.00
5/1/2035	195,000.00	4.000%	94,000.00	289,000.00	4,505,000.00
11/1/2035			90,100.00	90,100.00	4,505,000.00
5/1/2036	205,000.00	4.000%	90,100.00	295,100.00	4,300,000.00
11/1/2036			86,000.00	86,000.00	4,300,000.00
5/1/2037	215,000.00	4.000%	86,000.00	301,000.00	4,085,000.00
11/1/2037			81,700.00	81,700.00	4,085,000.00
5/1/2038	220,000.00	4.000%	81,700.00	301,700.00	3,865,000.00
11/1/2038			77,300.00	77,300.00	3,865,000.00
5/1/2039	230,000.00	4.000%	77,300.00	307,300.00	3,635,000.00
11/1/2039			72,700.00	72,700.00	3,635,000.00
5/1/2040	240,000.00	4.000%	72,700.00	312,700.00	3,395,000.00
11/1/2040			67,900.00	67,900.00	3,395,000.00
5/1/2041	250,000.00	4.000%	67,900.00	317,900.00	3,145,000.00
11/1/2041			62,900.00	62,900.00	3,145,000.00
5/1/2042	260,000.00	4.000%	62,900.00	322,900.00	2,885,000.00
11/1/2042			57,700.00	57,700.00	2,885,000.00
5/1/2043	270,000.00	4.000%	57,700.00	327,700.00	2,615,000.00
11/1/2043			52,300.00	52,300.00	2,615,000.00
5/1/2044	285,000.00	4.000%	52,300.00	337,300.00	2,330,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA ONE - 2020) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			46,600.00	46,600.00	2,330,000.00
5/1/2045	295,000.00	4.000%	46,600.00	341,600.00	2,035,000.00
11/1/2045			40,700.00	40,700.00	2,035,000.00
5/1/2046	305,000.00	4.000%	40,700.00	345,700.00	1,730,000.00
11/1/2046			34,600.00	34,600.00	1,730,000.00
5/1/2047	320,000.00	4.000%	34,600.00	354,600.00	1,410,000.00
11/1/2047			28,200.00	28,200.00	1,410,000.00
5/1/2048	330,000.00	4.000%	28,200.00	358,200.00	1,080,000.00
11/1/2048			21,600.00	21,600.00	1,080,000.00
5/1/2049	345,000.00	4.000%	21,600.00	366,600.00	735,000.00
11/1/2049			14,700.00	14,700.00	735,000.00
5/1/2050	360,000.00	4.000%	14,700.00	374,700.00	375,000.00
11/1/2050			7,500.00	7,500.00	375,000.00
5/1/2051	375,000.00	4.000%	7,500.00	382,500.00	-
Total	6,330,000.00		4,083,710.00	10,413,710.00	

WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020 (ASSESSMENT AREA TWO - 2020)
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 413,511				\$ 413,511
Allowable discounts (4%)	(16,540)				(16,540)
Assessment levy: net	396,971	\$ 369,124	\$ 27,847	\$ 396,971	396,971
Interest	-	9,318	-	9,318	-
Total revenues	396,971	378,442	27,847	406,289	396,971
EXPENDITURES					
Debt service					
Principal	145,000	-	145,000	145,000	145,000
Interest	245,175	122,587	122,588	245,175	241,188
Total debt service	390,175	122,587	267,588	390,175	386,188
Other fees & charges					
Tax collector	8,270	7,382	888	8,270	8,270
Total other fees & charges	8,270	7,382	888	8,270	8,270
Total expenditures	398,445	129,969	268,476	398,445	394,458
Excess/(deficiency) of revenues over/(under) expenditures	(1,474)	248,473	(240,629)	7,844	2,513
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(4,745)	-	(4,745)	-
Total other financing sources/(uses)	-	(4,745)	-	(4,745)	-
Fund balance:					
Net increase/(decrease) in fund balance	(1,474)	243,728	(240,629)	3,099	2,513
Beginning fund balance (unaudited)	335,435	341,941	585,669	341,941	345,040
Ending fund balance (projected)	\$333,961	\$585,669	\$345,040	\$345,040	347,553
Use of fund balance:					
Debt service reserve account balance (required)					(194,350)
Interest expense - November 1, 2025					(118,600)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 34,603

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA TWO - 2020) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2024			120,593.75	120,593.75	6,480,000.00
5/1/2025	145,000.00	2.750%	120,593.75	265,593.75	6,335,000.00
11/1/2025			118,600.00	118,600.00	6,335,000.00
5/1/2026	150,000.00	2.750%	118,600.00	268,600.00	6,185,000.00
11/1/2026			116,537.50	116,537.50	6,185,000.00
5/1/2027	155,000.00	3.250%	116,537.50	271,537.50	6,030,000.00
11/1/2027			114,018.75	114,018.75	6,030,000.00
5/1/2028	160,000.00	3.250%	114,018.75	274,018.75	5,870,000.00
11/1/2028			111,418.75	111,418.75	5,870,000.00
5/1/2029	165,000.00	3.250%	111,418.75	276,418.75	5,705,000.00
11/1/2029			108,737.50	108,737.50	5,705,000.00
5/1/2030	170,000.00	3.250%	108,737.50	278,737.50	5,535,000.00
11/1/2030			105,975.00	105,975.00	5,535,000.00
5/1/2031	175,000.00	3.250%	105,975.00	280,975.00	5,360,000.00
11/1/2031			103,131.25	103,131.25	5,360,000.00
5/1/2032	185,000.00	3.625%	103,131.25	288,131.25	5,175,000.00
11/1/2032			99,778.13	99,778.13	5,175,000.00
5/1/2033	190,000.00	3.625%	99,778.13	289,778.13	4,985,000.00
11/1/2033			96,334.38	96,334.38	4,985,000.00
5/1/2034	195,000.00	3.625%	96,334.38	291,334.38	4,790,000.00
11/1/2034			92,800.00	92,800.00	4,790,000.00
5/1/2035	205,000.00	3.625%	92,800.00	297,800.00	4,585,000.00
11/1/2035			89,084.38	89,084.38	4,585,000.00
5/1/2036	210,000.00	3.625%	89,084.38	299,084.38	4,375,000.00
11/1/2036			85,278.13	85,278.13	4,375,000.00
5/1/2037	220,000.00	3.625%	85,278.13	305,278.13	4,155,000.00
11/1/2037			81,290.63	81,290.63	4,155,000.00
5/1/2038	230,000.00	3.625%	81,290.63	311,290.63	3,925,000.00
11/1/2038			77,121.88	77,121.88	3,925,000.00
5/1/2039	235,000.00	3.625%	77,121.88	312,121.88	3,690,000.00
11/1/2039			72,862.50	72,862.50	3,690,000.00
5/1/2040	245,000.00	3.625%	72,862.50	317,862.50	3,445,000.00
11/1/2040			68,421.88	68,421.88	3,445,000.00
5/1/2041	255,000.00	3.625%	68,421.88	323,421.88	3,190,000.00
11/1/2041			63,800.00	63,800.00	3,190,000.00
5/1/2042	265,000.00	4.000%	63,800.00	328,800.00	2,925,000.00
11/1/2042			58,500.00	58,500.00	2,925,000.00
5/1/2043	275,000.00	4.000%	58,500.00	333,500.00	2,650,000.00
11/1/2043			53,000.00	53,000.00	2,650,000.00
5/1/2044	285,000.00	4.000%	53,000.00	338,000.00	2,365,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2020 (ASSESSMENT AREA TWO - 2020) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			47,300.00	47,300.00	2,365,000.00
5/1/2045	300,000.00	4.000%	47,300.00	347,300.00	2,065,000.00
11/1/2045			41,300.00	41,300.00	2,065,000.00
5/1/2046	310,000.00	4.000%	41,300.00	351,300.00	1,755,000.00
11/1/2046			35,100.00	35,100.00	1,755,000.00
5/1/2047	325,000.00	4.000%	35,100.00	360,100.00	1,430,000.00
11/1/2047			28,600.00	28,600.00	1,430,000.00
5/1/2048	335,000.00	4.000%	28,600.00	363,600.00	1,095,000.00
11/1/2048			21,900.00	21,900.00	1,095,000.00
5/1/2049	350,000.00	4.000%	21,900.00	371,900.00	745,000.00
11/1/2049			14,900.00	14,900.00	745,000.00
5/1/2050	365,000.00	4.000%	14,900.00	379,900.00	380,000.00
11/1/2050			7,600.00	7,600.00	380,000.00
5/1/2051	380,000.00	4.000%	7,600.00	387,600.00	-
Total	6,480,000.00		4,067,968.82	10,547,968.82	

WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 (ASSESSMENT AREA ONE - 2021)
FISCAL YEAR 2025

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 565,109				\$ 565,109
Allowable discounts (4%)	(22,604)				(22,604)
Assessment levy: net	542,505	\$ 504,462	\$ 38,043	\$ 542,505	542,505
Interest	-	13,137	-	13,137	-
Total revenues	542,505	517,599	38,043	555,642	542,505
EXPENDITURES					
Debt service					
Principal	205,000	-	205,000	205,000	210,000
Interest	326,790	163,395	163,395	326,790	321,870
Total debt service	531,790	163,395	368,395	531,790	531,870
Other fees & charges					
Tax collector	11,302	10,089	1,213	11,302	11,302
Total other fees & charges	11,302	10,089	1,213	11,302	11,302
Total expenditures	543,092	173,484	369,608	543,092	543,172
Excess/(deficiency) of revenues over/(under) expenditures	(587)	344,115	(331,565)	12,550	(667)
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(6,485)	-	(6,485)	-
Total other financing sources/(uses)	-	(6,485)	-	(6,485)	-
Fund balance:					
Net increase/(decrease) in fund balance	(587)	337,630	(331,565)	6,065	(667)
Beginning fund balance (unaudited)	427,123	460,996	798,626	460,996	467,061
Ending fund balance (projected)	\$426,536	\$798,626	\$ 467,061	\$ 467,061	466,394
Use of fund balance:					
Debt service reserve account balance (required)					(265,600)
Interest expense - November 1, 2025					(158,415)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 42,379

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 (ASSESSMENT AREA ONE - 2021) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2024			160,935.00	160,935.00	8,960,000.00
5/1/2025	210,000.00	2.400%	160,935.00	370,935.00	8,750,000.00
11/1/2025			158,415.00	158,415.00	8,750,000.00
5/1/2026	215,000.00	2.400%	158,415.00	373,415.00	8,535,000.00
11/1/2026			155,835.00	155,835.00	8,535,000.00
5/1/2027	220,000.00	3.000%	155,835.00	375,835.00	8,315,000.00
11/1/2027			152,535.00	152,535.00	8,315,000.00
5/1/2028	225,000.00	3.000%	152,535.00	377,535.00	8,090,000.00
11/1/2028			149,160.00	149,160.00	8,090,000.00
5/1/2029	235,000.00	3.000%	149,160.00	384,160.00	7,855,000.00
11/1/2029			145,635.00	145,635.00	7,855,000.00
5/1/2030	240,000.00	3.000%	145,635.00	385,635.00	7,615,000.00
11/1/2030			142,035.00	142,035.00	7,615,000.00
5/1/2031	250,000.00	3.000%	142,035.00	392,035.00	7,365,000.00
11/1/2031			138,285.00	138,285.00	7,365,000.00
5/1/2032	255,000.00	3.400%	138,285.00	393,285.00	7,110,000.00
11/1/2032			133,950.00	133,950.00	7,110,000.00
5/1/2033	265,000.00	3.400%	133,950.00	398,950.00	6,845,000.00
11/1/2033			129,445.00	129,445.00	6,845,000.00
5/1/2034	275,000.00	3.400%	129,445.00	404,445.00	6,570,000.00
11/1/2034			124,770.00	124,770.00	6,570,000.00
5/1/2035	285,000.00	3.400%	124,770.00	409,770.00	6,285,000.00
11/1/2035			119,925.00	119,925.00	6,285,000.00
5/1/2036	295,000.00	3.400%	119,925.00	414,925.00	5,990,000.00
11/1/2036			114,910.00	114,910.00	5,990,000.00
5/1/2037	305,000.00	3.400%	114,910.00	419,910.00	5,685,000.00
11/1/2037			109,725.00	109,725.00	5,685,000.00
5/1/2038	315,000.00	3.400%	109,725.00	424,725.00	5,370,000.00
11/1/2038			104,370.00	104,370.00	5,370,000.00
5/1/2039	325,000.00	3.400%	104,370.00	429,370.00	5,045,000.00
11/1/2039			98,845.00	98,845.00	5,045,000.00
5/1/2040	335,000.00	3.400%	98,845.00	433,845.00	4,710,000.00
11/1/2040			93,150.00	93,150.00	4,710,000.00
5/1/2041	350,000.00	3.400%	93,150.00	443,150.00	4,360,000.00
11/1/2041			87,200.00	87,200.00	4,360,000.00
5/1/2042	360,000.00	4.000%	87,200.00	447,200.00	4,000,000.00
11/1/2042			80,000.00	80,000.00	4,000,000.00
5/1/2043	375,000.00	4.000%	80,000.00	455,000.00	3,625,000.00
11/1/2043			72,500.00	72,500.00	3,625,000.00
5/1/2044	390,000.00	4.000%	72,500.00	462,500.00	3,235,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2021 (ASSESSMENT AREA ONE - 2021) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2044			64,700.00	64,700.00	3,235,000.00
5/1/2045	410,000.00	4.000%	64,700.00	474,700.00	2,825,000.00
11/1/2045			56,500.00	56,500.00	2,825,000.00
5/1/2046	425,000.00	4.000%	56,500.00	481,500.00	2,400,000.00
11/1/2046			48,000.00	48,000.00	2,400,000.00
5/1/2047	440,000.00	4.000%	48,000.00	488,000.00	1,960,000.00
11/1/2047			39,200.00	39,200.00	1,960,000.00
5/1/2048	460,000.00	4.000%	39,200.00	499,200.00	1,500,000.00
11/1/2048			30,000.00	30,000.00	1,500,000.00
5/1/2049	480,000.00	4.000%	30,000.00	510,000.00	1,020,000.00
11/1/2049			20,400.00	20,400.00	1,020,000.00
5/1/2050	500,000.00	4.000%	20,400.00	520,400.00	520,000.00
11/1/2050			10,400.00	10,400.00	520,000.00
5/1/2051	520,000.00	4.000%	10,400.00	530,400.00	-
Total	8,960,000.00		5,481,650.00	14,441,650.00	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2022 (ASSESSMENT AREA THREE)
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 168,325				\$ 168,325
Allowable discounts (4%)	(6,733)				(6,733)
Assessment levy: net	161,592	\$ 150,247	\$ 11,345	\$ 161,592	161,592
Interest	-	5,011	5,011	10,022	10,022
Total revenues	161,592	155,258	16,356	171,614	171,614
EXPENDITURES					
Debt service					
Principal	40,000	-	40,000	40,000	40,000
Interest	119,075	59,538	59,537	119,075	117,375
Total debt service	159,075	59,538	99,537	159,075	157,375
Other fees & charges					
Tax collector	3,367	3,005	362	3,367	3,367
Total other fees & charges	3,367	3,005	362	3,367	3,367
Total expenditures	162,442	62,543	99,899	162,442	160,742
Excess/(deficiency) of revenues over/(under) expenditures	(850)	92,715	(83,543)	9,172	10,872
OTHER FINANCING SOURCES/(USES)					
Transfer out	-	(1,932)	-	(1,932)	-
Total other financing sources/(uses)	-	(1,932)	-	(1,932)	-
Fund balance:					
Net increase/(decrease) in fund balance	(850)	90,783	(83,543)	7,240	10,872
Beginning fund balance (unaudited)	153,868	121,184	211,967	121,184	128,424
Ending fund balance (projected)	\$153,018	\$211,967	\$ 128,424	\$ 128,424	139,296
Use of fund balance:					
Debt service reserve account balance (required)					(79,113)
Interest expense - November 1, 2025					(57,838)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 2,345

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 (ASSESSMENT AREA THREE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2024			58,687.50	58,687.50	2,300,000.00
5/1/2025	40,000.00	4.250%	58,687.50	98,687.50	2,260,000.00
11/1/2025			57,837.50	57,837.50	2,260,000.00
5/1/2026	40,000.00	4.250%	57,837.50	97,837.50	2,220,000.00
11/1/2026			56,987.50	56,987.50	2,220,000.00
5/1/2027	45,000.00	4.250%	56,987.50	101,987.50	2,175,000.00
11/1/2027			56,031.25	56,031.25	2,175,000.00
5/1/2028	45,000.00	4.750%	56,031.25	101,031.25	2,130,000.00
11/1/2028			54,962.50	54,962.50	2,130,000.00
5/1/2029	45,000.00	4.750%	54,962.50	99,962.50	2,085,000.00
11/1/2029			53,893.75	53,893.75	2,085,000.00
5/1/2030	50,000.00	4.750%	53,893.75	103,893.75	2,035,000.00
11/1/2030			52,706.25	52,706.25	2,035,000.00
5/1/2031	50,000.00	4.750%	52,706.25	102,706.25	1,985,000.00
11/1/2031			51,518.75	51,518.75	1,985,000.00
5/1/2032	55,000.00	4.750%	51,518.75	106,518.75	1,930,000.00
11/1/2032			50,212.50	50,212.50	1,930,000.00
5/1/2033	55,000.00	5.125%	50,212.50	105,212.50	1,875,000.00
11/1/2033			48,803.13	48,803.13	1,875,000.00
5/1/2034	60,000.00	5.125%	48,803.13	108,803.13	1,815,000.00
11/1/2034			47,265.63	47,265.63	1,815,000.00
5/1/2035	65,000.00	5.125%	47,265.63	112,265.63	1,750,000.00
11/1/2035			45,600.00	45,600.00	1,750,000.00
5/1/2036	65,000.00	5.125%	45,600.00	110,600.00	1,685,000.00
11/1/2036			43,934.38	43,934.38	1,685,000.00
5/1/2037	70,000.00	5.125%	43,934.38	113,934.38	1,615,000.00
11/1/2037			42,140.63	42,140.63	1,615,000.00
5/1/2038	75,000.00	5.125%	42,140.63	117,140.63	1,540,000.00
11/1/2038			40,218.75	40,218.75	1,540,000.00
5/1/2039	75,000.00	5.125%	40,218.75	115,218.75	1,465,000.00
11/1/2039			38,296.88	38,296.88	1,465,000.00
5/1/2040	80,000.00	5.125%	38,296.88	118,296.88	1,385,000.00
11/1/2040			36,246.88	36,246.88	1,385,000.00
5/1/2041	85,000.00	5.125%	36,246.88	121,246.88	1,300,000.00
11/1/2041			34,068.75	34,068.75	1,300,000.00
5/1/2042	90,000.00	5.125%	34,068.75	124,068.75	1,210,000.00
11/1/2042			31,762.50	31,762.50	1,210,000.00
5/1/2043	95,000.00	5.250%	31,762.50	126,762.50	1,115,000.00
11/1/2043			29,268.75	29,268.75	1,115,000.00
5/1/2044	100,000.00	5.250%	29,268.75	129,268.75	1,015,000.00
11/1/2044			26,643.75	26,643.75	1,015,000.00
5/1/2045	105,000.00	5.250%	26,643.75	131,643.75	910,000.00

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2022 (ASSESSMENT AREA THREE) AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/1/2045			23,887.50	23,887.50	910,000.00
5/1/2046	110,000.00	5.250%	23,887.50	133,887.50	800,000.00
11/1/2046			21,000.00	21,000.00	800,000.00
5/1/2047	115,000.00	5.250%	21,000.00	136,000.00	685,000.00
11/1/2047			17,981.25	17,981.25	685,000.00
5/1/2048	125,000.00	5.250%	17,981.25	142,981.25	560,000.00
11/1/2048			14,700.00	14,700.00	560,000.00
5/1/2049	130,000.00	5.250%	14,700.00	144,700.00	430,000.00
11/1/2049			11,287.50	11,287.50	430,000.00
5/1/2050	135,000.00	5.250%	11,287.50	146,287.50	295,000.00
11/1/2050			7,743.75	7,743.75	295,000.00
5/1/2051	145,000.00	5.250%	7,743.75	152,743.75	150,000.00
11/1/2051			3,937.50	3,937.50	150,000.00
5/1/2052	150,000.00	5.250%	3,937.50	153,937.50	-
Total	2,300,000.00		2,115,250.06	4,415,250.06	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Assessment Area One - 2020, Platted Lots, On-Roll Assessments

Product	Units	FY 2025 SRF				
		FY 2025 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 40'/50'	320	\$ 769.11	\$ 615.60	\$ 1,276.26	\$ 2,660.97	\$ 2,489.58
Total	320					

Assessment Area Two - 2020, Platted Lots, On-Roll Assessments

Product	Units	FY 2025 SRF				
		FY 2025 O&M Assessment per Unit		FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF TW	120	\$ 769.11		\$ 899.48	\$ 1,668.59	\$ 1,512.39
SF 50'	163	769.11		1,249.28	2,018.39	1,862.19
SF 60'	68	769.11		1,499.13	2,268.24	2,112.04
Total	351					

Assessment Area One - 2021, Platted Lots, On-Roll Assessments

Product	Units	FY 2024 SRF				
		FY 2025 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
TH	172	\$ 653.74	\$ 523.26	\$ 956.73	\$ 2,133.73	\$ 1,988.06
SF TW	124	769.11	615.60	1,275.64	2,660.35	2,488.96
SF 50'	149	769.11	615.60	1,275.64	2,660.35	2,488.96
SF 60'	41	769.11	615.60	1,275.64	2,660.35	2,488.96
Total	486					

Multi-Family Area, On-Roll Assessments

Product	Units	FY 2025 SRF				
		FY 2025 O&M Assessment per Unit		FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
MF	504	\$ 538.38		\$ -	\$ 538.38	\$ 429.04
	504					

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

Assessment Area Three, Platted Lots, On-Roll Assessments

Product	Units	FY 2024 SRF				
		FY 2025 O&M Assessment per Unit	Budget Area 1 Assessment per Unit	FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 40'	61	\$ 769.11	\$ 615.60	\$ 1,275.19	\$ 2,659.90	\$ 2,488.51
SF 50'	59	769.11	615.60	1,275.19	2,659.90	2,488.51
SF 60'	12	769.11	615.60	1,275.19	2,659.90	2,488.51
	132					

Future Assessment Area(s), Platted Lots, On-Roll Assessments

Product	Units	FY 2025 O&M				
		Assessment per Unit		FY 2025 DS Assessment per Unit	FY 2025 Total Assessment per Unit	FY 2024 Total Assessment per Unit
SF 50'	149	\$ 769.11		n/a	\$ 769.11	\$ 612.91
Commercial	5.44	1,352.22		n/a	1,352.22	\$ 1,251.90

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7A



TICKET # 3934110
FY25 Budget, O&O Hrng
with Charts and Map
6 x 20.25
Submitted by: Daphne Gillyard
Publish; 07/18/24
426749 3934111

**PUBLISHER'S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

07/18/24

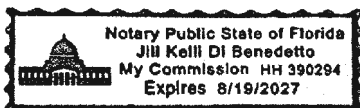
as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 18th day of
July, 2024

(Signature of Notary Public)



Personally known X OR Produced Identification

WEST PORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS’ MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“Board”) for the West Port Community Development District (“District”) will hold the following two public hearings and a regular meeting on **August 13, 2024 at 12:30 p.m., at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - GF Assessment(1)
Single Family (SF)	1,266	1.00	\$769.11
Townhome (TH)	172	0.85	\$653.74
Multi-Family	504	0.70	\$538.38
Commercial, Tract K	5.44	1.76	\$1,352.22

Special Revenue Fund (SRF)(2)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment(1)
Single Family (SF)	766	1.00	\$615.60
Townhome (TH)	172	0.85	\$523.26
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

- (1) Annual O&M Assessment may also include County collection costs and early payment discounts.
- (2) SRF applies to units in Landings East, The Hammocks, The Isles, and The Palms.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 (“District Manager’s Office”)**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

District Manager



WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7B

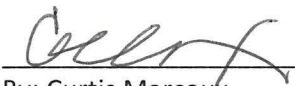
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the West Port Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 23, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 23 day of July, 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC


Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 23, 2024

Via First Class U.S. Mail

510 SFR FL OPERATIONS I LLC
12906 TAMPA OAKS BLVD, STE 100
TEMPLE TERRACE, FL 33637

[Parcel ID]: 402112251593, 402112251604, 402112251618, 402112251628, 402112251632, 402112251637 and 402112251661

Product Type: 7 Single Family (SF) lots

**RE: West Port Community Development District (“District”)
Fiscal Year 2024/2025 Budget and O&M Assessments**

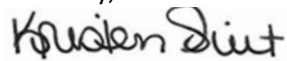
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the West Port Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **August, 13 2024, at 12:30 p.m., and at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950**. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

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General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$769.11
Townhome (TH)	172	0.85	\$653.74
Multi-Family	504	0.70	\$538.38
Commercial, Tract K	5.44	1.76	\$1,352.22

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$615.60
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Commercial, Tract K	0	0.00	\$0.00

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

⁽²⁾ SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$1,926,386.46** in gross revenue.

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 23, 2024

Via First Class U.S. Mail

CAH - WESTPORT LLC
6330 TECHSTER BLVD
FORT MYERS, FL 33966

[Parcel ID]: please see "Exhibit B"
Product Type: 36 Single Family (SF) lots

RE: *West Port Community Development District ("District")*
Fiscal Year 2024/2025 Budget and O&M Assessments

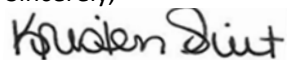
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Kristen Suit
District Manager

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Exhibit B

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West Port Community Development District
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July 23, 2024

Via First Class U.S. Mail

CONTINENTAL 611 FUND LLC
W134 N8675 EXECUTIVE PKWY
MENOMONEE FALLS, WI 53051

[Parcel ID]: 402111203014
Product Type: 216 Multi-Family units

RE: *West Port Community Development District (“District”)*
Fiscal Year 2024/2025 Budget and O&M Assessments

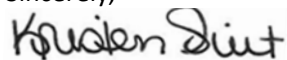
Dear Property Owner:

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Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

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General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$769.11
Townhome (TH)	172	0.85	\$653.74
Multi-Family	504	0.70	\$538.38
Commercial, Tract K	5.44	1.76	\$1,352.22

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West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 23, 2024

Via First Class U.S. Mail

DR HORTON INC
10541 BEN C PRATT SIX MILE CYPRESS PKWY, STE 100
FORT MYERS, FL 33966

[Parcel ID]: please see "Exhibit B"
Product Type: 68 Single Family (SF) lots

RE: *West Port Community Development District ("District")*
Fiscal Year 2024/2025 Budget and O&M Assessments

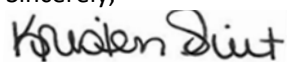
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Exhibit B

402110108040	402110110087
402110108041	402110110088
402110108042	402110111001
402110109004	402110111002
402110109110	402110111004
402110110001	402110111005
402110110002	402110111008
402110110003	402110111009
402110110004	402110111010
402110110005	402110111012
402110110006	402110111013
402110110007	402110111014
402110110008	402110111015
402110110059	402110111019
402110110060	402110111020
402110110066	402110111021
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402110110070	402110111023
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402110110077	402110111083
402110110078	402110111084
402110110079	402110111085
402110110080	402110111086
402110110081	402110111087
402110110082	402110111088
402110110083	402110111089
402110110084	402110111090
402110110085	402110111091
402110110086	402110111092

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July 23, 2024

Via First Class U.S. Mail

FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD, STE 790
ARLINGTON, TX 76006

[Parcel ID]: please see "Exhibit B"
Product Type: 153 Single Family (SF) lots

RE: *West Port Community Development District ("District")*
Fiscal Year 2024/2025 Budget and O&M Assessments

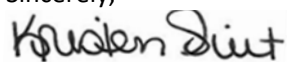
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402112251384	402112251437	402112251494
402112251385	402112251440	402112251495
402112251386	402112251441	402112251496
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402112251388	402112251443	402112251498
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402112251390	402112251445	402112251500
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402112251430	402112251487	402112251539
402112251431	402112251488	402112251540
402112251432	402112251489	402112251541

Exhibit B

402112251433	402112251490	402110108036
402112251434	402112251491	402110108037
402112251435	402112251492	402110108038
402112251436	402112251493	402110108039

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July 23, 2024

Via First Class U.S. Mail

KL JAK WP LLC
105 NE 1ST ST
DELRAY BEACH, FL 33444

[Parcel ID]: 402112251020
Product Type: 5.44 acres Commercial

RE: *West Port Community Development District (“District”)*
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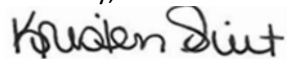
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DELRAY BEACH, FL 33444

[Parcel ID]: please see “Exhibit B”
Product Type: 64 Single Family (SF) lots

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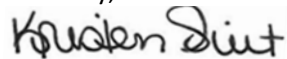
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General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$769.11
Townhome (TH)	172	0.85	\$653.74
Multi-Family	504	0.70	\$538.38
Commercial, Tract K	5.44	1.76	\$1,352.22

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Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
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Exhibit B

402112359002	402112360036
402112359003	402112360037
402112359108	402112360038
402112360002	402112360039
402112360003	402112360040
402112360004	402112360041
402112360005	402112360042
402112360006	402112360043
402112360007	402112360044
402112360008	402112360045
402112360009	402112360048
402112360010	402112360049
402112360011	402112360054
402112360012	402112360055
402112360013	402112360056
402112360014	402112360057
402112360015	402112360058
402112360017	402112360059
402112360018	402112360060
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402112360020	402112360062
402112360021	402112360063
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402112360023	402112360065
402112360024	402112360066
402112360025	402112360067
402112360026	402112360068
402112360027	402112360069
402112360028	402112360070
402112360030	402112361019
402112360034	402112361047
402112360035	402112361048

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 23, 2024

Via First Class U.S. Mail

M/I HOMES OF FORT MYERS/NAPLES LLC
25074 OLYMPIA AVE, STE 100
PUNTA GORDA, FL 33950

[Parcel ID]: please see “Exhibit B”
Product Type: 40 Single Family (SF) lots

RE: *West Port Community Development District (“District”)*
Fiscal Year 2024/2025 Budget and O&M Assessments

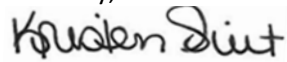
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Exhibit B

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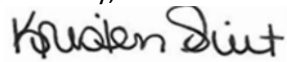
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July 23, 2024

Via First Class U.S. Mail

NVR INC
1409 TECH BLVD, STE 202
TAMPA, FL 33619

[Parcel ID]: please see “Exhibit B”
Product Type: 51 Single Family (SF) lots

RE: *West Port Community Development District (“District”)*
Fiscal Year 2024/2025 Budget and O&M Assessments

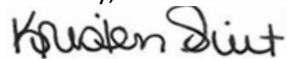
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Exhibit B

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402112361050

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July 23, 2024

Via First Class U.S. Mail

SWIFTWATER APARTMENTS LLC
310 E 96TH ST, STE 400
INDIANAPOLIS, IN 46240

[Parcel ID]: 402111203027

Product Type: 288 Multi-Family units

RE: *West Port Community Development District (“District”)*
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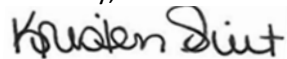
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July 23, 2024

Via First Class U.S. Mail

TAYLOR MORRISON OF FLORIDA INC
28100 BONITA GRANDE DR, STE 102
BONITA SPRINGS, FL 34135

[Parcel ID]: please see “Exhibit B”
Product Type: 84 Single Family (SF) lots

RE: *West Port Community Development District (“District”)*
Fiscal Year 2024/2025 Budget and O&M Assessments

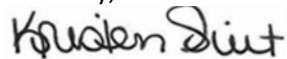
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Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

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General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$769.11
Townhome (TH)	172	0.85	\$653.74
Multi-Family	504	0.70	\$538.38
Commercial, Tract K	5.44	1.76	\$1,352.22

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$615.60
Townhome (TH)	172	0.85	\$523.26
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Exhibit B

402110110009	402110110051
402110110010	402110110052
402110110011	402110110053
402110110012	402110110054
402110110013	402110110055
402110110014	402110110056
402110110015	402110110057
402110110016	402110110062
402110110017	402110110063
402110110018	402110111028
402110110019	402110111029
402110110020	402110111030
402110110021	402110111031
402110110022	402110111032
402110110023	402110111033
402110110024	402110111034
402110110025	402110111035
402110110026	402110111036
402110110027	402110111037
402110110028	402110111050
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402110110031	402110111053
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402110110044	402110111066
402110110045	402110111077
402110110046	402110111078
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402110110049	402110111081
402110110050	402110111082

West Port Community Development District
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2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 23, 2024

Via First Class U.S. Mail

UPWARD AMERICA SE PROPERTY OWNER LP
500 E MOREHEAD ST, STE 300
CHARLOTTE, NC 28202

[Parcel ID]: please see “Exhibit B”
Product Type: 38 Townhome (TH) units

RE: *West Port Community Development District (“District”)*
Fiscal Year 2024/2025 Budget and O&M Assessments

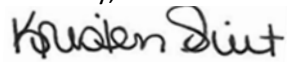
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July 23, 2024

Via First Class U.S. Mail

WESTPORT TH PHASE 1 LLC
120 LAKESIDE DR
EAST LAWRENCE, NY 11559

[Parcel ID]: please see “Exhibit B”
Product Type: 126 Townhome (TH) units

RE: *West Port Community Development District (“District”)*
Fiscal Year 2024/2025 Budget and O&M Assessments

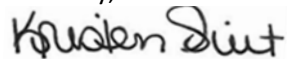
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July 23, 2024

Via First Class U.S. Mail

WESTPORT TH PHASE 1 LLC
1780 POLK ST, FL 11
HOLLYWOOD, FL 33020

[Parcel ID]: please see “Exhibit B”
Product Type: 126 Townhome (TH) units

RE: *West Port Community Development District (“District”)*
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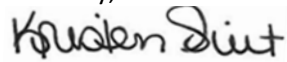
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July 23, 2024

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%OAKWOOD CAPITAL
PO BOX 817524
HOLLYWOOD, FL 33081

[Parcel ID]: please see “Exhibit B”
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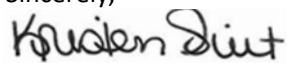
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402112601041	402112602078	402112601084
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402112601043	402112602080	402112601086
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402112601047	402112602084	402112602008
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402112602024	402112602086	402112602010
402112602025	402112601048	402112602011
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402112602043	402112601058	402112602021
402112602044	402112601059	402112602022
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402112602048	402112601062	402112602069
402112602049	402112601063	402112602070
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402112602055	402112601072	402112602076
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402112602063	402112601080	402112602097
402112602064	402112601081	402112602098
402112602065	402112601082	402112602099

West Port Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

THIS IS NOT A BILL – DO NOT PAY

July 19, 2024

Via First Class U.S. Mail

XXX

XXX

XXX

Parcel ID:

Product Type: XXXX

RE: *West Port Community Development District (“District”)*
Fiscal Year 2024/2025 Budget and O&M Assessments

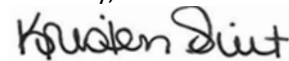
Dear Property Owner:

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the West Port Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2024/2025, on **August, 13 2024, at 12:30 p.m., and at Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950**. The proposed O&M Assessment information for your property is set forth in **Exhibit A**. We are including additional information with this mailing to address the District’s storm recovery project.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Kristen Suit
District Manager

Exhibit A: Summary of O&M Assessments

EXHIBIT A
Summary of O&M Assessments

The O&M Assessments are allocated on an Equivalent Assessment Unit (“EAU”) basis for platted lots. The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

General Fund (GF)

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M – GF Assessment ⁽¹⁾
Single Family (SF)	1,266	1.00	\$769.11
Townhome (TH)	172	0.85	\$653.74
Multi-Family	504	0.70	\$538.38
Commercial, Tract K	5.44	1.76	\$1,352.22

Special Revenue Fund (SRF)⁽²⁾

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M - SRF Assessment ⁽¹⁾
Single Family (SF)	766	1.00	\$615.60
Townhome (TH)	172	0.85	\$523.26
Multi-Family	0	0.00	\$0.00
Commercial, Tract K	0	0.00	\$0.00

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

⁽²⁾ SRF applies to units in The Landings, The Hammocks, The Isles, and The Palms.

For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2024/2025, the District expects to collect no more than **\$1,926,386.46** in gross revenue.

account	ownersname
402112251104	ACEVEDO QUINONES KEVIN & MADISON
402110109091	ADASKAVEG ALEXANDER PETER III & DGA
402112251146	ADLER KAITLYN MURPHY & DANIEL MOSES
402112251298	AILES CATHERINE
402112251099	ALBARELLO ALDO & JANELLE BRITANY
402112359054	ALESSANDRO ANTHONY
402112359052	ALESSANDRO CRISTINA
402112251649	ALESSANDRO VERONICA & C L ALESSANDRO
402110108026	ALEXANDER JAMES D
402112359064	ALEXANDER ROBIN & HARRY
402112251369	ALEXANDER WILLIAM
402112251308	ALEXANDRE JANESEA
402110109087	ALLEN DAVID MICHAEL & KAREN ANN
402110108006	ALLEN DAWN M
402110108020	ALVAREZ KRYSTAL NOELLE & O SHEHAIBER
402112251132	ANDERSON JAMES CHRISTOPHER & AAA
402112359035	ANDERSON JILLIAN & SEAN
402112361002	ANDERSON KEREEN & DIANNE JACKSON
402112251371	ANNIS GEORGE P & ANN C
402112361012	ANTRIM JANI J & TODD S
402112359144	ASHEY GERALD S SR & DEBORAH A
402112359036	ASHLEY JERRICA DREW & CAYMAN N HUPP
402110109105	AVELLINO ELIZABETH M
402112251581	AVILA JOSE & AURELIA P
402112251311	AYALA KELVIN ENRIQUE CASILLAS & NRRC
402112251355	AYRES JENNIFER LYNN & GEORGE W JR
402112251137	AZZARA LISA KAITLYN & GIORGIO
402112361056	BABICH DONALD JOHN
402110109103	BAGLEY WILLIAM EDGAR JR & KATHLEEN J
402112251073	BAILEY CONNIE K
402112251197	BALL SARAH ELIZABETH & MATTHEW S
402112251103	BARNES MONIQUE EVANGELINE & NIGEL L
402110108028	BARONE LUISA M & ENRICO F
402112251344	BARR GARY W & PATRICIA K
402112251607	BARRACKS DELBERT & D IHLENBURG
402112359145	BARRETT MARYANN
402112251243	BARTELS BRUCE STEVENS & LESLIE C
402112251277	BARTLETT KARRIE M L/E
402112251240	BARTLETT ROGER E
402112251596	BAXTER SCOTT L
402112359068	BEAM CHRISTIAN KENT & NICOLE CLOWER
402112251358	BEAUDREAU MARY JANE & JOSEPH RODOLPHE
402112359078	BECKER EDWARD CASPAR & ADELINE LEE
402110109078	BECKER TIM R & TAMARA J CO-TRS
402110109094	BEECHERL JAMES M & KIM M CO-TRS
402110109002	BEECHERL ROBERT ALLAN & FAY LOUISE

402112359091	BEEMAN LAURA A
402112251190	BEGLEITER JEFFREY A & CRYSTAL MARIE
402112251109	BEHPOUR MONICA ROSSANA
402112359074	BEJARANO ABRAHAM ANTONIO & MARY LUZ
402110109071	BEKKER ALLA & ALEKSANDR BEKKER TRS
402110109117	BELANGER CATHERINE MARIE
402112359098	BELL KENNETH J & BEVERLY A TRS
402112251343	BENDER RICK & KAREN
402110109098	BENEDICT MARY LOUISE & K R VILLOPOTO
402112251375	BENSON MELISSA RUTH
402110109116	BERGER PAULA MARIE & R J HANIG TRS
402112251078	BERMUDEZ MONICA & NICOLE M AYALA
402110109039	BERRY TAMMY LYNN
402110109003	BETHEL GARY TODD & JULIA LYNN
402112251139	BISH ALAN & ROSALYN
402112251218	BLACK ROBERT JOHN & MARIE DELEONARDO
402110109080	BLAIS GAETAN D & DARLENE ANN
402112251234	BLANCH AMANDA G & NICHOLAS J
402112251305	BLOOME KATIE DYLAN & N J LANDRY
402110108019	BOB FU INTERNATIONAL LLC
402110109054	BOEHMAN GERALD & MARY
402112361033	BOHRER LONNIE SETH & KRISTEN SUGGS
402110109007	BOLDU AXEL ION & APRIL CORNELIA
402110111006	BOLLMAN BRENT JOSEPH
402112361035	BONANNO MICHAEL & MICHELLE
402110109045	BOOTH DESTINY & SCOTT
402110109010	BORDEN BENJAMIN F & MARY E
402112251063	BORGES BRYAN R & RACHEL JOAN
402112251264	BORRERO ALLISON ELIZABETH & ROBERT
402112251171	BOSTIC MARSHA DENISE
402112251373	BOTT TRISTAN & JOANNE GEGATO
402112251156	BOTTORFF RICHARD P & DEBRA M TRS
402112251072	BOURGAIN PAUL EMILE & CAMILLE ELLIOT
402112251111	BOURNE EMILY & MATTHEW
402112359007	BOUTELLE PEGGY
402112251120	BOYER DUMITRU TRUSTEE
402112359028	BRACKE TIMOTHY ANDREW & EMILY MARIE
402112361023	BRADLEY ELAINE & AG & JG
402112251049	BRAND STEPHEN MARC & BARBARA ANN
402112251634	BRAVO FLERIDA & ROSE
402112359150	BREITENSTEIN SARA LYNN
402112359022	BRESKOVICH KAILI & CS & IMP
402112251075	BRISLEY TONYA SUE
402112251275	BROTT DAWN MARIE & NATALIE E BROTT
402112251262	BROWN ADRIANA E & NECB & FEL
402112360033	BROWN LISA M & SVM & SMM
402112361031	BRUMBAUGH JILL L

402112359071	BUDD VALERIE A
402112251549	BUGALLO MICHELE & ANTHONY
402112359110	BUGOS JAMES ELMER JR & AMY SUE
402112359006	BUGOS JAMES ELMER SR &MARY ELLEN L/E
402112251085	BURKE SARAH M & HENRY ROBERT OLIVER
402112251186	BURLEW ROBERT A & MANUELA M
402112359143	BUSER STEPHEN CHRISTOPHER & MICHELLE
402112251364	BUSH ELIZABETH ANN
402112251204	BUSKLAND KELSEY
402112251205	BUTE KLARA
402112251367	BUTLER LISA MARIE
402112251601	BUTTITTA KATHLEEN TRUSTEE
402112251575	BUTTITTA THOMAS JR & ALYSSA MARTINEZ
402112251131	CAJIGAS VANESSA DAMARIS CRESPO & JAE
402112251565	CAMPBELL CARLA & JOHN
402112361057	CAMPESE GABERIAL NICKOLAS
402110109060	CAPELLO VINCE ROCCO
402112359020	CAPILLA JONATHAN A
402112251107	CAPPS MICHAEL A & JENNIFER
402110109009	CAPPUCCIO LISA LEIGH & PHYLLIS T
402110108010	CARLIN SYLVIA MERKINS & STEVEN W
402112361014	CARLSON STACY J & GARRY E
402110109022	CARMICHAEL CHASE
402112361025	CARRICO TINA
402112359044	CARTEE RYAN
402112361016	CARTER MARY & LANE
402112251594	CHADBOURNE DIANNE M TRUSTEE
402112251297	CHAMBERS JENNIFER & CHRISTOPHER
402112251642	CHANDLER RONALD H JR & JULIA ANN
402110108021	CHANG CHUNG MO & TINA SIU WAN MOY
402112359051	CHAPMAN WILLIAM & HEATHER LEE
402112251245	CHAVES MARY KATHLEEN & EDGARD
402112251251	CHEN LIAN YING & MIN ZHAO
402112251341	CHENEVERT DAWN & GRANDBOIS RICHARD
402112251084	CHLUDZINSKI DANIEL MICHAEL
402112251256	CHOINIERE CASEY BENOIT & MSB
402112361055	CHRISS VICTORIA ANN & JEFFREY R
402110109093	CHRUPCALA-PRITZ MAUREEN A
402112359095	CIAMPI SHIRLEY ANNE & CHARLES
402112359093	CIGALLIO JANET K TRUSTEE
402110109059	CIRELLI KENNETH JOSEPH & ADRIENNE AN
402112359055	CLAYTON ANNA MARIE & WILLIAM RUDOLPH
402110109030	CLEMENS MICHAEL J & JENNIFER ANN
402112251657	CLICK KENNETH & MARY
402112359127	CLOUTIER RICHARD
402112251189	COLAGROSSO DOUGLAS & DEBRA LYNN
402110109038	COLASACCO ERIC GEORGE & GEORGEANN

402112361006	COLE HOWARD FRANK & KAREN LYNN
402112251232	COMEAU MICHAEL J & JEANETTE G
402112251566	COMRIE MICHAEL B
402112251117	CONNELLY JARRED LAWRENCE & JPT
402110109086	CONTAXIS WILLIAM JR & PATRICIA ANN
402112251077	CONWAY EDWARD MICHAEL
402112251161	CORD TRAVIS LEE & NATALIE ANNE
402112251206	COUNCIL LAQUANDA R & B J RICHARDSON
402112361027	COWGILL-HAYES LAINEY & JOHN HAYES
402110109011	COX MARTINEZ RALPH M & MARY M LILKO
402112251293	COYLE STEPHEN P & BRENDA L
402110109123	CRISPIN EDGAR JOEL CRUZ & J R CRUZ
402112251166	CRUMM MARK EDWARD
402112251592	CURKOVIC ALEKSANDAR & OLGA
402112251235	CURRAN JAMES FRANCIS JR & LEAH A
402112359004	CZEKALA DINA
402110109097	D&S INVESTMENT LLC
402112251230	DAHL ELIZABETH & BRANDON KEITH
402112359075	DAIT LISA
402112251155	DALESSIO JOHN K
402110109069	DALEY BETH ANN & WILLIAM RONALD
402110109079	DALEY RYAN T & TIMOTHY F
402112361052	DALTON ALEXANDER LEE & A B BOWMAN
402112251067	DATZMAN VICKIE TRUSTEE
402112359133	DAVIDSON MARK & TANNY
402110108057	DAVIS ANDREA RENEE & MAISHA DENISE
402112251208	DAVIS HAROLD P JR & CHERYL ANN
402112251374	DAVIS ROBERT MATTHEW & SARA ANN
402110111038	DAWSON SEAN SCOTT
402110108031	DE FEDE DAVID
402112251587	DELANEY JUDITH JOANNE & JAMES W
402112359077	DELAROSA MANUEL E & KATHERINE E
402112359084	DELLER JAY & MARY
402110109088	DEMASCO BARBARA MARIE &DM BEAUCHEMIN
402112251267	DEMERS CAROL A & RJA CO-TRS
402112251349	DEMING KENNETH G & KIMBERLY A
402112359031	DEMOURA DOUGLAS W & BETHANY M
402112359119	DEMOURA ERIC M TRUSTEE
402112251076	DEMPSEY JAMES REESE & TEDDIE LYNNE
402112251570	DENNA DAVID & LINDA
402112359079	DESJARDINS RAYMOND & JOANNE
402112251093	DEVOE BRENT DALE & WENDY L
402112251372	DI BARTOLOMEO ALEXANDER MATHEW &TLDB
402112251158	DIAZ ERIVELTO & MARILYNN
402112361036	DIEHM ROBERT GUY & SHARON LOVEY
402112251320	DILLE JESSICA BELINDA & RYAN C
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402112359016	DIONNE MICHAEL G TRUSTEE
402110110067	DISANTI MICHAEL A & JEANNE ALEXANDRA
402112359009	DITARANTO MARY P & GRACE M MORAN
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402112251174	DONALD MICHELLE SYLVIA
402112251261	DONALDSON LISA ANN & HUGH RODERICK
402112251356	DONNA THOMAS & CAROL
402110109113	DONOVAN WILLIAM P JR & CASEY L
402112251151	DOS SANTOS MARIA TERESA
402112361037	DOVE CHERYL
402112251115	DOWNING GERALD & MARTRESSA
402112251038	DRESDEN KRISTAN ROSE
402112359049	DREYER MARK ANDREW
402112251105	DRON YAROSLAV Z & SVITLANA DUMANSKA
402112251641	DUMAS JAMES E & JANE D OSBORNE
402110111074	DUPUIS GARY PHILIP & REBECCA MARIE
402112251292	DURAN ALEJANDRO EDUARDO & CRISTINA N
402112251265	DYKEMAN THOMAS W & MARIA
402110109066	EBERHARD BLAKE H & GAYLE L
402110108009	EDWARDS BERNADINE & BRUCE
402112361024	EGGLESTON CAROL C
402110108004	ENTLICH DONALD J & COLEEN M
402112602004	ESPADA SYLVIA M DONIS
402110109058	ESTEP BARRY S & DONNA FAY ESTEP
402112251242	ESTEVEZ SILVIO RENATO & BDSME
402112251259	ESTRADA ELIGIO
402112251090	EVANS AGATTA
402110111046	FAHEY JEFFREY MICHAEL ODELL & AMF
402112361013	FARMER NICKIE & LINDA
402112251141	FARNISH STANLEY THOMAS &BERNADETTE M
402112360047	FINE DEAN
402112359102	FIRMAN LAWRENCE MICHAEL
402112359037	FISHER JODI S
402112251055	FITZGERALD JAMES A
402110109084	FITZGIBBONS THOMAS & SHARON A
402110111003	FLAHERTY DARBY JOHN & LINDA T
402110109076	FLEISCHMANN GEORGE STEVEN
402110109067	FLOOD WILLIAM THOMAS JR TRUSTEE
402110109102	FORESTER JAY & JANICE CARLA
402112361005	FOULDS ANDREW P &JANICE K KREIENKAMP
402112251241	FOXCROFT STEVEN R
402112359072	FRANCOEUR RICHARD & LINDA
402112251153	FRANKS RANDY L & DAWN SUSAN
402112359129	FRASER JAMES R & KAREN E CO-TRS
402112359112	FRASER JAMES ROGER & KAREN E CO TRS
402112602040	FRASIER AMBER LYNN & MBA
402110109021	FREEMAN JEFFREY MARTIN & DANA MARIE

402110108047 FRENCH PATRICIA A & H A STEWART
402112251140 FRICK ANDREW MICHAEL & PATRICIA S
402112251087 GALARRAGA FREDDY HOMERO & ANA M COTRS
402110110065 GALLANT WILLIAM RONALD & JANICE ANN
402112251088 GANCZAK ANGELICA GEORGE & KEVIN E
402110109034 GARDNER THOMAS RAYMOND
402110109056 GARDONE TRACEY R & CHERYL ANN
402112251144 GARNER EWA NATHALIE & TONY
402110109125 GARRISON GLENN A & LYNN M TRS
402112251094 GAZ JEREMY MARK
402112251659 GEHRUNG DANIEL & LYNN
402112251100 GELSOMINO MARGARET E & SARA MARIE
402112251165 GERBER ROY LEE & BARBARA L GERBER
402110108018 GERBER SAMUEL & MARGALIT GERBER
402112251597 GERGES SILVIA
402110108011 GHIRLANDO LIMEI XIAO
402112359111 GIBB BARRY J & KATRYNA G
402112359081 GIESE RONA R
402112251048 GILBERT PATRICIA A
402112251282 GNESDA RYAN JOSEPH & CASSANDRA MARIE
402112251177 GOBLE SHIRLEY EMMA
402112359017 GONZALEZ LETICIA MARGARITA
402112251279 GORDON JEFFREY TRUSTEE
402112359132 GORIPARTHI NAGA & NAGAJYOTHI
402112251266 GORSKY FAINA & IGOR
402112359015 GRANDINETTI KAREN LISA & THOMAS A
402112251044 GRATEROL OMAR ALFONSO & M G ADRIANZA
402112251061 GREEN RICHARD J & SAMANTHA MARIE
402112359139 GREGORY CAITLIN LEE & TYLER A WISHARD
402112251342 GRISALES BRANDON L & K VILLALONA
402112251187 GUAZZO SALVATORE & THERESA A
402112251365 GUIMOND MARK ROBERT & DEBRA SUE
402112251081 GUMINSKI ALEXANDER & TAMARA A
402112251310 GUN VIKTOR & LILIYA IVANOVNA KARA
402112251133 GURK JOELLE ELICESIA & DYLAN JUDSON
402112251339 GUTIERREZ CLAUDIO A & PAOLA
402112251086 HALL CHERYL A & JANET A HAMILTON
402110109075 HALL COLLEEN C & JAMIE KNAPMAN
402110111073 HALL WILLIAM DAVID
402110109018 HALSTEAD JOANNE SUE & J M BRAUN
402112251102 HAMILTON TANESIA CAMPBELL & MARK
402112251185 HAMILTON TYLER SCOTT & ABBY MARIE
402112602037 HANCOCK RICHARD E & KAREN ANINA
402112251295 HANING THOMAS W II & DEBRA A TRUST
402110109107 HANSON JACOB PAUL & VICTORIA JEWEL
402110109108 HANSON KELLI ANN
402112251180 HARLESS BRIAN DAVID & KERRIE WILFORD

402110108007	HAUENSTEIN RYAN JOHN & LEAH
402112359094	HAUN EILEEN F
402112251082	HAVLICEK ORLANDO ROY & MARY JO M TRS
402110108017	HEAD JOHN JARVIS JR & NANCY ANN
402112251599	HENSON CODY
402112251237	HEROLD HENRY J JR & BEATA M
402112251060	HERSHEY DAVID WARREN & JESSIE LYNN
402112251046	HESSE ROBERT WALTER & TARLA
402112251193	HICKS ELGIN & ALPHA
402112359151	HILADO CATHERINE M & DAVEY O
402112251200	HIMMELSPACH ANDREW GALE
402110111018	HINKEN JARED MICHAEL & KACEY LYNN
402110109005	HISHMEH NASER GEORGE JR TRUSTEE
402110109120	HOKE GEORGE L & SUSAN J
402112359107	HOLLEY RYAN
402112251057	HOLLON KELLY JR & BRENDA CO-TRUSTEES
402112251353	HOLSTE MITCHELL & REBECCA
402110109112	HORTON RICKY CURTIS & KATHY J WOODY
402112251047	HOUSTON MICHAEL ROBERT
402110108014	HOWIESON KELVIN & LEANN
402110109027	HYS HENRY WALTER & LINDA JEAN BERGEN
402112251337	IBRAHEM MARKETING SERVICES INC
402112359029	IGV INC
402112251097	IH6 PROPERTY FLORIDA LP
402112251112	IH6 PROPERTY FLORIDA LP
402112251114	IH6 PROPERTY FLORIDA LP
402112251211	IH6 PROPERTY FLORIDA LP
402112251233	ILINE MIKHAIL A & O V YEPIFANTSEVA
402112251122	ILINE MIKHAIL A & OLGA YEPIFANTSEVA
402112359109	ISABELLA MARY ANN & ANTHONY
402112251351	IVEY INVESTMENT LLC
402112251362	IVEY INVESTMENT LLC
402112251329	IZMERY CARIME
402112359135	IZURIETA ESTEBAN & DINA R A GAIBOR
402112251199	JACKOWIAK ROBERT & MARY
402112359066	JEAN AMBER
402112251359	JEFFERS CATHERINE
402110109001	JENNINGS SCOT T & SUZANNE M LEVI
402110108058	JIMENEA NOEL DELICANA
402112251113	JING PAN
402112359053	JOHNSON CHRYSTOPHER & S A TAYLOR
402110109031	JOHNSON THOMAS ROBERT & SHARON J
402110109053	JOHNSON WILLIAM G & ERIKA
402110111041	JOLLEY CHERIE ELAINE
402112251051	JORDAN JACOB
402110109051	JORO PROPERTIES CORP
402110109013	JOYNER FRANK RANDALL

402110109024	JUELICH DOMINIC & ANTOINETTE
402112251071	KAHAN ERIKA ASHLEY & C J LHEUREUX
402112251573	KALISIK JAMES ROBERT & MARCIA JEANNE
402112251134	KARA MARIYA
402112251108	KARA VERA K & IVAN DMLTRIYEVICH
402112251600	KATOS LEIGHANN & DEMITRIOS N
402112361022	KATZBECK JOANN & LAK & CN
402112251569	KAZMIERCZAK ALEXANDER III & JENNIFER
402112359027	KE RUILING & YING LU
402112361030	KELLER DANIEL
402110111040	KELLER JOSEPH W & LUCILLE M TRUSTEES
402112359019	KELLOGG TRACIE ANN & W R HENRY III
402112251608	KELTNER JAMES D
402112251309	KENNEDY ZACKARY & MICHAELA
402112361008	KETTERER BRAD R & LYNN M
402110109072	KIMES ROGER L & LAURIE LEA
402112251287	KINDS VALERIE
402112251095	KING SCOTTY RAY & ANNE ELIZABETH
402112359128	KIRSCHNER JASON
402110108030	KLIER DONALD ANTHONY & KAREN MARIE
402110110058	KLINGEL RANDY L & RHONDA L
402110109041	KLOCKOW DAWN RAE
402112359116	KLOTZBACH PETER J & FRANCIS J
402112359136	KOCARELI KLEVIS & MUESER
402112251239	KODRA BLENDAR & NERTILA
402112359043	KOEHL KEVIN S & LISA M
402110109061	KOHLER CHARLES W & LYNN K
402110109099	KOLANKO JOSEPH TED & LINDA ANNE
402112251119	KOLESNIK VYACHESLAV N & YEVGENIYA
402112361028	KONDRAT PAUL K & BARBARA
402112251273	KOPELMAN ELLEN R TRUSTEE
402110111045	KORBAS DEAN RICHARD & DEBORAH ANN
402112251639	KOZLINA JOSEPH & KATHY L
402110109025	KROME LARRY ARTHUR & PATRICIA ANN
402112359085	KUPRES MICHAEL T & KARLA
402112359104	LAM CRYSTAL MY
402110109008	LAMIRANDE WILLIAM MICHAEL JR & KKDL
402112251571	LANE BENITA FAYE & TRACY LYNN CRIMAN
402112359113	LANG MARIE PATRICIA & MICHAEL LANG
402112251182	LATOZKE ALAN DONALD & JLSL
402112251059	LAZINE KATHLEEN ANN & RICHARD JOHN
402112251183	LEDFORD JUSTIN LEON & KASSANDRA A
402112359137	LEE KEITH LEWIS III & KATHRYN ANN
402112602038	LEED MELISSA L
402112359060	LEGALLOU FABIENNE TRUSTEE
402110109068	LEMOINE DANA BRETT & THERESA FAYE
402112251066	LENNAR HOMES LLC

402112251357	LENNAR HOMES LLC
402112251379	LENNAR HOMES LLC
402110108012	LEONG ARTHUR S & BECKY
402112251145	LEVERS SHIEK
402112251068	LEVESQUE ERIN ELIZABETH &DEREK ALLEN
402112251228	LEVINE STEVEN E & HEDY
402112602003	LIPFORD JEREMY MITCHELL
402112359057	LIPSKY MARC & DIANE
402112251064	LISIEWSKI KARI LYNN
402112251213	LIU KANOR
402112359038	LIVINGSTON WILLIAM
402110109063	LLOYD ROBIN PETER & A JOHNSON CO-TRS
402112251258	LOBLANCO THEODORE F & JOANNE E
402112251274	LOBO JOHN NEVILLE & VALERIE MARY
402112251368	LONGO STEPHEN JOSEPH K & SBM
402110109042	LOPERFIDO RAYMOND & GERALDINE ZULEG
402112251058	LOSQUADRO NIKOLAUS A & A AVERSO
402112251377	LOUIS MARC-EDOUARD & GHISLAINE
402110108023	LU ZHIXIN
402112251315	LUBONSKI CHRISTOPHER ALLEN & LEXUS C
402112359101	LUCA BARBARA
402112251299	LUCIEN CASSANDRA
402112361034	LUQUE HELART LEONARDO MEJIA
402110109096	LYNCH RONALD JAMES & LOIS ANN
402110111042	MACLEOD JAMES F & THERESA M TRS
402110109044	MADERA ARELIS MARGARITA & CESAR E
402110109065	MADERA CESAR ALFONSO & N SOSA BURGOS
402110108015	MAIGRET JAMES A & MAUREEN C
402110111067	MAILLOUX JOHN
402112251603	MALONE JOSEPH R & NARISSA
402112251276	MANN BRIAN ALLEN & COURTNEY R DUST
402112359080	MANN CHARLES G & JOYCE A
402110109055	MARBLE LINDA LOU
402112251574	MARESCA MARK & LILLIANA
402110109014	MARINI JOHN OBERDAN & DESIREE MARIE
402112359061	MARINO JASON
402110108043	MARINO STEVE VICTOR & MARIA
402112359100	MARIS MICHAEL JOSEPH & CYNTHIA
402112251226	MARKS WENDY & JAMES DENNIS
402112251142	MARONDA HOMES LLC OF FLORIDA
402112251149	MARONDA HOMES LLC OF FLORIDA
402112251163	MARONDA HOMES LLC OF FLORIDA
402110109083	MARSICOVETERE ELIZABETH ANN
402112251306	MARTELL CONNIE MARIE
402110109049	MARTIN GARY LEN & TONI MARIE
402110109109	MARTIN INGE IRENE
402110109015	MARTIN PAUL FRANCIS & NALAN

402110108025	MARTIN WILLIAM H & DONNA L
402110108022	MARTINEZ BENITO JR
402112251346	MARTINEZ JOSE & CM & AM
402112359063	MARTZ WILLIAM L & GBW & WGE
402112361041	MASCIOVECCHIO KELLY ANN MARIE & JAM
402112251635	MASSETT AARON & SARAH PAUL
402112359014	MASTROIANNI GIOVANNA & RICHARD
402112251247	MATE SHANNA LYNN
402110109119	MATTO MICHELE S TRUSTEE
402112359073	MAYNARD GARY & NANCY
402110109115	MAZZA DENISE ALICE & ANTHONY VINCENT
402110109064	MCDONALD SHARON K & DANNY J
402112251188	MCGHIE LAURE TRUSTEE
402112251169	MCGRANER GREGORY LEE & KRISTIA ANN
402112251352	MCGRATH TIMOTHY & JAY FANG
402110109128	MCGUINN JERRY & CAROL TIBBALS
402112251578	MCGUIRE MATTHEW JAMES & PENNY
402112359046	MCINTYRE CYNTHIA ANN & MATTHEW JR
402112251640	MCLOUD DAVID J & DONNA L
402112251376	MCO 16809 LLC
402112251168	MCO 16830 LLC
402112251363	MCO 16840 LLC
402112359059	MCPECK DONNA
402112251225	MEDVEDSKIY DENIS PAVLOVICH & ALINA
402112251280	MELVIN SHARON S TRUSTEE
402110109033	MENA JEFFREY & JUANITA
402112251053	MEREDITH ANN RENEE & PHILIP DUANE
402112251630	MERRICK MARK ANDREW
402110109028	MERRITT PAMELA SUE & JOSEPH DEAN
402112251045	MERTAN CONNIE C
402110109012	METRO PETER C & JEANNE L
402110110061	MILLER JAMES L & LORRIE L TRUSTEES
402110111068	MILLER TERRI LYNN
402112361032	MINARD HEIDI
402112359033	MITCHELL GEOFFREY & TARYN
402112251336	MITCHELL RALPH BRUCE & JERI ANN
402112251070	MITKOVA MARIJA & NM & S DIMITROVA & VD
402112251043	MOE JEROME ORLANDO & LEANN SUE
402112251238	MONROE SANDRA KAYE & DENNIS JAMES
402110109046	MONROE WILLYS GAMWELL & ARLENE COTRS
402112251198	MONTGOMERY DUSTIN
402110109122	MOORE JOHN & JANICE
402110109111	MOORE KEVIN DEWAIN & KLM & TFT & AMT
402110109074	MOORE LISA MARIE
402112251083	MORALES SERGIO FERNANDO & LSS
402112602036	MORRIS MICHAEL WAYNE & MARY C
402110109026	MOUNCE MICHAEL T & CAROL Z

402110111048	MUELLER ELLEN JEAN
402110111007	MULLIGAN KEVIN P & BRENDA A
402112251334	MURPHY KEVIN S & ALICE L
402112359142	MURPHY THOMAS JOHN
402112251568	MURPHY WINIFRED & MATTHEW
402110109050	NARDELLA DANIEL J & MARYBETH
402112251062	NAZAR JASON SHERVIN & M M EVANS
402110109127	NEARHOOF ROBERT DENNIS & KAREN ANN
402112251054	NEWMAN KAREN PAIGE
402112251551	NEWMAN THERESA A & CHANCE L NEWMAN
402112251209	NGUYEN ANGEL & JEFFREY TRAN
402112251304	NGUYEN LOAN TTHANH
402112251121	NORSCIA ALESSANDRO FRANCESCO
402112251217	NORSCIA ALESSANDRO FRANCESCO
402110109092	NORTHWEST GROUPE LLC
402112251268	NORTON JOHNNY EUGENE ETAL
402112251307	NYERE ANTHONY A & HELENE J SPEAR
402112251350	OCHOA MAYRA CECILIA
402110109129	OLD GEORGES ROAD LLC
402110109029	ONEILL DENNIS JAMES & MARLENE MARY
402112251335	OROURKE DANIEL JOSEPH
402112359058	OSTROWSKI LEONARD D & SUSAN ELAINE
402112251065	PACHECO DAVID JR & MADELINE LISA
402112251253	PALACIOS URIEL HONORAT & MICV
402112251050	PALKO KELLY A & KARLA G BRANDTS
402112251056	PALM SHARON LEE & DONALD RAY BARNES
402110108013	PALUMBO VICTOR MICHAEL & ROSINA
402112359092	PAOLILLI MICHAELA ANN & DILLON E
402110108029	PAPONETTI ALYSSA M
402112359140	PARKER SARYNA K
402112359012	PARKS KATHERINE E PARKS
402112251289	PARKS RICHARD ARTHUR & LOUISE M
402112251143	PATEL ANAND K & PINAL A PATEL TRS
402112251224	PATEL CHETANKUMAR & DHRUVA MANEKLAL
402110109121	PATEL DIMPAL AMARATLAL
402112251091	PATEL KANUBHAI & CHANDRIKABEN K
402112251179	PATEL MANEKLAL P & KANTABEN M
402110109019	PATEL PARAGKUMAR P & RAJESHRI PARAG
402112251360	PATTERSON WARD & KAREN ARLENE
402112251285	PAULES DONNA L & JAMES W
402112361060	PEDERSEN SAMANTHA RENEE
402112359034	PEREZ CAMILA & AP & YP
402112359103	PEREZ MARISOL TR &DEBORAH D BOEHM TR
402112359153	PERRY DAVID PAUL JR & SUSAN MARIE
402112359117	PERSECHINO RENATO & ANTONIETTA
402112251096	PETERSEN WILLIAM BOYD & MARGARET L
402110109082	PETERSON LORI

402112251246	PEZZANO CONNIE DIANE & MARK ANTONY
402112359045	HELPS LARRY & RASHIDA
402112359032	PHILLIPS ANTHONY ROGER & SMP & ARPJR
402112359065	PHILLIPS JONATHAN & DANIELLE
402112360031	PIERRE ROSE
402112251207	PISKULYOV ANTON & DINA
402110111011	PLANTE KATHERINE ELLEN & JKB SR
402110109114	POCSIK MARK & CHRISTOPHER S POCSIK
402110109118	PODCZERWINSKI DAVID & SUSAN
402110109036	PONZO CHARLES J & SHIRLEY MARIE
402112359050	PORIS AMANDA SARAH & RYAN T MARIANI
402110110064	POTTERTON BRUCE ELBERT & G C JONES
402112359008	POULTON CHLOE JEANNE & M D WILBUR
402112251257	POWERS VINCENT F JR & CHRISTINE L
402112359086	PRUMMELL ANDREW THOMAS & JAMEY LYNN
402112251212	PRYER TANYA
402110109017	QUAMME PROPERTIES LLC
402110108032	QUINTON MICHAEL EUGENE & PAQ L/E
402110108024	RAFFIN PATRICIA A
402110111043	RAJYASHREE CHITRA
402112251138	RAMOS KAREN BERROA & KLCCS
402112251210	RAMSEYER PAMELA S TRUSTEE
402112251203	RASPANTI ROBERTO & SYLVANA MENZEL
402112251135	RB INVESTMENTS US LLC
402112361010	REDA JENNIFER ROSE & K M LOCKHART
402112251172	REDCROSS MICHAEL A & BRENDA M
402110108046	REDONA CHRISTINE M C & CELRICK P E
402112251326	REITZ CHARLES & MEAGHAN
402110109126	REN WEI XING & MEI JUAN YANG
402112251152	RENGADE SERVICES CORP
402112251545	REUTER KRYSTA
402112251215	REYES ARTHUR JR & KELLY DAWNELLE
402110109077	RICHMOND GERALDINE MARIE TRUSTEE
402112251110	RICKERSHAUSER PAUL E & ANITA M
402112361017	RILEY JUDITH
402110111071	RINALDI DANIEL WILLIAM & LUCY
402110111039	RINDI FRANCESCO
402112251150	RIVERA LAURO A & DEANNA M
402112251201	RIVERA SUZETTE HERNANDEZ & ALEXANDER
402112359096	RIVERO HENRY & BRENDA
402112359018	ROBEDEAU DANIEL
402112251227	ROBINSON DAVID W
402112361038	ROBITO NANCY
402110111017	ROGOWSKI ROGER J
402112359154	ROHDE MATTHEW
402110111069	ROHLING JAMES CHRISTOPHER & CKR
402112251192	ROMANO MICHAEL & KATRINA

402112359056	ROMANO TINA TR & D M SIERZEGA TR
402112251345	ROMER DEENA & DONALD JOSEPH ROMER
402110109035	ROMERO ANDRADE RAMON JOSE
402110108005	ROSBOTTOM BRANDON & NATALIE
402112359010	ROSENBLUM AARON CHARLES & SHB
402112359099	ROSS CAROLE
402110109124	ROSZATYCKI RODGER & CAROL
402112251260	ROTTKAMP PETER C & CATHLEEN M
402112251263	RUE RALPH J & DARLENE B
402110109048	RUHLE STEVEN G & SHARON M
402112361015	RUSSO VINCENT & KIMBERLY
402112359082	RUTKOWSKI JOHN PETER & M L MOORE
402112251170	RYAN TERESA G & JAMES RAY
402112361009	SACCA CHARLOTTE & LINDA SACCA
402110109090	SAINT TOMAS INVESTMENT LLC
402112359011	SANCHEZ CARLOS A JR
402112359067	SANDERS ROSE MARIE
402112359023	SANDERSON BRENT & SUSAN
402112251255	SANMIGUEL RUBI BERNARDA V & WRCB
402112361051	SANTANIELLO PAUL J TRUSTEE
402110109020	SARGENT JEFFREY ROBERT & ACG
402112251157	SATHLER CLAUDEMIR EMERICH & MMAS
402112359089	SAUNDERS DENISE & CHAUNCEY RECO
402112251106	SAUSEN KEVIN MICHAEL & R CONSTANTINO
402112251284	SAVAGE JUSTIN & NATALIE FARFALLA
402112359131	SAVINO BRITTANY PAIGE & STEVEN G
402110111044	SCARSELLA VINCENT LOUIS & ROSANNE
402110109089	SCHAEFER SARAH ANN
402112359146	SCHETTER DONALD GEORGE JR & BECKY L
402112251250	SCHEURICH MICHAEL PAUL & SHANNON Y
402112251338	SCHULTZ BRANDON M
402110111016	SCHUSTER APRIL RUTH
402110108016	SCHUSTER MICHAEL J & MARIE
402112359083	SCOTT CHRISTIANA RAE
402112251296	SEAVIEW SUN PARTNERS LLC
402110109095	SEELY SHANNON MARY
402112361026	SEIBEL KEITH ARTHUR & VICKY LEE
402112359005	SEIGFRIED MARLENE DEBORAH & E SHADE
402112359039	SEIJAS FANNY P & JOSE C
402110111047	SELVAGGI MARYANN
402112251178	SHEAFFER KERRIE COLEEN & JOSEPH TRS
402112251547	SHIFFER BYRON R & ELAINE J
402110109101	SHORES KIMBERLY DAWN
402112359088	SHTESSEL YURI B & NINA
402112251658	SHULTS STEVE & SHANA
402112251080	SIMON ELIZABETH JAN & ROBERT GREGORY
402112251162	SIMON TIMOTHY MICHAEL

402112602045	SINCLAIR SEAN HOWARD
402110110068	SINSKEY PHILLIP BRIAN & KELLY S
402112359115	SIVAPATHAM THIAGI
402112251175	SMITH DAVID RALPH & CONSTANCE MARIE
402112251069	SMITH GEISS JANE ANN & LARRY DALE
402110109023	SMITH KYLE TRENTON & MEGAN LYNN
402112251609	SMITH LAURA
402112251052	SMITH ROBERT EUGENE JR & CAROL E TRS
402112251567	SMITH WOODROW & KATHRYN
402110109062	SOCLOW EMILY NINA & SETH Z
402112251116	SONNIK ALEKSANDR TIMOFEYEVICH & TPS
402110109006	SOUTHWORTH DOUGLAS C & JENNIFER L
402112251252	SPACK FORREST P JR & ANGELIA N
402112359134	SPEAKMAN MARTA
402112251347	SPENCER DENISE D L/E
402112251154	SPOERER LUZ MARY
402112359040	SPRAGUE ALBERT J & JUDITH C
402112251643	ST LAWRENCE MITCHELL & LORIE LYNN
402112251602	ST ROMAIN JOSHUA PHILLIP & L DILLION
402112251586	ST ROMAIN JOSHUA PHILLIP & LAURA
402112361007	STABLEY JOHN D & CELIA PAULETTE
402112359147	STANLEY DANNY R & JANICE G TRUSTEES
402112359152	STANLEY MELISSA & TROY
402110109104	STANO WILLIAM ARTHUR & ROSE CELESKEY
402112251626	STAPE CATHERINE E & FRANK G RAZZANO
402112359148	STARKEY KRISTOFER & DANICA
402112251181	STEELE MARY JO TRUSTEE
402110111070	STILLE KENT ALLEN & DONNA MARIE
402112602039	STILLWELL SCOTT J & KAITLYN N ALAND-
402112251278	STINE ERNEST II & SHERRY
402112251291	STOLYAR ALEKSANDR & ROKSANA
402110109106	STORER DAVID JAMES & CAREN LYNN
402112359070	STROMENGER HENRY & VICKIE RANDALL
402110109100	SULLIVAN HARRY JAMES & ELISA
402112251354	SWANSON STACEY DAVIS & TERRY S
402112359090	SWARMER RICHARD MYLES II & HL REIGN
402112359087	SZLAMCZYNSKI AUTUMN
402112251645	TAJVAR POURIA HAGHIGHI & A M MUNIZ
402112251281	TANNER JOHN M
402112359013	TARIQ MOHAMMAD
402112359149	TAVARES JOSE & KELLEY
402110109070	TEALE LAURIE L TRUSTEE
402110109047	TERRIT ANTHONY JR
402112251164	THOMAS JOHN E
402110108045	THOMPSON JOHN O & MARYANN E
402112251650	THOMPSON ROBERT & CYNTHIA
402112251176	TIEU DIANA WALES & P DURKIN TRS

402112360046 TINKUM PAMELA JANE & BDP
402112251167 TIRADO EZEQUIEL WAGNER OQUENDO & SNT
402110109073 TOBIN THOMAS P & JADA R
402110109032 TOCCI LAWRENCE A & SUSAN M
402112359141 TOLEDO RICHARD & SONIA AMY
402112361004 TONDING MELANIE LYNN
402112251636 TRALA BONNIE
402112251118 TRAUTMAN MATTHEW PAUL JR & KAYLA M
402110109052 TROTSYUK PAUL & LESYA
402112251249 TURNBULL KEITH & HEATHER A
402112251348 TURTUREANU NICOLAE & ELENA
402112251302 TYSON MARK E
402112251286 ULLRICH HELMUT J TRUSTEE
402112251595 ULRICH CHRISTY
402112251624 URBANIAK JACK & DONNA JOYCE
402112251074 VALBUENA OSCAR E & S M COELLO
402112251098 VAN WELIE LEAH RONNELL & ERIK L
402112251606 VARRIALE KENNETH M & KATHLEEN M TRS
402112251236 VAYNBERG GARRY & MARINA Y DAYLIS
402112251089 VAZQUEZ ZAIDA JANETH CAMACHO & RCS
402112359097 VERSACE ROCCO & STEPHANIE
402112359069 VETELINO RICHARD GLENN & CATHY JEAN
402112251361 VIGO-HERNANDEZ PRISCILLA & J MACIAS
402112251629 VILLAFANE JORGE L & BRUNILDA GONZALEZ
402112251173 VIVAS GASTON E & JENNIFER E CO-TRS
402110109081 VLOSSAK DAVID & ROXANN PHILHOWER L/E
402112251202 VYDRO EDWARD & MARINA
402112251288 VYDRO EDWARD & MARINA A
402112251125 VYDRO MARINA & EDWARD
402112251370 WALICKY STEPHEN B & GAIL & JWC
402112251148 WALKER MARY KATHRYN & DANIEL CHARLES
402112251301 WALLACE JOVAN & DITURIJE KERIMI
402112359030 WALSH-MANELLI CATERINA
402112251216 WANG FANGXIANG & SHUANG LONG ZHENG
402112359126 WANG YAN
402112251290 WARING JEFFREY DANIEL & SHANNON
402112251272 WATKINS SIDNEY & SARA ANN
402112359042 WATSON BYRON & NATALIE J PERKINS
402112359062 WEBB MATTHEW & MATTHEW WEBB JR & CW
402110108008 WELLS DENNIS M III & AMANDA L
402110111072 WEST CONCETTA J TRUSTEE
402112251184 WEST PORT MHL LLC
402112251644 WESTENDORF DEBORAH & JOSEPH
402112251244 WHEELLOCK ERYKAH MONET
402112251079 WHITE TABITHA EVE & CLYDE ALAN JR
402112359047 WHITE THEO & DULCE
402112359021 WIDOR CHRISTINE E & SCOTT M

402112361039	WILLIAMS GERALD STEVEN & DAWN ROBIN
402110109040	WILLIAMS ROY D & SHIRLEY A TRS
402112251283	WILLIS THOMAS JOSEPH & JUNE BENZING
402112251092	WILLOW GARY LEE & KAREN ANNE
402110109085	WILSON WILLIAM G & BRENDA SUE
402110109043	WINSHIP JENNIFER LYNNE & ERIC MARTIN
402112251332	WINTER KELLI JEAN & GARY
402110109016	WISNESKI JEFFREY JOHN
402112359048	WISNEWSKI JAMES & TONIANN TRS
402112251214	WOLANSKI STEVEN P & DEBORAH ANN
402112251223	WOOD AMY & LLOYD
402112359130	WOODS GARRETT WARREN GATE & BRITTANY
402112251584	WRIGHT HOADLEY JR & WANDA
402112251300	WYCOFF JOHN ORVAL & CINDY KAY
402112359114	XU XIAOXIA & FENG LIN
402110108027	YAN HONG & JUN FENG
402112251577	YANCEY SCOTT THOMAS & ALLISON MARIE
402112251136	YEUNG KEVIN & MINGHUI YEUNG
402110109057	YUDIN-YACKEL DONNA SHERI
402112251231	ZAVIALOV MIKHAIL & ALLA ZAVIALOVA
402112361011	ZAWACKI SUZANNE
402112251366	ZHILCHUK OKSANA & P ZHILCHUK & NMZ
402112251191	ZIDOR DAPHNEE
402112251229	ZIOMEK KRZYSZTOF & ANDZELIKA MONIKA
402112359138	ZOU CHUANQIANG & ZEXIAN QIU

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

7C

RESOLUTION 2024-16

[FY 2025 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Port Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit A**; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to fund the Adopted Budget through a funding agreement and/or through the imposition of special assessments on benefitted lands within the District, which special assessments may be collected by direct bill or on the tax roll pursuant to Chapter 197, *Florida Statutes*; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District's Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** [RESERVED.]
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. ASSESSMENT ROLL; AMENDMENTS. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date

of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

4. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

5. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of August, 2024.

ATTEST:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2024-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA FOUR); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Port Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Special Assessment Bonds, Series 2024 (Assessment Area Four), in the par amount of \$2,330,000 (“Series 2024 Bonds”); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2024 Bonds, including but not limited to authorization to finalize the supplemental engineer’s report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2024 Bonds on June 11, 2024 and

WHEREAS, as prerequisites to the issuance of the Series 2024 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2024 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The sale, issuance, and closing of the Series 2024 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2024 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds,

and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2024 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2024-10 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2024-11 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2024 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2024-10 and 2024-11 on file with the District Manager and as included in the transcript for the Series 2024 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August, 2024.

ATTEST:

WEST PORT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

10

West Port Community Development District

Standards for Advertising

(adopted _____, 2024)

1. **Generally; Purpose.** The West Port Community Development District (“**District**”) was created pursuant to the provisions of Chapter 190, Florida Statutes and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these standards (“**Standards**”) is to establish a set of guidelines for advertising, whether conducted by the District through its newsletter, community bulletin board, or other form of advertising (“**Advertising Medium**”). The fundamental purpose of District advertising is to provide a means by which to augment the District’s operating budgets, and the Standards are designed to protect and promote the health, safety and welfare of District patrons, consistent with that fundamental purpose.

2. **Application.**

- (a) In order to place an advertisement in an available Advertising Medium offered by the District (contact the District Manager for a current list), an applicant shall submit to the District an advertising application which shall set forth in writing a complete description of the proposed advertisement, including:
 - i. The name, address and telephone number of the persons applying to advertise within the District; and
 - ii. Complete description of the advertisement, including typography, sizing and actual text. In the alternative, applicants may attach an image of the proposed advertisement to the application.
- (b) Each applicant shall obtain and attach to the application the written consent for the display of such advertisement of the person having the right to use, and possession of, the advertisement’s content.
- (c) Any advertising in which the identity of the sponsor is not readily and unambiguously identifiable must include the following phrase to identify the sponsor in clearly visible letters: “Paid for by _____”
- (d) Each applicant shall enter into an agreement with the District for advertising, which agreement may require the payment of an advertising fee. Any advertising revenues will be used to augment the District’s operating budgets.
- (e) Applications shall be considered on a first-come, first-served basis and may be denied due to lack of availability of space for advertising, among other reasons.

3. **Limited Public Forum Status; Prohibited Advertisements.**

- (a) The District’s acceptance of advertising does not provide or create a general public forum for expression.

(b) In furtherance of that limited purpose, the District retains strict control over the nature of the advertisements accepted, and finds that the following advertisements are not consistent with the limited purpose of the advertisement program and thus shall be prohibited:

- i. Advertisements promoting obscene material, sexually-explicit material or illegal activities;
- ii. Advertisements promoting religious material;
- iii. Advertisement promoting alcohol or tobacco products; firearms; adult/mature rated films, television, or video games; or adult entertainment facilities or services;
- iv. Advertisements that are false or misleading;
- v. Advertisements that contain any material that is an infringement of copyright, trademark or service mark, or is otherwise unlawful or illegal;
- vi. Advertisements that promote any activity or product that is illegal under federal, state, or local law;
- vii. Advertisements that contain any profane language, or portray images or descriptions of graphic violence;
- viii. Advertisements that are demeaning or disparaging toward an individual, group of individuals, entity, or entities;
- ix. Advertisements promoting activities/services that the District offers (unless such advertisements are created by the District); and
- x. Advertisements that are harmful or disruptive to the District.

4. **No Endorsement.** The District's acceptance of an advertisement from an applicant in no way constitutes an endorsement of the advertiser or the content or message of the advertisement.

5. **Reservation of Rights.** The District reserves the right to suspend, modify or revoke the application of any of the Standards in this policy, and/or the right to advertise, as the District's Board deems necessary in its sole discretion to comply with legal mandates, to accommodate the primary purpose of this policy, or otherwise to further serve the best interests of the District.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

11

FIRST AMENDMENT TO AMENDED AND RESTATED LANDSCAPE & IRRIGATION SERVICES AGREEMENT

This First Amendment ("**First Amendment**") is made and entered into this 13th day of August, 2024, by and between:

West Port Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Charlotte, Florida, and having offices at c/o District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

Vision Landscape Services of Florida, Inc., a Florida corporation, whose address is 8780 Commerce Drive, Bonita Springs, FL 34135 ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

WHEREAS, on August 2, 2023, the District and the Contractor entered into an agreement for landscape and irrigation services ("**Services Agreement**"); and

WHEREAS, pursuant to Section 27 of the Services Agreement, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, any terms not otherwise defined herein shall have the meaning set forth in the Services Agreement.

WHEREAS, each of the Parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each Party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each Party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Services Agreement is hereby affirmed and the Parties hereto agree that it continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Services Agreement. All of the remaining provisions remain in full effect and fully enforceable.

SECTION 2.

- A.** The Services Agreement is hereby amended to add a five percent (5%) increase in compensation annually as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

SECTION 3. To the extent that any terms or conditions found in **Exhibit A** conflict with the terms of the Services Agreement or this Amendment, the Services Agreement and this Amendment control and shall prevail.

SECTION 4. All other terms of the Services Agreement shall remain in full force and effect and are hereby ratified.

IN WITNESS WHEREOF, the Parties hereto have signed this First Amendment to the Services Agreement on the day and year first written above.

Attest:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

VISION LANDSCAPE SERVICES OF FLORIDA INC.

By: _____

By: _____
Its: _____

Exhibit A: Proposals for Work

EXHIBIT A

2025 West Port CDD Budget Breakdown						
		Current (Oct 2023 - Sept 2024)	Current (Oct 2023 - Sept 2024)	New (Oct 2024 - Sept 2025)	New (Oct 2024 - Sept 2025)	
Category	General Fund	Monthly	Annually	Monthly	Annually	Notes
Contract	General Landscape Maintenance	\$ 16,435.94	\$ 197,231.28	\$ 17,257.74	\$ 207,092.84	
Contract	Fertilization	\$ 1,756.22	\$ 21,074.64	\$ 1,844.03	\$ 22,128.37	
Work Order	Pest Control (annual allowance)		\$ 10,527.00		\$ 10,527.00	
Work Order	OTC Injections		\$ 3,180.00		\$ 3,180.00	based on (1) injection/Royal Palm/Year
Work Order	Top Choice		\$ 2,425.00		\$ 2,425.00	based on (1) application per year
Contract	Irrigation	\$ 1,537.50	\$ 18,450.00	\$ 1,934.38	\$ 23,212.50	
Work Order	Cocobrown Mulch		\$ 140,500.00		\$ 140,500.00	based on (2) applications per year at 1-1.5" depth, no trenching
Work Order	Pine straw		\$ 29,550.00		\$ 29,550.00	based on (2) applications per year
Work Order	Annual Installation		\$ 20,748.00		\$ 20,748.00	based on (2) changeouts per year
	Subtotal	\$ 19,729.66	\$ 443,685.92	\$ 21,036.14	\$ 459,363.72	
	5% increase	\$986.48	\$ 11,837.80	\$1,051.81	\$ 12,621.69	
	Totals	\$ 20,716.14	\$ 455,523.72	\$ 22,087.95	\$ 471,985.40	
Special Assessment Area						
Contract	General Landscape Maintenance	\$ 7,457.18	\$ 89,486.16	\$ 7,830.04	\$ 93,960.47	
Contract	Fertilization	\$ 742.54	\$ 8,910.48	\$ 779.67	\$ 9,356.00	
Work Order	Pest Control (annual allowance)		\$ 5,680.00		\$ 5,680.00	
Work Order	OTC Injections		\$ 724.00		\$ 724.00	based on (1) injection/Royal Palm/Year
Work Order	Top Choice		\$ 760.00		\$ 760.00	based on (1) application per year
Contract	Irrigation	\$ 827.50	\$ 9,930.00	\$ 868.88	\$ 10,426.50	
Work Order	Cocobrown Mulch		\$ 33,528.60		\$ 33,528.60	based on (2) applications per year at 1-1.5" depth, no trenching
Work Order	Pine straw		n/a		n/a	based on (2) applications per year
Work Order	Annual Installation		n/a		n/a	based on (2) changeouts per year
	Subtotal	\$ 9,027.22	\$ 149,019.24	\$ 9,478.58	\$ 154,435.57	
	5% increase	\$451.36	\$ 5,416.33	\$473.93	\$ 5,687.15	
	Totals	\$ 9,478.58	\$ 154,435.57	\$ 9,952.51	\$ 160,122.72	

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

12

Memorandum

To: Board of Supervisors

From: District Management

Date: August 13, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

WEST PORT COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13A

June 14, 2024

West Port Community Development District
c/o Kristin Suit, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Cove at West Port Phase 4 Improvements

Dear Kristin,

Pursuant to the *Acquisition Agreement (Assessment Area Four Bonds)*, dated June 11, 2024 ("**Acquisition Agreement**"), by and between the West Port Community Development District ("**District**") and Forestar (USA) Real Estate Group Inc. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the County for turnover of the roadways (which comprise a portion of the Improvements) to the County.

[CONTINUED ON FOLLOWING PAGE]

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**WEST PORT COMMUNITY
DEVELOPMENT DISTRICT**


Name: Paul Martin
Title: Chairperson

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP INC.

[SIGNATURE ON FOLLOWING PAGE]
Name: James D. Allen
Title: Executive Vice President

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
**WEST PORT COMMUNITY
DEVELOPMENT DISTRICT**

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP INC.

[SIGNATURE ON PRIOR PAGE]

Name: _____

Title: _____



Name: James D. Allen

Title: Executive Vice President

EXHIBIT A

Description of Cove at West Port Phase 4 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tracts R-1, R-2, R-3, R-4 and R-5 (Private Roadway), "Public Utility Easements," as identified in the plat known as *Cove at West Port Phase 4*, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within Tracts B and C (Drainage Area and Access Area), and the "Public Drainage Easements", as identified on the plat known as *Cove at West Port Phase 4*, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida.

Improvements	Total amount	Paid to date Pay Apps 1 - 5	Remaining Balances & Retainage
Earthwork*	\$374,038.00	\$374,038.00	\$0.00
Drainage – Bridle Ridge	\$236,015.00	\$221,460.50	\$14,554.50
Drainage – C Powell Valley	\$178,831.00	\$159,758.00	\$19,073.00
Drainage – D Stonefort Lane	\$159,048.00	\$151,021.00	\$8,027.00
Drainage – E Mableton Drive	\$140,966.00	\$124,205.00	\$16,761.00
Drainage – West Port Blvd	\$157,837.00	\$145,896.50	\$11,940.50
Wastewater – Bridle Ridge	\$218,004.60	\$186,672.50	\$31,332.10
Wastewater – C Powell Valley	\$198,279.20	\$161,604.00	\$36,675.20
Wastewater – D Stonefort LN	\$153,112.60	\$132,593.50	\$20,519.10
Wastewater – E Mableton Dr	\$267,697.40	\$230,600.50	\$37,096.90
Potable – Bridle Ridge	\$143,123.50	\$123,124.50	\$19,999.00
Potable – C Powell Valley	\$152,075.20	\$131,677.50	\$20,397.70
Potable – D Stonefort LN	\$76,332.20	\$65,040.00	\$11,292.20
Potable – E Mableton Dr	\$123,880.10	\$77,279.50	\$46,600.60
Potable – West Port Blvd	\$14,486.60	\$0.00	\$14,486.60
TOTALS:	\$2,593,726.40	\$2,284,971.00	\$308,755.40

*Earthwork includes the following line items that were CDD Eligible and Paid To Date in Full: 02.00.01 Single Row Silt Fence, 02.00.04 Construction Entrance, 02.00.07 Lake Excavation to Min. Depth; 02.00.08 Additional Excavation Required to Bury Rocks,

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable

to or in any way connected with the development, construction, and ownership of the public improvements for Assessment Area Four as described in the *2022 Supplemental Engineer's Report (Assessment Area Three Project) (Assessment Area Four Project)*, dated July 18, 2022, and as further identified below.

CORPORATE DECLARATION REGARDING COSTS PAID
[COVE AT WEST PORT PHASE 4 IMPROVEMENTS]

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("**Developer**"), does hereby certify to the West Port Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Restated Master Engineer's Report*, dated May 7, 2021, as supplemented by the *2022 Supplemental Engineer's Report (Assessment Area Three Project) (Assessment Area Four Project)*, dated July 18, 2022 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

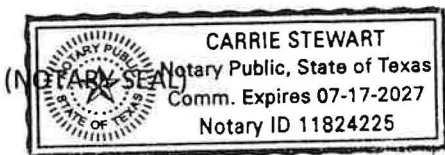
IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 14 day of JUNE, 2024.

FORESTAR (USA) REAL ESTATE GROUP INC.


Name: James D. Allen
Title: Executive Vice President

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 14 day of JUNE, 2024, by James D. Allen as Executive Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF TEXAS
Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Description of Cove at West Port Phase 4 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tracts R-1, R-2, R-3, R-4 and R-5 (Private Roadway), "Public Utility Easements," as identified in the plat known as *Cove at West Port Phase 4*, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida.

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Improvements	Total amount	Paid to date Pay Apps 1 - 5	Remaining Balances & Retainage
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TOTALS:	\$2,593,726.40	\$2,284,971.00	\$308,755.40

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Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable

to or in any way connected with the development, construction, and ownership of the public improvements for Assessment Area Four as described in the *2022 Supplemental Engineer's Report (Assessment Area Three Project) (Assessment Area Four Project)*, dated July 18, 2022, and as further identified below.

PROJECT ENGINEER'S CERTIFICATE
[COVE AT WEST PORT PHASE 4 IMPROVEMENTS]

June 19, 2024

Board of Supervisors
West Port Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

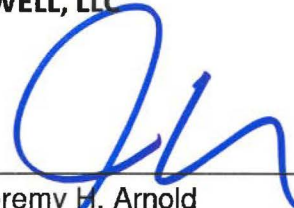
The undersigned is a representative of Atwell, LLC ("**Project Engineer**"), as Project Engineer for the West Port Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned understands that the District is relying on this Certificate in agreeing to accept conveyance of the Improvements. The undersigned, an authorized representative of the Project Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
3. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
5. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

The undersigned acknowledges that this Certificate may be relied upon by Morris Engineering & Consulting LLC ("**District Engineer**"), as District Engineer for the District in

connection with certain certifications which District Engineer will be providing to the District, and the undersigned specifically consents to such reliance by District Engineer.

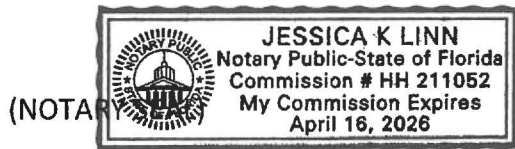
ATWELL, LLC



Jeremy H. Arnold, P.E.
Florida Registration No. 66421
Project Engineer

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19 day of June, 2024, by Jeremy H. Arnold as Vice President of Atwell, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced as identification.





NOTARY PUBLIC, STATE OF Florida

Name: Jessica K. Linn
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Cove at West Port Phase 4 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tracts R-1, R-2, R-3, R-4 and R-5 (Private Roadway), "Public Utility Easements," as identified in the plat known as *Cove at West Port Phase 4*, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida.

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to or in any way connected with the development, construction, and ownership of the public improvements for Assessment Area Four as described in the *2022 Supplemental Engineer's Report (Assessment Area Three Project) (Assessment Area Four Project)*, dated July 18, 2022, and as further identified below.

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[COVE AT WEST PORT PHASE 4 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the 18 day of June, 2024, by **E.T. Mackenzie of Florida, Inc. ("Contractor")**, with an address of 6212 33rd Street East, Bradenton, Florida 34203, in favor of the **West Port Community Development District ("District")**, which is a local unit of special-purpose government situated in Charlotte County, Florida, and having offices at c/o Wrathell, Hart & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Florida Independent Contractor Agreement for Land Development (Fixed Price Award)*, dated July 6, 2023 ("**Contract**") and between Contractor and Forestar (USA) Real Estate Group Inc. ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

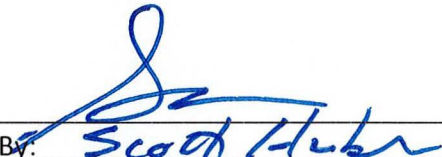
NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed **\$308,755.40** (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

E.T. MACKENZIE OF FLORIDA, INC.

By: 
Its: GM

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 18th day of June, 2024, by Scott Huber as GM of E.T. Mackenzie of Florida Inc., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FL

(NOTARY SEAL)

Name: Rose M Scarbrough
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)



Rose M. Scarbrough
Notary Public
State of Florida
Comm# HH126900
Expires 5/5/2025

EXHIBIT A

Description of Cove at West Port Phase 4 Improvements

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DISTRICT ENGINEER'S CERTIFICATE
[COVE AT WEST PORT PHASE 4 IMPROVEMENTS]

June 13, 2024

Board of Supervisors
West Port Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Morris Engineering & Consulting LLC ("**District Engineer**"), as District Engineer for the West Port Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Restated Master Engineer's Report*, dated May 7, 2021, as supplemented by the *2022 Supplemental Engineer's Report (Assessment Area Three Project) (Assessment Area Four Project)*, dated July 18, 2022 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

MORRIS ENGINEERING & CONSULTING LLC



Matt Morris, P.E.

Florida Registration No. 68434

District Engineer

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of June, 2024, by Matthew J. Morris as District Engineer of Morris Engineering & Consulting LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)



NOTARY PUBLIC, STATE OF Florida

Name: Bridget Bednarczyk
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Cove at West Port Phase 4 Improvements

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to or in any way connected with the development, construction, and ownership of the public improvements for Assessment Area Four as described in the *2022 Supplemental Engineer's Report (Assessment Area Three Project) (Assessment Area Four Project)*, dated July 18, 2022, and as further identified below.

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed **\$308,755.40** (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

E.T. MACKENZIE OF FLORIDA, INC.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2024, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE AND LIMITED ASSIGNMENT
[COVE AT WEST PORT PHASE 4 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 14 day of June, 2024, by and between **Forestar (USA) Real Estate Group Inc.**, a Delaware corporation, with an address of 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Grantor**"), and **West Port Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements and work product described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", AND "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all

claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

FORESTAR (USA) REAL ESTATE GROUP INC.

By: *Victoria Walker*
Name: VICTORIA WALKER

James D. Allen
Name: James D. Allen
Title: Executive Vice President

By: *Lauren Adams*
Name: Lauren Adams

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of JUNE, 2024, by James D. Allen, as Executive Vice President of **Forestar (USA) Real Estate Group Inc.** who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Carrie Stewart
NOTARY PUBLIC, STATE OF TEXAS

Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Cove at West Port Phase 4 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tracts R-1, R-2, R-3, R-4 and R-5 (Private Roadway), "Public Utility Easements," as identified in the plat known as *Cove at West Port Phase 4*, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within Tracts B and C (Drainage Area and Access Area), and the "Public Drainage Easements", as identified on the plat known as *Cove at West Port Phase 4*, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida.

Improvements	Total amount	Paid to date Pay Apps 1 - 5	Remaining Balances & Retainage
Earthwork*	\$374,038.00	\$374,038.00	\$0.00
Drainage – Bridle Ridge	\$236,015.00	\$221,460.50	\$14,554.50
Drainage – C Powell Valley	\$178,831.00	\$159,758.00	\$19,073.00
Drainage – D Stonefort Lane	\$159,048.00	\$151,021.00	\$8,027.00
Drainage – E Mableton Drive	\$140,966.00	\$124,205.00	\$16,761.00
Drainage – West Port Blvd	\$157,837.00	\$145,896.50	\$11,940.50
Wastewater – Bridle Ridge	\$218,004.60	\$186,672.50	\$31,332.10
Wastewater – C Powell Valley	\$198,279.20	\$161,604.00	\$36,675.20
Wastewater – D Stonefort LN	\$153,112.60	\$132,593.50	\$20,519.10
Wastewater – E Mableton Dr	\$267,697.40	\$230,600.50	\$37,096.90
Potable – Bridle Ridge	\$143,123.50	\$123,124.50	\$19,999.00
Potable – C Powell Valley	\$152,075.20	\$131,677.50	\$20,397.70
Potable – D Stonefort LN	\$76,332.20	\$65,040.00	\$11,292.20
Potable – E Mableton Dr	\$123,880.10	\$77,279.50	\$46,600.60
Potable – West Port Blvd	\$14,486.60	\$0.00	\$14,486.60
TOTALS:	\$2,593,726.40	\$2,284,971.00	\$308,755.40

*Earthwork includes the following line items that were CDD Eligible and Paid To Date in Full: 02.00.01 Single Row Silt Fence, 02.00.04 Construction Entrance, 02.00.07 Lake Excavation to Min. Depth; 02.00.08 Additional Excavation Required to Bury Rocks,

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable

to or in any way connected with the development, construction, and ownership of the public improvements for Assessment Area Four as described in the *2022 Supplemental Engineer's Report (Assessment Area Three Project) (Assessment Area Four Project)*, dated July 18, 2022, and as further identified below.

BILL OF SALE
[COVE AT WEST PORT PHASE 4 IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that the **WEST PORT COMMUNITY DEVELOPMENT DISTRICT**, hereinafter called District, for and in consideration of the payment of the sum of ten dollars (\$10.00) by **CHARLOTTE COUNTY UTILITIES, AGENCY OF CHARLOTTE COUNTY**, hereinafter referred to as Utilities, the receipt of which is hereby acknowledged, and other good and valuable consideration set out in the *Charlotte County Utilities Service Agreement with Forestar (USA) Real Estate Group, Inc.*, entered into between said parties on October 1, 2020, the provisions of said agreement to be specifically incorporated herein by reference, has remised, released and quit claim and by these presents does remise, release and quit claim unto the said Utilities, its successors and assigns, all those certain properties located in the County of Charlotte, State of Florida, more particularly described as follows:

All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift stations, facilities, equipment and appurtenances thereto, located within or upon the rights-of-way designated as Tracts R-1, R-2, R-3, R-4 and R-5 (Private Roadway), "Public Utility Easements," as identified in the plat known as *Cove at West Port Phase 4*, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida.

TOGETHER with all the rights of the District arising out of any and all guarantees, performances bonds, contracts, and agreements of the District in connection with said water and/or sewer system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the District, and in connection with the property or properties herein described, as the same are now located, all such rights pertaining only to the property or properties herein described.

TO HAVE AND TO HOLD the same unto Utilities, its successors and assigns, forever.

And said District does for itself and its successors covenant to and with the said Utilities, its successors and assigns, that it is the lawful owner of the property herein described and that this property is free from all encumbrances or if encumbered District has properly notified the Utility of any encumbrance. District further covenants that they have the right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

SIGNATURE PAGE TO BILL OF SALE
[COVE AT WEST PORT PHASE 4 IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the ____ day of _____ 2024.

WITNESS

WEST PORT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government

April Ralph
Print Name: April Ralph
Address: 12201 River Village Way
Fort Myers, FL 33905

By: Paul Martin
Print Name: Paul Martin
Its: Chairman

Sarah Hall
Print Name: Sarah Hall
Address: 12201 River Village Way
Fort Myers, FL 33905

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of June, 2024, by Paul Martin, as Chairman of the West Port Community Development District, on behalf of the District, who ☒ is personally known to me or ☐ has produced _____ as identification.

[Affix Seal Here]



April Ralph
Comm.: HH 256606
Expires: June 11, 2026
Notary Public - State of Florida

April Ralph
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: April Ralph
My Commission Expires: 06/11/2026
Commission Number: HH 256606

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 14 day of June 2024,
by and between:

Forestar (USA) Real Estate Group Inc., a Delaware corporation, the owner and developer
of lands within the boundary of the District, and whose mailing address is 10700 Pecan
Park Boulevard, Suite 150, Austin, Texas 78750 ("**Grantor**"); and

West Port Community Development District, a local unit of special-purpose government
established pursuant to Chapter 190, *Florida Statutes*, being situated in Charlotte County,
Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades
Road, #410w, Boca Raton, Florida 33431 ("**Grantee**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the
receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee
forever, all of the right, title, interest, claim and demand which the Grantor have in and to the following
described lot, piece or parcel of land, situate, lying and being in the County of Charlotte, State of Florida,
and more particularly below ("Property"):

**Tracts B and C (Drainage Area and Access Area), as identified on the plat known as Cove
at West Port Phase 4, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records
of Charlotte County, Florida.**

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in
anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject
to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in
fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further,
the Grantor hereby warrant the title to said land and will defend the same against the lawful claims of all
persons or entities whomsoever claiming by, through or under Grantor, but against none other.
Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida
Statutes*.

[CONTINUED ON FOLLOWING PAGE]

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

This Special Warranty Deed is subject to the terms and conditions of **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

FORESTAR (USA) REAL ESTATE GROUP INC.

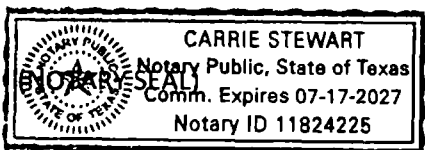
By: *Victoria Walker*
 Name: VICTORIA WALKER
 Address: 2221 E LAMAR
ARL, TX 76006

James D. Allen
 Name: James D. Allen
 Title: Executive Vice President

By: *Lauren Adams*
 Name: Lauren Adams
 Address: 2221 E. Lamar
Arlington, TX 76006

STATE OF TEXAS
 COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of JUNE, 2024, by James D. Allen, as Executive Vice President of Forestar (USA) Real Estate Group Inc. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Carrie Stewart
 NOTARY PUBLIC, STATE OF TEXAS
 Name: CARRIE STEWART
 (Name of Notary Public, Printed, Stamped or
 Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A**ADDITIONAL TERMS AND CONDITIONS OF CONVEYANCE**

As a material inducement to Grantor selling and conveying the Property to Grantee, Grantor and Grantee covenant and agree as set forth in this Exhibit "A". Grantee acknowledges and agrees by its acceptance of this Special Warranty Deed that but for Grantee's agreement to these provisions, Grantor would not have sold the Property to Grantee.

(a) DISCLAIMERS. GRANTOR HEREBY CONVEYS THE PROPERTY TO GRANTEE "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED. GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, GUARANTIES, PROMISES, COVENANTS, AGREEMENTS, OR REPRESENTATIONS OF ANY NATURE WHATSOEVER, PAST, PRESENT, OR FUTURE AS TO OR CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO THOSE WHICH MIGHT BE IMPLIED AT LAW. Grantee acknowledges that Grantee has had the opportunity to conduct a feasibility study of the Property prior to its acceptance of this Bill of Sale. The Property is hereby accepted by Grantee in its then-present condition, "AS IS, WHERE IS, AND WITH ALL FAULTS". Without limiting the foregoing, Grantee acknowledges and agrees that Grantor has not made, has disclaimed, does not make and does specifically disclaim any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral, written, past, present or future, of, as to, concerning or with respect to (i) the value, nature, quality or physical or other condition of the Property, including, without limitation, the water, soil and geology, and/or the environmental condition of the Property; (ii) the income to be derived from the Property; (iii) the water, soil, and geology, the suitability thereof and/or of the Property for any and all activities and uses which Grantee may elect to conduct; (iv) the compliance of or by the Property or its operations with any applicable laws, rules, ordinances, or regulations of any applicable governmental authority; (v) the habitability, merchantability, marketability, suitability, profitability, developability, or fitness for a particular purpose of the Property; (vi) the manner or quality of the construction or materials, if any, incorporated into the Property; or (vii) the manner, quality or state of repair of the Property. GRANTOR HAS NOT MADE, HAS DISCLAIMED, DOES NOT MAKE AND DOES SPECIFICALLY DISCLAIM ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL LAWS OR ANY LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS OR ANY OTHER APPLICABLE LAWS, INCLUDING THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES IN OR ON THE PROPERTY. Grantee further acknowledges that it shall rely solely on its own investigation of the Property and not on any information provided or to be provided by Grantor, and that Grantee's acceptance of this Bill of Sale shall constitute acceptance of the Property by Grantee "AS IS" and waiver of all objections or claims against Grantor (including, but not limited to, any right or claim of contribution) arising from or related to the matters set forth above in items (i) through (vii) above. Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information, makes no representations as to the accuracy or completeness of such information, and does not have and shall not have any duty to provide updates regarding such information or otherwise ensure the availability of any such updated information to Grantee. Grantor is not and shall not be liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property or the operation thereof, furnished by any real estate broker, agent, employee, servant, engineer, surveyor or other third party.

(b) RELEASE AND WAIVER OF CLAIMS. Grantee agrees that Grantor shall not be responsible or liable to Grantee for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as Grantee is acquiring the Property "**AS IS, WHERE IS, AND WITH ALL FAULTS**". Grantee, on its own behalf and on behalf of anyone claiming by, through or under Grantee and on behalf of all other Grantee Parties (hereinafter defined), to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases,

discharges and forever acquits the Grantor Parties (hereinafter defined) from any and all Claims (hereinafter defined) of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which Grantee may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor or any of the Grantor Parties, relating to the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of the delivery and acceptance of this Bill of Sale. Grantee agrees that the waivers and releases set forth above extend to all Claims of any nature and kind whatsoever, known or unknown, suspected or not suspected, and shall be effective upon the delivery and acceptance of this Bill of Sale. **WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE, FOR ITSELF AND ON BEHALF OF THE GRANTEE PARTIES, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAWS, WITH RESPECT TO ALL OR A PART OF THE PROPERTY, HEREBY EXPRESSLY WAIVES, RELEASES AND RELINQUISHES ANY AND ALL CLAIMS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE AGAINST GRANTOR AND/OR ANY ONE OR MORE OF THE GRANTOR PARTIES, WHETHER KNOWN OR UNKNOWN, WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE PRESENCE OR EXISTENCE OF HAZARDOUS MATERIALS AT, ON, IN, NEAR, UNDER, OR ABOUT THE PROPERTY, OR WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE VIOLATIONS OF ENVIRONMENTAL LAWS, INCLUDING, WITHOUT LIMITATION (I) ANY AND ALL RIGHTS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE TO SEEK CONTRIBUTION FROM GRANTOR OR ANY GRANTOR PARTIES UNDER SECTION 113(F) OF OR OTHERWISE UNDER CERCLA, AS AMENDED, INCLUDING BY THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT OF 1986 (42 U.S.C. §9613), AS THE SAME MAY BE FURTHER AMENDED OR REPLACED BY ANY SIMILAR LAW, RULE OR REGULATION; (II) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, NOW OR HEREAFTER EXISTING, WITH RESPECT TO THE PROPERTY UNDER SECTION 107 OF CERCLA (42 U.S.C. §9607); AND (III) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, AND WHETHER BASED ON STRICT LIABILITY OR OTHERWISE, UNDER OTHER APPLICABLE ENVIRONMENTAL LAWS OR BASED ON NUISANCE, TRESPASS OR ANY OTHER COMMON LAW OR STATUTORY PROVISIONS.** Grantee further acknowledges and agrees that each of these releases shall be given full force and effect according to each of its expressed terms and provisions, including but not limited to those relating to unknown, unforeseen, and/or unsuspected claims, damages, and causes of action. To the maximum extent permitted by applicable law, these covenants releasing Grantor and the Grantor Parties shall be a covenant running with the Property and shall be binding upon Grantee and each of the Grantee Parties.

(c) Claims. The term "*Claim*" or "*Claims*" means any and all claims, obligations, actions, causes of action, suits, debts, liens, liabilities, injuries, damages, judgments, losses, demands, orders, penalties, settlements, costs, fines, penalties, forfeitures and expenses of any kind or nature whatsoever (including, without limitation, attorneys' fees and costs and all litigation, mediation, arbitration and other dispute resolution costs and expenses) and includes expenses of enforcing any indemnification, defense or hold harmless obligations under this Exhibit "A", and regardless of whether based on tort, contract, statute, regulation, common law, equitable principles or otherwise.

(d) Grantee Affiliates. The term "*Grantee Affiliate*" or "*Grantee Affiliates*" means and includes: (i) any parent, subsidiary, or affiliate entity of Grantee and each such entity's and Grantee's employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives and their respective heirs, successors, and assigns, and (ii) any contractor, subcontractor, engineer, architect, broker, agent, or other party hired or retained by Grantee in connection with the marketing, design, or construction of improvements on the Property.

(e) Grantee Parties. The term "*Grantee Party*" or "*Grantee Parties*" means and includes: (i) any Grantee Affiliate; (ii) any future owner of any portion of the Property, such owner's heirs, successors and assigns; and (iii) any other party who asserts a Claim against Grantor or any Grantor Party if such Claim is made by, through, or under Grantee.

(f) Grantor Parties. The term "*Grantor Party*" or "*Grantor Parties*" means and includes (i) Grantor, Forestar (USA) Real Estate Group Inc., and any parent, subsidiary, or affiliate entity of Grantor and/or Forestar (USA) Real Estate Group Inc., and (ii) all employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives of Grantor, of Forestar (USA) Real Estate Group Inc.,, and of any parent, subsidiary, or affiliate entity of Grantor and/or Forestar (USA) Real Estate Group Inc.,

(g) GRANTEE'S INDEMNITY OF GRANTOR. GRANTEE HEREBY AGREES TO INDEMNIFY, PROTECT, DEFEND (WITH COUNSEL ACCEPTABLE TO GRANTOR), SAVE AND HOLD HARMLESS GRANTOR AND EACH OF THE GRANTOR PARTIES FROM AND AGAINST ANY AND ALL CLAIMS OF ANY NATURE ASSERTED, INCURRED OR BROUGHT AGAINST GRANTOR OR ANY GRANTOR PARTY BY GRANTEE OR ANY GRANTEE PARTY IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF, DIRECTLY OR INDIRECTLY, THIS BILL OF SALE, THE PROPERTY, OR THE OWNERSHIP, LEASING, USE, OPERATION, MAINTENANCE, MANAGEMENT, DEVELOPMENT, CONSTRUCTION, AND MARKETING OF THE PROPERTY AND ANY STRUCTURES AND/OR OTHER IMPROVEMENTS CONSTRUCTED THEREON, WHETHER THE SAME BE AT LAW, IN EQUITY OR OTHERWISE. GRANTEE'S INDEMNIFICATION OF GRANTOR AND THE GRANTOR PARTIES AS PROVIDED HEREIN EXPRESSLY INCLUDES CLAIMS ARISING FROM, RELATED TO, OR CAUSED BY IN WHOLE OR IN PART GRANTOR'S COMPARATIVE, CONTRIBUTORY, OR SOLE NEGLIGENCE, WHETHER ACTIVE OR PASSIVE, BUT NOT INCLUDING GRANTOR'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OR GRANTOR'S BREACH OF ANY OF ANY REPRESENTATION, WARRANTY, OR COVENANT IN THIS BILL OF SALE.

(h) Sovereign Immunity. Regardless of anything in the Bill of Sale, or herein, to the contrary, nothing in the Bill of Sale, or herein, shall be deemed to waive the Grantee's limitations of liability established under Section 768.28, Florida Statutes or other applicable law.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

**EASEMENT AGREEMENT
[COVE AT WEST PORT PHASE 4]**

THIS EASEMENT AGREEMENT is made and entered into this 14 day of June, 2024, by and among:

Forestar (USA) Real Estate Group Inc., a Delaware corporation, the owner and developer of lands within the boundary of the District, and whose mailing address is 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Developer**"); and

Cove at West Port Community Association, Inc., a Florida non-for-profit corporation, and whose mailing address is 2970 University Parkway, Suite 101, Sarasota, Florida 34243 ("**Association**"); and

West Port Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Charlotte County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, by virtue of those certain plats identified as ***Cove at West Port Phase 4, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida***, among other documents, Developer has dedicated easements to the District over the areas and for the purposes more particularly depicted and described on the Plat; and

WHEREAS, Developer desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Developer and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Developer and Association each grant to the District a perpetual easement over the Easement Areas and Developer and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Developer and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Developer's and Association's respective interests, if any - ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities, located within **Tracts R-1, R-2, R-3, R-4 and R-5 (Private Roadway) and all drainage easement areas including those labeled "Public Drainage Easements" as identified on the plat entitled, Cove at West Port Phase 4, as recorded at Plat Book 25, Pages 19A -19F, of the Official Records of Charlotte County, Florida;** and

3. **Inconsistent Use.** Developer and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Developer or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys'

fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESS

FORESTAR (USA) REAL ESTATE GROUP INC.

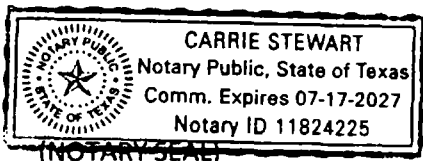
By: *Victoria Walker*
 Name: VICTORIA WALKER
 Address: 2221 E LAMAR
ARL, TX 76006

By: *Lauren Adams*
 Name: Lauren Adams
 Address: 2221 E. Lamar Blvd
Arlington, TX 76006

James D. Allen
 Name: James D. Allen
 Title: Executive Vice President

STATE OF TEXAS
 COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of JUNE, 2024, by James D. Allen, as Executive Vice President of Forestar (USA) Real Estate Group Inc. who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Carrie Stewart
 NOTARY PUBLIC, STATE OF TEXAS
 Name: CARRIE STEWART
 (Name of Notary Public, Printed, Stamped or
 Typed as Commissioned)

[Signatures continue on following page]

WITNESSES

COVE AT WEST PORT COMMUNITY
ASSOCIATION, INC.

By: [Signature]
Name: Steven Hart
Address: 551 N Cattlemen Ed., Suite 304
Sarasota, FL 34232

By: [Signature]
Name: Christian Cotter
Title: President

By: [Signature]
Name: Brandy Kelley
Address: 551 N Cattlemen Ed., Suite 304
Sarasota, FL 34232

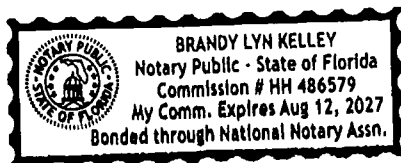
STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of June, 2024, by Christian Cotter as President of Cove at West Port Community Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Brandy Kelley
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



WITNESSES

WEST PORT COMMUNITY DEVELOPMENT
DISTRICT

By: April Ralph
 Name: April Ralph
 Address: 1220 River Village Way
Fort Myers, FL 33905

By: Paul Martin
 Name: Paul Martin
 Title: Chairman

By: Jacob Hall
 Name: Jacob Hall
 Address: 1220 River Village Way
Fort Myers, FL 33905

STATE OF Florida
 COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of June, 2024, by Paul Martin as Chairman of the West Port Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



April Ralph
 Comm.: HH 256606
 Expires: June 11, 2026
 Notary Public - State of Florida

April Ralph
 NOTARY PUBLIC, STATE OF Florida

Name: April Ralph
 (Name of Notary Public, Printed, Stamped or
 Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13BI

AGREEMENT FOR PROFESSIONAL SERVICES

Between West Port Community Development District (WPCDD) and Rostan Solutions, LLC

Amendment to Professional Services Agreement

Amendment 1

WHEREAS the West Port Community Development District and Rostan Solutions, LLC (hereinafter referred to as "Rostan", collectively referred to as the "Parties") entered into an agreement on February 2, 2023, for Rostan to provide certain Professional Services; and

WHEREAS, the Agreement initially authorized a term of one (1) year with two (2) one-year extensions available upon mutual written consent of the Parties; and

WHEREAS, the Parties do mutually agree and consent to extend the Agreement to authorize one available one (1)-year extension.

NOW, THEREFORE, the Parties mutually and expressly agree as follows:

SECTION 3.4 Term and Termination is hereby amended as follows:

"This Agreement shall be in effect for two (2) years from the effective date, with one (1) one-year extension option available upon the mutual, written consent of the Parties."

This term of Agreement is made retroactively effective to the date of execution of the original Agreement. All other provisions of the Agreement for Professional Services shall remain in full force and effect. This amendment is hereby agreed to and incorporated into the Agreement as of the date of the signature of the latest party's authorized agent.

ISSUED AND AUTHORIZED BY:
**WEST PORT COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Paul Martin
Chairperson
2024.06.04 08:40:14 -
04'00'

Name: Paul Martin

Title: Chairperson

Date: 6/4/24

ACCEPTED AND AGREED TO BY:
ROSTAN SOLUTIONS, LLC

By: 

Name: Kyle Jones

Title: Vice President/Principal

Date: 6/4/24

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13BII

PROFESSIONAL SERVICES TASK ORDER

Task Order Number: 01
Amendment: 01

Subject to the Agreement for Professional Services between West Port Community Development District ("**CLIENT**") and Rostan Solutions, LLC ("**ROSTAN**"), effective as of February 2, 2023 ("**Agreement**") the CLIENT hereby authorizes ROSTAN to perform services as specified in this Task Order and in accordance with the above-mentioned Agreement.

1. Basic Project Information.

Project Name: DR-4673 Grants Management Consulting
Services Project Location: West Port Community Development District
CLIENT Representative: Paul Martin, VP of Land Development
ROSTAN Representative: Tyler Cheek, Project Consultant

2. **Scope of Services:** ROSTAN shall perform its services as described in Attachment 1, Scope of Services, attached and incorporated into this Task Order.
3. **Period of Service:** The period of service shall be **February 2, 2023** through **February 1, 2025**.
4. **Compensation:** ROSTAN's compensation under this Task Order, which shall not be exceeded without prior written authorization of the CLIENT, is **\$30,000.00**.
5. **Fee Schedule:** This Task Order's Fee Schedule is incorporated and provided as Attachment 2.
6. **Amendment:** [01] This Task Order amends a previously executed Task Order No. 01, Dated 2/2/2023.

ISSUED AND AUTHORIZED BY:
WEST PORT COMMUNITY
DEVELOPMENT DISTRICT

By:  Paul Martin
Chairperson
2024.06.04 08:41:37 - 04'00'
Name: Paul Martin
Title: Chairperson

ACCEPTED AND AGREED TO BY:
ROSTAN SOLUTIONS, LLC

By: 
Name: Kyle Jones
Title: Vice President/Principal

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13BIII

Invoice Time Summary

Labor Position	Personnel	Rate	Hours	Amount
Senior Consultant	Adam Ferguson	\$155.00	4.5	\$697.50
Consultant	Dina Groves	\$135.00	2	\$270.00
Consultant	Tyler Cheek	\$135.00	14	\$1,890.00
Total			20.5	\$2,857.50

Invoice Time Detail

Personnel	Client/Project	Date	Hours	Activity
Adam Ferguson	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/14/2024	1.00	Researching, reviewing, developing and supporting appeal/arbitration
Adam Ferguson	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/15/2024	1.00	Researching, reviewing, developing and supporting appeal/arbitration
Adam Ferguson	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/20/2024	1.00	Researching, reviewing, developing and supporting appeal/arbitration
Adam Ferguson	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/21/2024	1.50	Researching, reviewing, developing and supporting appeal/arbitration
Dina Groves	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/15/2024	.50	Researching, reviewing, developing and supporting appeal/arbitration
Dina Groves	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/16/2024	.50	Administrative coordination with project staff and resources
Dina Groves	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/17/2024	1.00	Administrative coordination with project staff and resources
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	4/10/2024	.75	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	4/12/2024	.75	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/14/2024	.75	Researching, reviewing, developing and supporting appeal/arbitration
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/14/2024	.75	Administrative coordination with project staff and resources
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/14/2024	.75	Researching, reviewing, developing and supporting appeal/arbitration
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/15/2024	1.75	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/15/2024	1.75	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/15/2024	1.50	Reviewing and preparing correspondence
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/21/2024	.75	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/21/2024	.75	Collecting, organizing and packaging damage data, invoices, estimates and support documentation

Personnel	Client/Project	Date	Hours	Activity
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/23/2024	1.00	Meetings regarding the PA Program or overall damage claim
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/24/2024	.25	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/24/2024	.25	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/24/2024	.25	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/30/2024	1.00	Collecting, organizing and packaging damage data, invoices, estimates and support documentation
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	5/30/2024	1.00	Collecting, organizing and packaging damage data, invoices, estimates and support documentation

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13BIV



Invoice

#INV -8363

Date: 07/23/2024

Due Date: 08/22/2024

Bill To

West Port Community Development District FL
2300 Glades Road
Suite 410W
Boca Raton FL 33431
United States

Project: West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term

Contract: MSA - Grant Management and Debris Oversight Services

Task Order: TO-01: DR-4673 Grants Management

Period: June 1, 2024 through June 30, 2024

Item	Amount
Professional Services	\$1,991.25
Total	\$1,991.25

Please reference invoice number #INV -8363 on payment.

Remit checks to:

Rostan Solutions, LLC
3433 Lithia Pinecrest Rd
Suite 287
Valrico FL 33596
United States
accounting@rostan.com

Remit ACH to: Acct - 915063389 ABA/Routing - 267084131

Invoice Time Summary

Labor Position	Personnel	Rate	Hours	Amount
Senior Consultant	Adam Ferguson	\$155.00	2.5	\$387.50
Junior Technical Specialist	Iveta Kolisnykova	\$135.00	9	\$1,215.00
Consultant	Tyler Cheek	\$135.00	2.25	\$303.75
Admin Support	Jan P Gay	\$85.00	1	\$85.00
Total			14.75	\$1,991.25

Invoice Time Detail

Personnel	Client/Project	Date	Hours	Activity
Adam Ferguson	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/25/2024	1.00	Researching, reviewing, developing and supporting appeal/arbitration
Adam Ferguson	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/30/2024	1.50	Researching, reviewing, developing and supporting appeal/arbitration
Iveta Kolisnykova	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/13/2024	2.50	Researching, reviewing, developing and supporting appeal/arbitration
Iveta Kolisnykova	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/14/2024	2.50	Researching, reviewing, developing and supporting appeal/arbitration
Iveta Kolisnykova	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/24/2024	2.00	Researching, reviewing, developing and supporting appeal/arbitration
Iveta Kolisnykova	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/25/2024	2.00	Researching, reviewing, developing and supporting appeal/arbitration
Jan P Gay	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/18/2024	1.00	Reviewing, aligning, verifying, and documenting financial transactions. Ensuring accurate reporting and rectifying discrepancies.
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/21/2024	.75	Researching, reviewing, developing and supporting appeal/arbitration
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/25/2024	.75	Researching, reviewing, developing and supporting appeal/arbitration
Tyler Cheek	JOB -5579 West Port Community Development District FL : WPCDD DR-4673 (Ian) Grant Mgmt - Long Term	06/25/2024	.75	Researching, reviewing, developing and supporting appeal/arbitration

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13C

Estimate

Quotation No # A00021

Quotation Date Jul 07, 2024

Valid Till Date Jul 22, 2024



Quotation From

Dream Surface Designs LLC

11706 Winding Woods Way
Lakewood Ranch FL 34202
United States of America (USA)

Quotation For

West Port CDD

West Port CDD P.O. Box 810036
Boca Raton FL 33481
United States of America (USA)

Item	TAX Rate	Rate	TAX	Total
1. Paint Work	0%	\$3,200.00	\$0.00	\$3,200.00

Amount \$3,200.00

TAX \$0.00

Total (USD) \$3,200.00

A handwritten signature in black ink, appearing to be "Eduardo", is written over a horizontal line.

Authorised Signatory

Terms and Conditions

1. Taxes are applicable to tangible items only.
2. Material deposit is required prior to installation.

Additional Notes

This quotation includes all labor and materials to have the community front sign re-painted with a commercial grade paint. Dream Surface Designs will be removing the two signs and placing them in a protected area. The letters will have the existing paint removed and prepped for 3 layers of commercial grade spray paint. Once the paint is finally dried, the sign will be installed back to its original location.

For any enquiry, reach out via email at eduardo@dreamsurfacedesigns.com, call on +1 321 337 6904

Board Approval:

A handwritten signature in black ink, appearing to be "Paul", is written over a horizontal line.
Paul (Aug 7, 2024 14:47 EDT)

West Port - Sign Repair Proposal

Final Audit Report

2024-08-07

Created:	2024-08-07
By:	Dan Graham (jill@breezehome.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA66iDGv0IQVX4GNqKzMwNs-hiEQgBXq8o

"West Port - Sign Repair Proposal" History

-  Document created by Dan Graham (jill@breezehome.com)
2024-08-07 - 6:11:36 PM GMT
-  Document emailed to Paul (pmartin@kolter.com) for signature
2024-08-07 - 6:11:41 PM GMT
-  Email viewed by Paul (pmartin@kolter.com)
2024-08-07 - 6:47:05 PM GMT
-  Document e-signed by Paul (pmartin@kolter.com)
Signature Date: 2024-08-07 - 6:47:38 PM GMT - Time Source: server
-  Agreement completed.
2024-08-07 - 6:47:38 PM GMT

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13D

QUITCLAIM BILL OF SALE
WEST PORT COMMUNITY DEVELOPMENT DISTRICT

THIS BILL OF SALE is made to be effective as of the 24th day of May, 2024, by and among **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation, with a mailing address of 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 and **COVE AT WEST PORT COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, with a mailing address c/o Access Management, 2970 University Parkway, Suite 101, Sarasota, Florida 34243 (together, "**Grantors**"), and for good and valuable consideration, to it paid by the **WEST PORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in C Charlotte County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**").

(Wherever used herein, the terms "**Grantors**" and "**Grantee**" include all of the parties to this Instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantors, to the extent of their respective interests, if any, hereby remise, release and quit-claim to Grantee forever, all the right, title, interest, claim and demand which the Grantors individually or jointly have in and to the capital improvements and work product as described below, to have and to hold for Grantee's own use and benefit forever (together, "**Property**");

- a. **Improvements** - All of the right, title, interest, and benefit, if any, the Grantors have in, to, and under the capital improvements located within the real property and easement areas described in **Exhibit A**, including but not limited to drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes.
- b. **Work Product** – All of the right, title, interest, and benefit the Grantor, if any, in, to, and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced improvements.
- c. **Additional Rights** - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product and improvements.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, **"AS IS, WHERE IS", AND "WITH ALL FAULTS"**. The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantors affirmatively represent that they have the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered
In the presence of:

FORESTAR (USA) REAL ESTATE GROUP INC.

Victoria Walker
Print Name: VICTORIA WALKER

By: James D. Allen
Name: JAMES D. ALLEN
Title: Executive Vice President

William Johnson
Print Name: WILLIAM JOHNSON

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2024, by James D. Allen as Exec. Vice President of Forestar (USA) Real Estate Group Inc. on its behalf. He ☐ is personally known to me or ☐ produced _____ as Identification.

[Signature]
Notary Public, State of Texas



[SIGNATURE PAGE FOR QUITCLAIM BILL OF SALE]

Signed, sealed and delivered
in the presence of:

COVE AT WEST PORT COMMUNITY
ASSOCIATION, INC.

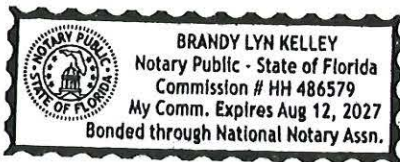
Stacy Hart
Print Name: Stacy Hart

By: [Signature]
Name: Christina Cotter
Title: President

Brandy Kelley
Print Name: Brandy Kelley

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2024, by Christina Cotter, as President of Cove at West Port Community Association, Inc., on its behalf. He ☒ is personally known to me or ☐ produced _____ as identification.



Brandy Kelley
Notary Public, State of Florida

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A: Description of Property

EXHIBIT A

(Not A Survey)

A portion of TRACT B, COVE AT WEST PORT PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 24, Pages 24A through 24F; Together with a portion of TRACT D, COVE AT WEST PORT PHASE 4, according to the plat thereof, as recorded in Plat Book 25, Pages 19A through 19F, all inclusively, of the Public Records of Charlotte County, Florida; lying in Section 11, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

Containing 0.106 acres, more or less.

1) Bearings shown hereon are based on the Easterly boundary of COVE AT WEST PORT PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 25, Pages 10A through 10K, of the Public Records of Charlotte County, Florida, Having a Grid Bearing of S.00°37'41"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

NOTE:
SEE SHEET 2 FOR SKETCH, LINE AND CURVE TABLES.

PROJECT: Cove at West Port Phase 4			Prepared For: Forestar																										
PHASE: Drainage Easement			 Digitally signed by David Williams Professional Surveyor and Mapper No. LS6423 Date: 2023.02.21 08:00:22 -05'00'																										
DRAWN: NMV	DATE: 02/17/23	CHECKED BY: MC																											
REVISIONS <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			DATE	DESCRIPTION	DRAWN BY																						213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.		
DATE	DESCRIPTION	DRAWN BY																											
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423 MAJOR EXPIRATION DATE			FILE PATH: P:\WESTPORT (MURDOCK VILLAGE)\DESCRIPTIONS\COVE AT WEST PORT\DE-068.DWG LAST DRAWN BY: NAYARAV																										
			01 of 02																										

EXHIBIT A
(Not A Survey)

SCALE: 1" = 80'

TRACT B ACCESS AREA

TRACT B DRAINAGE AREA

TRACT B
DRAINAGE EASEMENT
(AREA: 0.106 ACRES, MORE OR LESS)

TRACT C
DEVELOPMENT AREA

TRACT R-1
WEST PORT BOULEVARD
(80.00' PUBLIC RIGHT-OF-WAY)

TRACT R-2
WEST PORT BOULEVARD
(80.00' PUBLIC RIGHT-OF-WAY)

TRACT R-3
NORTH PORT HARBOR BOULEVARD
(80.00' PUBLIC RIGHT-OF-WAY)

TRACT R-5
WEST PORT BOULEVARD
(PRIVATE RIGHT-OF-WAY)

TRACT A ACCESS AREA

TRACT D ACCESS AREA

COVE AT WEST PORT PHASE 1A-1
(PLAT BOOK 24, PAGES 24A-24F)

COVE AT WEST PORT PHASE 4
(PLAT BOOK 25, PAGES 19A-19F)

WEST PORT
(PLAT BOOK 23, PAGES 20A-20N)

Westerly Boundary of Cove at West Port Phase 4

Easterly Boundary of Cove at West Port Phase 1A-1

POINT OF BEGINNING SOUTHWEST CORNER OF THE NORTH PORT HARBOR BOULEVARD

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S00°36'58"W	10.00'
L2	S89°17'07"E	6.25'
L3	S01°02'53"W	21.36'
L4	S66°30'57"W	32.05'
L5	N86°30'57"E	19.36'
L6	S63°13'28"W	19.09'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	50.00'	17°36'29"	15.37'	15.31'	N12°00'54"W
C2	410.00'	2°10'17"	15.54'	15.54'	S11°40'31"E
C3	25.00'	16°04'33"	7.01'	6.99'	S82°39'57"W

NOTE:
SEE SHEET 1 FOR DESCRIPTION AND BASIS OF BEARING.

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8883
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S00°36'58"W	10.00'
L2	S89°17'07"E	6.25'
L3	S01°02'53"W	21.36'
L4	S66°30'57"W	32.05'
L5	N66°30'57"E	19.36'
L6	S63°13'28"W	19.09'

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	50.00'	17°36'28"	15.37'	15.31'	N12°00'54"W
C2	410.00'	2°10'17"	15.54'	15.54'	S11°40'31"E
C3	25.00'	16°04'33"	7.01'	6.99'	S82°39'57"W

NOTE:
SEE SHEET 1 FOR DESCRIPTION
AND BASIS OF BEARING.

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13E

This Instrument was prepared by:

Jere Earlywine
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301

QUIT CLAIM DRAINAGE EASEMENT

THIS QUIT CLAIM DRAINAGE EASEMENT ("Agreement") is made as of the 29th day of May, 2024, by and among **FORESTAR (USA) REAL ESTATE GROUP INC. ("Developer")**, a Delaware corporation whose address for purposes hereof is 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750, together with **COVE AT WEST PORT COMMUNITY ASSOCIATION, INC. ("HOA")**, a Florida not-for-profit corporation whose address for purposes hereof is c/o Access Management, 2970 University Parkway, Suite 101, Sarasota, Florida 34243 and is in favor of **WEST PORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District" or "Grantee").

WITNESSETH:

WHEREAS, the District is responsible for the drainage system serving the West Port community in Charlotte County, Florida; and

WHEREAS, for the benefit of Grantee and its landowners and residents, Developer and HOA desire to grant to Grantee easement rights to access and maintain certain master drainage improvements ("Improvements"), located within certain "Easement Areas" identified in Exhibit A;

NOW THEREFORE, Developer and HOA, for good and valuable consideration to each in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby each grants, bargains and conveys to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **Grant of Non-Exclusive Easement.** To the extent of the Developer's and HOA's interests in the Easement Areas, if any, Developer and HOA each hereby grants to the District, its successors, and assigns, a perpetual, non-exclusive access easement for ingress and egress for the purposes of installation, construction, operation, maintenance, repair and replacement of drainage and other improvements over, under and across the Easement Areas.

3. **Inconsistent Use.** Developer and HOA each agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to Grantee.

4. **Beneficiaries of Easement Rights.** This Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Agreement.

5. **Binding Effect.** This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and shall run with the Easement Areas, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Areas.

6. **Default.** A default by any party under this Agreement shall entitle the other part(ies) to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

9. **Assignment.** No party may assign, transfer or license all or any portion of its real property rights under this Agreement without the prior written consent of the other parties. Any assignments attempted to be made by any party without the prior written approval of the other party are void.

10. **Controlling Law; Venue.** This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Developer and HOA each understands and agrees that all documents of any kind provided to Grantee in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this Instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an Instrument in writing which is executed by the parties hereto.

16. Entire Agreement. This Instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement.

17. Counterparts. This Instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, HOA and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

FORESTAR (USA) REAL ESTATE GROUP INC.

Victoria Walker
 Print Name: VICTORIA WALKER
 Address: 2100 COVEBROOK CT
ARL, TX 76012

William Johnson
 Print Name: WILLIAM JOHNSON
 Address: 7021 E. LAMAR BLVD #1190
JOHNSON, TX 76004

By: James D. Allen
 Name: James D. Allen
 Title: Executive Vice President

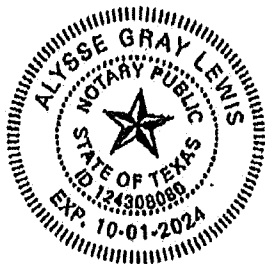
STATE OF TEXAS
 COUNTY OF TARRANT

23rd The foregoing Instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this day of May, 2024, by James D. Allen as Exec. Vice President of Forestar (USA) Real Estate Group Inc., a Delaware corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Alysse Gray Lewis
 NOTARY PUBLIC, STATE OF TEXAS

(NOTARY SEAL)

Name: Alysse Gray Lewis
 (Name of Notary Public, Printed, Stamped or Typed as
 Commissioned)



[Signatures continue on following page]

[SIGNATURE PAGE FOR QUIT CLAIM DRAINAGE EASEMENT]

WITNESSES

COVE AT WEST PORT COMMUNITY
ASSOCIATION INC.

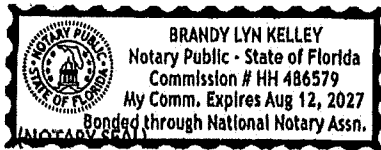
Brandy Kelley
Print Name: Brandy Kelley
Address: 551 N. Cattlemen Rd Suite 304
Sarasota, FL 34232

By: [Signature]
Name: Christian Cotter
Title: President

[Signature]
Print Name: Sharon Hart
Address: 551 N. Cattlemen Rd Suite 304
Sarasota, FL 34240

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of May, 2024, by Christian Cotter as President of Cove at West Port Community Association, Inc., on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



Brandy Kelley
NOTARY PUBLIC, STATE OF Florida
Name: Brandy Kelley
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[Signatures continue on following page]

[SIGNATURE PAGE FOR QUIT CLAIM DRAINAGE EASEMENT]

WITNESSES

WEST PORT COMMUNITY DEVELOPMENT
DISTRICT

[Signature]
 Print Name: Jacklyn Rogers
 Address: 3921 SW 12th PL
Cape Coral, FL 33914

[Signature]
 Print Name: Janet Clark
 Address: 4219 SE 3rd Ave
Cape Coral FL 33904

By: [Signature]
 Name: Paul Martin
 Title: Chairperson

STATE OF Florida
 COUNTY OF Lee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of May, 2024, by Paul Martin as Chair Person of the West Port Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



April Ralph
 Comm.: HH 256606
 Expires: June 11, 2026
 Notary Public - State of Florida

[Signature]
 NOTARY PUBLIC, STATE OF FLORIDA

Name: April Ralph
 (Name of Notary Public, Printed, Stamped or Typed as
 Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

(Not A Survey)

DESCRIPTION:

A portion of TRACT B, COVE AT WEST PORT PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 24, Pages 24A through 24F; Together with a portion of TRACT D, COVE AT WEST PORT PHASE 4, according to the plat thereof, as recorded in Plat Book 25, Pages 19A through 19F, all inclusively, of the Public Records of Charlotte County, Florida; lying in Section 11, Township 40 South, Range 21 East, Charlotte County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of NORTH PORT HARBOR BOULEVARD of WEST PORT, according to the plat thereof, as recorded in Plat Book 23, Pages 20A through 20N, of the Public Records of Charlotte County, Florida; run thence along the Westerly boundary of said COVE AT WEST PORT PHASE 4, S.00°36'58"W., a distance of 10.00 feet; thence S.89°17'07"E., a distance of 8.25 feet; thence S.01°02'53"W., a distance of 21.36 feet; thence S.66°30'57"W., a distance of 32.05 feet; thence Northerly, 15.37 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet and a central angle of 17°38'29" (chord bearing N.12°00'54"W., 15.31 feet); thence N.86°30'57"E., a distance of 19.36 feet; thence N.01°02'53"E., a distance of 201.34 feet; thence N.04°14'21"W., a distance of 94.95 feet; thence N.63°13'20"E., a distance of 33.16 feet to a point on the Easterly boundary of said COVE AT WEST PORT PHASE 1A-1; thence along said Easterly boundary, Southerly, 15.54 feet along the arc of a non-tangent curve to the right having a radius of 410.00 feet and a central angle of 02°10'17" (chord bearing S.11°40'31"E., 15.54 feet); thence S.63°13'28"W., a distance of 19.09 feet; thence S.04°14'21"E., a distance of 85.82 feet; thence S.01°02'53"W., a distance of 99.32 feet to a point on aforesaid Easterly boundary of COVE AT WEST PORT PHASE 1A-1; thence along said Easterly boundary the following two (2) courses: 1) Westerly, 7.01 feet along the arc of a non-tangent curve to the right having a radius of 25.00 feet and a central angle of 16°04'33" (chord bearing S.82°39'57"W., 6.99 feet); 2) S.00°37'41"W., a distance of 80.01 feet to the **POINT OF BEGINNING**.

Containing 0.106 acres, more or less.

SURVEYORS NOTES:

1) Bearings shown hereon are based on the Easterly boundary of COVE AT WEST PORT PHASE 1A-1, according to the plat thereof, as recorded in Plat Book 25, Pages 10A through 10K, of the Public Records of Charlotte County, Florida, Having a Grid Bearing of S.00°37'41"W. The Grid Bearings as shown hereon refers to The State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida, as established from a RTK GPS Network.

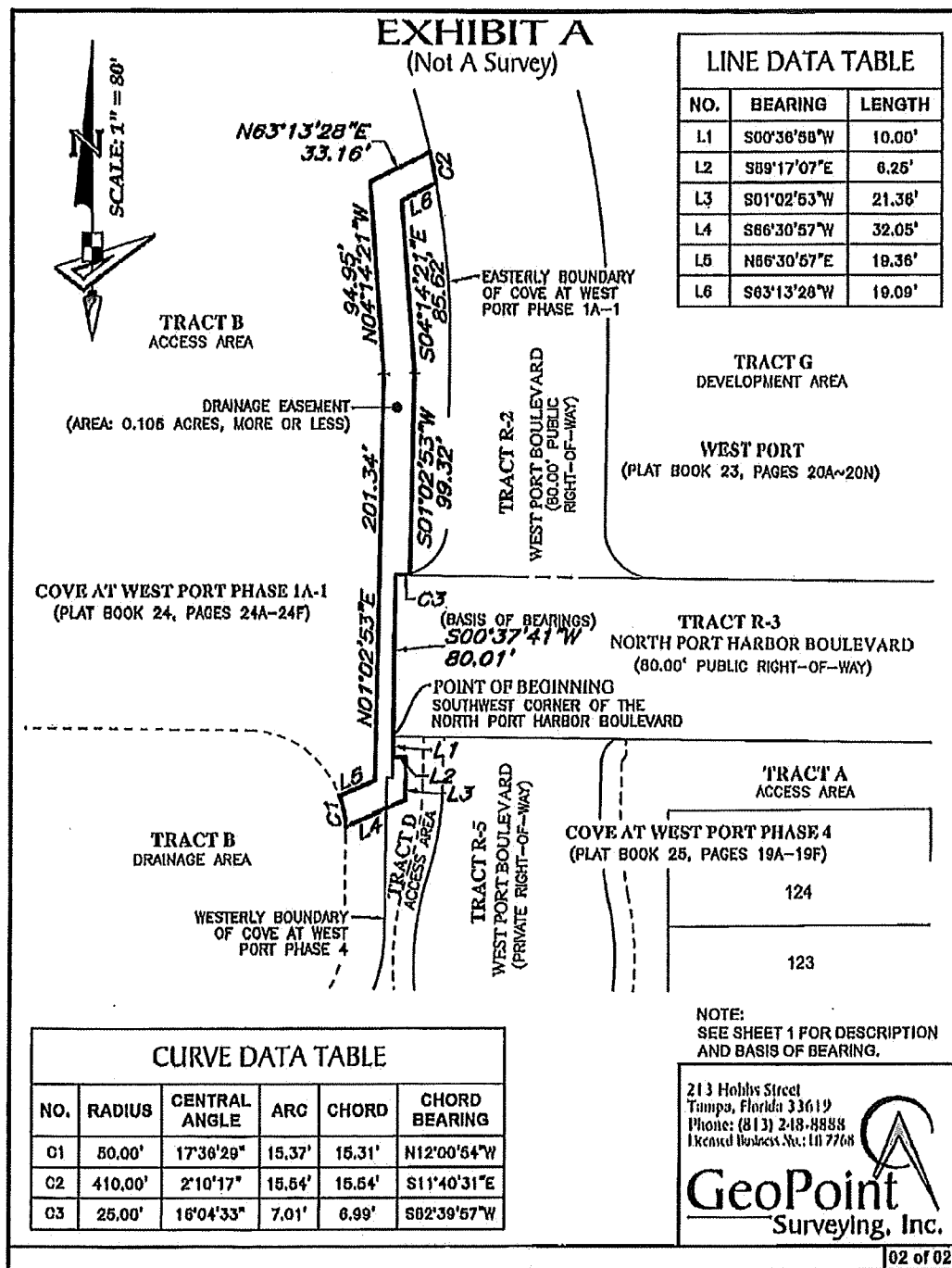
2) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by the signing surveyor. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

NOTE:

SEE SHEET 2 FOR SKETCH, LINE AND CURVE TABLES.

PROJECT: Cove at West Port Phase 4			Prepared For: Forestar	
PHASE: Drainage Easement				
DRAWN: NMV	DATE: 02/17/23	CHECKED BY: MC		
REVISIONS				
DATE	DESCRIPTION	DRAWN BY		
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			Digitally signed by David Williams Professional Surveyor and Mapper No. LS6423 Date: 2023.02.21 08:00:22 -05'00'	
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: 18 7768			 GeoPoint Surveying, Inc.	
FILE PATH: P:\WESTPORT (MURDOCK VILLAGE)\DESCRIPTIONS\COVE AT WEST PORT-DE-DA5.DWG LAST SAVED BY: MAYARAV				

01 of 02



WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

13F

CHANGE ORDER NO. 13Date of Issuance: April 16, 2024

Effective Date: _____

Project: Pod B	District: Westview South Community Development District	District's Contract No
Contract: Master Agreement for Land Development Services		Date of Contract: March 7, 2022, authorizing addendum of August 7, 2023 assigned on August 31, 2023
Contractor: Jr. Davis Construction Company, Inc.		Architect's/Engineer's Project No.:

The foregoing agreement is modified as follows upon execution of this Change Order:

Description: **Changes related to dewatering off site**

Attachments: _____

CHANGE IN CONTRACT PRICE:

Original Contract Price/Authorizing Addendum:

\$31,171,751.90

Increase/Decrease from prior Change Orders:

\$11,677,393.77

Contract Price prior to this Change Order:

\$42,849,145.67

Increase/Decrease of this Change Order:

\$203,398.26

Contract Price incorporating this Change Order:

\$43,052,543.93**CHANGE IN CONTRACT TIMES:**Original Contract ~~Working days~~ ~~Calendar days~~
Times:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

~~Increase/Decrease from previously approved Change Orders~~

No. _____ to No. _____

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

~~Contract Times prior to this Change Order:~~

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

~~Increase/Decrease of this Change Order:~~

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

~~Contract Times with all approved Change Orders:~~

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

RECOMMENDED BY:
ATWELL, LLC
DISTRICT ENGINEER

By: _____

Title: SR. P.M.Date: 4/24/24ACCEPTED:
WESTVIEW SOUTH COMMUNITY
DEVELOPMENT DISTRICT

DocuSigned by:

By: _____

Title: _____

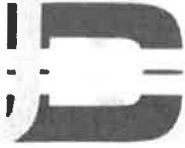
Date: 5/31/2024ACCEPTED:
JR. DAVIS CONSTRUCTION COMPANY
INC.

By: _____

Title: PresidentDate: 4-17-24mg SD

EXHIBIT A

Westview Pod B CDD Spine Rd & Exc RFCO-05



Jr. Davis Construction Company, Inc.

JR. DAVIS CONSTRUCTION

210 Hangar Road

Kissimmee, FL, 34741

Contact: Tyson R Snyder

Phone: 407-870-0066

Email: Tyson.Snyder@jr-davis.com

Quote To:

Patrick Wood

Proposal Date:

4/04/24

Company:

Westview South CDD

Date of Plans:Phone:Revision Date:Email:

PWood@TaylorMorrison.com

Addendums:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	General Conditions				
1640	P&P Bond	1.00	LS	5,474.51	5,474.51
	Subtotal General Conditions:				5,474.51
					320120
	SANITARY SEWER				
	GRAVITY SEWER				
2840	8" PVC 0-6'	-186.00	LF	53.00	-9,858.00
2940	8" PVC 14-16	330.00	LF	78.50	25,905.00
2960	8" PVC 16-18	251.00	LF	102.00	25,602.00
2980	MH 0-6'	-2.00	EA	15,075.00	-30,150.00
3080	MH 14-16	1.00	EA	21,725.00	21,725.00
3100	MH 16-18	2.00	EA	23,125.00	46,250.00
3320	MH 14-16 (LINED)	-1.00	EA	34,000.00	-34,000.00
3330	MH 16-18 (LINED)	1.00	EA	41,300.00	41,300.00
	SUBTOTAL GRAVITY SEWER				86,774.00
					320120
	STORM SEWER				
4040	18" RCP	49.00	LF	74.00	3,626.00
4080	30" RCP	-447.00	LF	145.00	-64,815.00
4100	36" RCP	449.00	LF	191.00	85,759.00
4220	30" MES	-1.00	EA	5,470.00	-5,470.00
4240	36" MES	1.00	EA	6,050.00	6,050.00
4380	Curb Inlet - Type 2	-1.00	EA	9,484.00	-9,484.00
4392	Curb Inlet - Type 2 - CUT INTO 24" RCP	1.00	EA	17,595.00	17,595.00
4400	Curb Inlet - Type 3	1.00	EA	7,443.00	7,443.00
4420	Curb Inlet - Type 4	1.00	EA	8,952.00	8,952.00
4440	Curb Inlet - Type 5	-1.00	EA	7,612.00	-7,612.00
4620	Type J Manhole	1.00	EA	8,176.00	8,176.00
4640	Type P Manhole	1.00	EA	5,228.00	5,228.00
4780	36" HDPE	9.00	LF	121.25	1,091.25

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
4840	Dewatering	1.00	LS	1,000.00	1,000.00
4920	Clean, Flush, & TV	1.00	LS	200.00	200.00
	SUBTOTAL STORM SEWER				57,739.25
					320140
	POTABLE WATER				
	SUBTOTAL POTABLE WATER				
	RECLAIMED WATER				
6280	8" Reclaim Main - PVC	360.00	LF	46.00	16,560.00
6320	12" Reclaim Main - PVC	233.00	LF	82.50	19,222.50
6420	8" Gate Valves w/Box	2.00	EA	2,756.00	5,512.00
6460	12" Gate Valve w/Box	2.00	EA	4,839.00	9,678.00
6560	8" Fittings	1.00	LS	2,400.00	2,400.00
6600	12" Fittings	1.00	LS	1,250.00	1,250.00
	SUBTOTAL RECLAIMED WATER				54,622.50
					320150
	ROADWORK, SIDEWALKS, ADA RAMPS, SLEEVES				
7940	10' Sidewalk	-24.00	LF	50.50	-1,212.00
	SUBTOTAL ROADWORK, SIDEWALKS, ADA RAMPS, SLEEVES				-1,212.00
					021520
	OFFSITES (INCLUDE ALL OFFSITE WORK)				
	SUBTOTAL OFFSITES (INCLUDE ALL OFFSITE WORK)				
GRAND TOTAL					\$203,398.26

NOTES:

Proposal is based on all dewatering being discharged offsite.

GIVEN THE CURRENT PRICING AND SUPPLY CHAIN CHALLENGES ALL MATERIAL WILL BE PRICED AT TIME OF SHIPMENT AND THE BID ITEM PRICING IS MEANT ONLY AS AN ESTIMATE FOR BID PURPOSES ONLY

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

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WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2024-18

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST PORT
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2023;

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE WEST PORT COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Annual Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 13th day of August, 2024.

ATTEST:

**WEST PORT COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	General Fund	Special Revenue Fund	Debt Service Fund Series 2020	Debt Service Fund Series 2020 Assessment Area Two	Debt Service Fund Series 2021	Debt Service Fund Series 2022	Debt Service Fund Series 2024	Capital Projects Fund Series 2020	Capital Projects Fund Series 2020 Assessment Area Two	Capital Projects Fund Series 2021	Capital Projects Fund Series 2022	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS													
Cash	\$ 513,504	\$480,708	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 994,212
Investments													
Revenue	-	-	193,590	146,397	221,216	108,669	-	-	-	-	-	-	669,872
Reserve	-	-	194,437	196,868	269,042	80,138	80,477	-	-	-	-	-	820,962
Construction	-	-	-	-	-	-	-	5,100	13,594	-	6,500	-	25,194
Construction - townhomes	-	-	-	-	-	-	-	-	-	156	-	-	156
Construction - single family	-	-	-	-	-	-	-	-	-	8,527	-	-	8,527
Cost of issuance	-	-	6,252	10,873	10,870	10,836	25,000	-	-	-	-	-	63,831
Capitalized interest	-	-	-	-	-	-	49,286	-	-	-	-	-	49,286
Interest	-	-	224	223	298	108	-	-	-	-	-	-	853
Sinking	-	-	256	263	371	72	-	-	-	-	-	-	962
Accounts receivable - impact fees	-	-	-	-	-	-	-	-	-	15,099	-	-	15,099
Due from special revenue fund	45,812	-	-	-	-	-	-	-	-	-	-	-	45,812
Due from Forestar	9,572	-	-	-	-	-	-	-	-	-	-	-	9,572
Due from general fund	-	-	-	-	-	-	-	-	-	25,165	-	-	25,165
Due from debt service fund	-	-	-	12,636	34,256	-	-	-	-	-	-	-	46,892
Utility deposit	2,039	-	-	-	-	-	-	-	-	-	-	-	2,039
Total assets	<u>\$ 570,927</u>	<u>\$480,708</u>	<u>\$ 394,759</u>	<u>\$ 367,260</u>	<u>\$ 536,053</u>	<u>\$ 199,823</u>	<u>\$ 154,763</u>	<u>\$ 5,100</u>	<u>\$ 13,594</u>	<u>\$ 48,947</u>	<u>\$ 6,500</u>	<u>\$ -</u>	<u>\$ 2,778,434</u>
LIABILITIES													
Liabilities:													
Contracts payable	-	-	-	-	-	-	-	-	-	41,074	-	-	41,074
Retainage payable	-	-	-	-	-	-	-	40,978	-	487,453	-	-	528,431
Due to Developer	-	-	8,061	21,935	68,349	41,426	-	-	-	120	-	-	139,891
Due to general fund	-	45,812	-	-	-	-	-	-	-	-	-	-	45,812
Due to DSF - Series 2020 A-2	-	-	12,636	-	-	-	-	-	-	-	-	-	12,636
Due to DSF - Series 2021	-	-	-	-	-	34,256	-	-	-	-	-	-	34,256
Due to capital projects fund	25,165	-	-	-	-	-	-	-	-	-	-	-	25,165
Due to M/I Homes	-	-	-	-	-	-	-	-	-	42,474	-	-	42,474
Due to other	-	-	-	-	-	-	-	-	-	4,164	-	-	4,164
Accrued taxes payable	31	-	-	-	-	-	-	-	-	-	-	-	31
Developer advance - KL West Port	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000
Total liabilities	<u>40,196</u>	<u>45,812</u>	<u>20,697</u>	<u>21,935</u>	<u>68,349</u>	<u>75,682</u>	<u>-</u>	<u>40,978</u>	<u>-</u>	<u>575,285</u>	<u>-</u>	<u>-</u>	<u>888,934</u>
DEFERRED INFLOWS OF RESOURCES													
Deferred receipts	9,572	-	-	-	-	-	-	-	-	15,099	-	-	24,671
Total deferred inflows of resources	<u>9,572</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,099</u>	<u>-</u>	<u>-</u>	<u>24,671</u>
FUND BALANCES													
Committed													
Debt service	-	-	374,062	345,325	467,704	124,141	154,763	-	-	-	-	-	1,465,995
Capital projects	-	-	-	-	-	-	-	(35,878)	13,594	(541,437)	6,500	-	(557,221)
Unassigned	521,159	434,896	-	-	-	-	-	-	-	-	-	-	956,055
Total fund balances	<u>521,159</u>	<u>434,896</u>	<u>374,062</u>	<u>345,325</u>	<u>467,704</u>	<u>124,141</u>	<u>154,763</u>	<u>(35,878)</u>	<u>13,594</u>	<u>(541,437)</u>	<u>6,500</u>	<u>-</u>	<u>1,864,829</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 570,927</u>	<u>\$480,708</u>	<u>\$ 394,759</u>	<u>\$ 367,260</u>	<u>\$ 536,053</u>	<u>\$ 199,823</u>	<u>\$ 154,763</u>	<u>\$ 5,100</u>	<u>\$ 13,594</u>	<u>\$ 48,947</u>	<u>\$ 6,500</u>	<u>\$ -</u>	<u>\$ 2,778,434</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 1,080	\$ 1,066,550	\$ 1,070,525	100%
Total revenues	<u>1,080</u>	<u>1,066,550</u>	<u>1,070,525</u>	100%
EXPENDITURES				
Professional & administrative				
Supervisors	-	431	4,306	10%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	287	12,492	25,000	50%
Engineering	-	-	3,500	0%
Audit	-	-	9,500	0%
Arbitrage rebate calculation	-	1,000	2,500	40%
Dissemination agent	333	3,000	5,000	60%
DSF accounting				
Series 2020 - AA1	458	4,125	5,500	75%
Series 2020 - AA2	458	4,125	5,500	75%
Series 2021 - AA1	458	4,125	5,500	75%
Series 2022 - AA4	458	4,125	5,500	75%
Series 2023 - AA2	-	-	5,500	0%
Trustee	-	10,500	17,500	60%
Telephone	17	150	200	75%
Postage	-	310	500	62%
Printing & binding	42	375	500	75%
Legal advertising	-	-	1,200	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,758	6,119	94%
Property insurance	-	7,056	6,500	109%
Line of credit- principal & interest	483	21,040	25,872	81%
Contingencies/bank charges	-	429	1,200	36%
Website				
Hosting & maintenance	-	705	705	100%
ADA compliance	-	210	210	100%
Tax collector	22	21,330	22,303	96%
EMMA software service	-	1,000		
Total professional & administrative	<u>7,016</u>	<u>138,461</u>	<u>208,290</u>	66%

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Field operations (shared)				
Management	-	19,992	40,000	50%
Accounting	667	6,000	8,000	75%
Stormwater management				
Lake maintenance	6,424	25,696	38,544	67%
PPS Station injection	-	113,573	-	N/A
Preserve maintenance	-	-	-	N/A
Streetlighting	10,710	84,845	166,975	51%
Irrigation supply				
Maintenance contract	7,013	12,018	5,780	208%
Electricity	3,294	17,267	28,724	60%
Repairs and maintenance	-	-	2,625	0%
Effluent	880	29,631	52,600	56%
Monuments and street signage				
Repairs and maintenance	-	-	4,200	0%
Electricity	311	7,648	16,238	47%
Holiday decorating		-	10,000	0%
Landscape maintenance				
Maintenance contract	1,500	177,729	236,724	75%
Pest, OTC Injections and Top Choice	3,181	12,046	16,132	75%
Mulch	14,775	78,631	170,050	46%
Contingency	-	-	20,000	0%
Plant replacement	-	-	20,748	0%
Irrigation repairs	249	5,620	19,650	29%
Roadway maintenance	-	-	5,250	0%
Uncoded expense	-	15,184	-	N/A
Total field operations	49,004	605,880	862,240	70%
Total expenditures	56,020	744,341	1,070,530	70%
Excess/(deficiency) of revenues over/(under) expenditures	(54,940)	322,209	(5)	
OTHER FINANCING SOURCES				
Receipt of note proceeds	-	128,757	-	N/A
Total other financing sources	-	128,757	-	N/A
Net change in fund balances	(54,940)	450,966	(5)	
Fund balances - beginning	576,099	70,193	-	
Fund balances - ending	\$ 521,159	\$ 521,159	\$ (5)	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
SPECIAL REVENUE FUND AREA 1
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ 530	\$ 523,841	\$ 525,790	100%
Grants and Donations FEMA	-	78,815	-	N/A
Interest and miscellaneous	-	70	-	N/A
Total revenues	<u>530</u>	<u>602,726</u>	<u>525,790</u>	115%
Field operations				
Management	-	7,507	15,000	50%
Property insurance	-	31,280	24,000	130%
Landscape maintenance	-	75,829	108,420	70%
Plant replacement	-	-	10,000	0%
Mulch	-	14,634	33,529	44%
Irrigation repairs	-	-	4,000	0%
Streetlighting	-	82,900	148,500	56%
Accounting	283	2,550	3,400	75%
Line of credit- principal & interest	2,535	110,458	135,828	81%
Pest, OTC Injections and Top Choice	-	473	7,164	7%
Hurricane/storm clean-up	-	1,590	-	N/A
Roadway maintenance	-	-	5,000	0%
Contingencies	-	30	20,000	0%
Total field operations	<u>2,818</u>	<u>327,251</u>	<u>514,841</u>	64%
Other fees & charges				
Tax collector	<u>10</u>	<u>10,475</u>	<u>10,954</u>	96%
Total other fees & charges	<u>10</u>	<u>10,475</u>	<u>10,954</u>	96%
Total expenditures	<u>2,828</u>	<u>337,726</u>	<u>525,795</u>	64%
Excess/(deficiency) of revenues over/(under) expenditures	(2,298)	265,000	(5)	
Fund balances - beginning	<u>437,194</u>	<u>169,896</u>	<u>-</u>	
Fund balances - ending	<u>\$ 434,896</u>	<u>\$ 434,896</u>	<u>\$ (5)</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020 BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 395	\$ 390,626	\$ 392,067	100%
Interest	1,650	17,108	-	N/A
Total revenues	<u>2,045</u>	<u>407,734</u>	<u>392,067</u>	104%
EXPENDITURES				
Debt service				
Principal	-	140,000	140,000	100%
Interest	-	245,570	245,570	100%
Total debt service	<u>-</u>	<u>385,570</u>	<u>385,570</u>	100%
Other fees & charges				
Tax collector	8	7,811	8,168	96%
Total other fees and charges	<u>8</u>	<u>7,811</u>	<u>8,168</u>	96%
Total expenditures	<u>8</u>	<u>393,381</u>	<u>393,738</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,037	14,353	(1,671)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(9,620)	-	N/A
Total other financing sources	<u>-</u>	<u>(9,620)</u>	<u>-</u>	N/A
Net change in fund balances	2,037	4,733	(1,671)	
Fund balances - beginning	372,024	369,329	367,475	
Fund balances - ending	<u>\$ 374,061</u>	<u>\$ 374,062</u>	<u>\$ 365,804</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020 ASSESSMENT AREA TWO BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 400	\$ 395,489	\$ 396,971	100%
Interest	1,478	15,727	-	N/A
Total revenues	1,878	411,216	396,971	104%
EXPENDITURES				
Debt service				
Principal	-	145,000	145,000	100%
Interest	-	245,175	245,175	100%
Total debt service	-	390,175	390,175	100%
Other fees & charges				
Tax collector	6	7,907	8,270	96%
Total other fees and charges	6	7,907	8,270	96%
Total expenditures	6	398,082	398,445	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,872	13,134	(1,474)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(9,750)	-	N/A
Total other financing sources	-	(9,750)	-	N/A
Net change in fund balances	1,872	3,384	(1,474)	
Fund balances - beginning	343,453	341,941	335,435	
Fund balances - ending	<u>\$ 345,325</u>	<u>\$ 345,325</u>	<u>\$ 333,961</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 547	\$ 540,493	\$ 542,505	100%
Interest	2,096	22,137	-	N/A
Total revenues	2,643	562,630	542,505	104%
EXPENDITURES				
Debt service				
Principal	-	205,000	205,000	100%
Interest	-	326,790	326,790	100%
Total debt service	-	531,790	531,790	100%
Other fees & charges				
Tax collector	11	10,808	11,302	96%
Total other fees and charges	11	10,808	11,302	96%
Total expenditures	11	542,598	543,092	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,632	20,032	(587)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(13,324)	-	N/A
Total other financing sources	-	(13,324)	-	N/A
Net change in fund balances	2,632	6,708	(587)	
Fund balances - beginning	465,072	460,996	427,123	
Fund balances - ending	\$ 467,704	\$ 467,704	\$ 426,536	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment - on roll	\$ 163	\$ 160,978	\$ 161,592	100%
Interest	839	8,242	-	N/A
Total revenues	<u>1,002</u>	<u>169,220</u>	<u>161,592</u>	105%
EXPENDITURES				
Debt service				
Principal	-	40,000	40,000	100%
Interest	-	119,075	119,075	100%
Total debt service	<u>-</u>	<u>159,075</u>	<u>159,075</u>	100%
Other fees & charges				
Tax collector	4	3,219	3,367	96%
Total other fees and charges	<u>4</u>	<u>3,219</u>	<u>3,367</u>	96%
Total expenditures	<u>4</u>	<u>162,294</u>	<u>162,442</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	998	6,926	(850)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	-	(3,969)	-	N/A
Total other financing sources	<u>-</u>	<u>(3,969)</u>	<u>-</u>	N/A
Net change in fund balances	998	2,957	(850)	
Fund balances - beginning	123,143	121,184	153,868	
Fund balances - ending	<u>\$ 124,141</u>	<u>\$ 124,141</u>	<u>\$ 153,018</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Total revenues	-	-	-	N/A
EXPENDITURES				
Debt service				
Cost of issuance	150,250	150,250		
Total debt service	150,250	150,250	-	N/A
Total expenditures	150,250	150,250	-	N/A
Excess/(deficiency) of revenues over/(under) expenditures	(150,250)	(150,250)	-	
OTHER FINANCING SOURCES/(USES)				
Bond proceeds	361,146	361,146	-	N/A
Underwriters discount	(46,600)	(46,600)	-	N/A
Original issue discount	(9,533)	(9,533)	-	N/A
Total other financing sources	305,013	305,013	-	N/A
Net change in fund balances	154,763	154,763	-	
Fund balances - beginning	-	-	-	
Fund balances - ending	<u>\$ 154,763</u>	<u>\$ 154,763</u>	<u>\$ -</u>	

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020 BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest and miscellaneous	\$ 21	\$ 1,350
Total revenues	<u>21</u>	<u>1,350</u>
EXPENDITURES		
Capital outlay	<u>-</u>	<u>42,754</u>
Total expenditures	<u>-</u>	<u>42,754</u>
Excess/(deficiency) of revenues over/(under) expenditures	21	(41,404)
OTHER FINANCING SOURCES/(USES)		
Transfer in	<u>-</u>	<u>9,620</u>
Total other financing sources/(uses)	<u>-</u>	<u>9,620</u>
Net change in fund balances	21	(31,784)
Fund balances - beginning	<u>(35,899)</u>	<u>(4,094)</u>
Fund balances - ending	<u><u>\$ (35,878)</u></u>	<u><u>\$ (35,878)</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020 ASSESSMENT AREA TWO BONDS
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 59	\$ 320
Total revenues	<u>59</u>	<u>320</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	59	320
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	9,750
Total other financing sources/(uses)	<u>-</u>	<u>9,750</u>
Net change in fund balances	59	10,070
Fund balances - beginning	13,535	3,524
Fund balances - ending	<u>\$ 13,594</u>	<u>\$ 13,594</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 37	\$ 8,424
Total revenues	<u>37</u>	<u>8,424</u>
EXPENDITURES		
Capital outlay	-	556,235
Total expenditures	<u>-</u>	<u>556,235</u>
Excess/(deficiency) of revenues over/(under) expenditures	37	(547,811)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	13,324
Total other financing sources/(uses)	<u>-</u>	<u>13,324</u>
Net change in fund balances	37	(534,487)
Fund balances - beginning	(541,474)	(6,950)
Fund balances - ending	<u><u>\$ (541,437)</u></u>	<u><u>\$ (541,437)</u></u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 27	\$ 166
Total revenues	<u>27</u>	<u>166</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	27	166
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	3,969
Total other financing sources/(uses)	<u>-</u>	<u>3,969</u>
Net change in fund balances	27	4,135
Fund balances - beginning	6,473	2,365
Fund balances - ending	<u>\$ 6,500</u>	<u>\$ 6,500</u>

**WEST PORT
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2024**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Capital outlay	<u>1,968,854</u>	<u>1,968,854</u>
Total expenditures	<u>1,968,854</u>	<u>1,968,854</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,968,854)	(1,968,854)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>1,968,854</u>	<u>1,968,854</u>
Total other financing sources/(uses)	<u>1,968,854</u>	<u>1,968,854</u>
Net change in fund balances	-	-
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
WEST PORT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the West Port Community Development District held a Regular Meeting on May 14, 2024 at 12:30 p.m., at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950.

Present were:

Candice Bain	Chair
Paul Martin	Vice Chair
Jim Manners	Assistant Secretary
Christian Cotter	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Jillian Nehus (via telephone)	Breeze Connected Facilities Management
Steve Sanford (via telephone)	Bond Counsel
William (Bill) Fife (via telephone)	Supervisor-Appointee

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 12:30 p.m.

Supervisors Bain, Martin, Cotter and Manners were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consider Appointment of William (Bill) Fife
to Fill Unexpired Term of Seat 1; Term
Expires November 2024**

Mr. Cotter nominated Mr. William (Bill) Fife to fill Seat 1.

No other nominations were made.

On MOTION by Mr. Cotter and seconded by Mr. Manners, with all in favor, the appointment of Mr. William (Bill) Fife to fill Seat 1, was approved.

- **Administration of Oath of Office to Appointed Supervisor (the following will be provided in a separate package)**

As Mr. Fife was present via telephone, the Oath of Office will be administered to Mr. Fife at or before the next meeting. As an experienced CDD Board Member, Mr. Fife is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

- **Acceptance of Resignation of Supervisor Candice Bain from Seat 4**

This item was an addition to the agenda.

Ms. Suit presented Ms. Candice Bain's resignation from Seat 4.

On MOTION by Mr. Martin and seconded by Mr. Cotter, with all in favor, the resignation of Ms. Candice Bain from Seat 4, was accepted.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-09,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-09. Mr. Martin nominated the following slate:

Chair	Paul Martin
Vice Chair	William (Bill) Fife
Assistant Secretary	Jim Manners

73 Assistant Secretary Christian Cotter

74 No other nominations were made.

75 This Resolution removes the following from the Board:

76 Chair Candice Bain

77 Prior appointments by the Board for Secretary, Treasurer and Assistant Treasurer, and
78 Assistant Secretary Kristen Suit, remain unaffected by this Resolution.

79

80 **On MOTION by Mr. Cotter and seconded by Mr. Martin, with all in favor,**
81 **Resolution 2024-09, Electing, as nominated, and Removing Officers of the**
82 **District and Providing for an Effective Date, was adopted.**

83

84

85 **FIFTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer's
Report**

86

87

88 Mr. Earlywine presented the Supplemental Engineer's Report. He noted the following:

89 ➤ This is related to the last bond issuance for the areas within the boundaries of the
90 existing CDD.

91 ➤ This is for the second half of Forestar's project so it should not affect anyone's existing
92 assessments.

93 ➤ The bond issue is for the Assessment Area Four Project, consisting of 149 lots that are
94 the second half of the Forestar project.

95 ➤ The Capital Improvement Plan (CIP) is approximately \$3,000,000, which consists largely
96 of utilities and stormwater improvements.

97 ➤ The Report contains all the standard findings, including that the costs are reasonable,
98 permits are in hand or reasonably expected to be obtained and there is no reason the project
99 cannot proceed.

100

101 **On MOTION by Mr. Manners and seconded by Mr. Cotter, with all in favor, the**
102 **Supplemental Engineer's Report, in substantial form, was approved.**

103

104

SIXTH ORDER OF BUSINESS**Presentation of Supplemental Special Assessment Methodology Report**

Ms. Suit presented the Supplemental Special Assessment Methodology Report. She noted the following:

- This is the fifth Supplemental Methodology for Assessment Area 4.
- Assessment Area Four consist of 149 units.
- The CIP is based on the Supplemental Engineer's Report.

Ms. Suit reviewed the Tables on Pages 13 and 14, which set forth the Development Plan for Assessment Area Four, the CIP, Preliminary Sources and Uses of Funds, Benefit Allocation, Cost Allocation for Assessment Area Four and the Bond Assessments Apportionment.

On MOTION by Mr. Manners and seconded by Mr. Cotter, with all in favor, the Supplemental Special Assessment Methodology Report, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-10, Authorizing the Issuance of Not Exceeding \$3,000,000 West Port Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area Four) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Four Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated as of March 1, 2020 With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a Fifth Supplemental Trust Indenture Governing the Bonds; Approving the Form

of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date

Mr. Sanford presented Resolution 2024-10, which accomplishes the following, with regard to bond issuance for Assessment Area Four:

- Authorizes the principal amount of bonds not exceeding \$3,000,000.
- Authorizes the Chair or Vice Chair to execute a Bond Purchase Contract, provided it is consistent with the parameters set forth, without the need to hold a special meeting.
- Approves documents, including the Bond Purchase Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement and Fifth Supplemental Trust Indenture.
- Authorizes Staff to amend the Supplemental Engineer's Report and Supplemental Special Assessment Methodology Report.

On MOTION by Mr. Marton and seconded by Mr. Manners, with all in favor, Resolution 2024-10, Authorizing the Issuance of Not Exceeding \$3,000,000 West Port Community Development District, Special Assessment Bonds, Series 2024 (Assessment Area Four) (the "Bonds") to Finance Certain Public Infrastructure Within Assessment Area Four Within the District; Determining the Need for a Negotiated Limited Offering of the Bonds and Providing for a

Delegated Award of Such Bonds; Approving the Underwriter for the Limited Offering of the Bonds; Approving the Form of and Authorizing the Execution and Delivery of a Bond Purchase Contract With Respect to the Bonds; Authorizing the Use of that Certain Master Trust Indenture Dated as of March 1, 2020 With Respect to the Bonds and Approving the Form of and Authorizing the Execution and Delivery of a Fifth Supplemental Trust Indenture Governing the Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary Limited Offering Memorandum; Approving the Execution and Delivery of a Final Limited Offering Memorandum; Approving the Form of and Authorizing the Execution of a Continuing Disclosure Agreement, and Appointing a Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing Certain Modifications to the Assessment Methodology Report and Engineer's Report; Making Certain Declarations; Providing for the Registration of the Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper Officials to Do All Things Deemed Necessary in Connection With the Issuance, Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-11, Setting Forth the Specific Terms of the District's Special Assessment Revenue Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2024-11 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Manners, with all in favor, Resolution 2024-11, Setting Forth the Specific Terms of the District's Special

Assessment Revenue Bonds, Series 2024; Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Forms of Issuer's Counsel Documents**

Mr. Earlywine presented the following standard bond issuance related documents:

- A. Collateral Assignment Agreement**
- B. Completion Agreement**
- C. Declaration of Consent**
- D. Disclosure of Public Finance**
- E. Notice of Special Assessments**
- F. Acquisition Agreement**

On MOTION by Mr. Cotter and seconded by Mr. Martin, with all in favor, the Collateral Assignment Agreement, Completion Agreement, Declaration of Consent, Disclosure of Public Finance, Notice of Special Assessments and Acquisition Agreement, all in substantial form, were approved.

TENTH ORDER OF BUSINESS**Consideration of Resolution 2024-12, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2024-12. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal

Year 2024 budget, and explained the reasons for any changes. She noted that assessments are anticipated to increase.

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, Resolution 2024-12, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13, 2024 at 12:30 p.m., at the Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-13, Adopting the Annual Meeting Schedule for Fiscal Year 2024/2025 and Providing for an Effective Date

Ms. Suit presented Resolution 2024-13.

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, Resolution 2024-13, Adopting the Annual Meeting Schedule for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Consideration of Evergreen Lifestyles Management, LLC Notice of Termination

Ms. Suit stated that this item is for ratification.

On MOTION by Mr. Martin and seconded by Mr. Cotter, with all in favor, the termination of the contract with Evergreen Lifestyles Management, LLC, was ratified.

THIRTEENTH ORDER OF BUSINESS

Consideration of Interlocal Agreement and Easement and Roadway Regarding Roadway and Waterway Improvements

Mr. Earlywine presented the Interlocal Agreement and Easement and Roadway Regarding Roadway and Waterway Improvements. This is part of the CDD's Boundary Amendment that Kolter is closing on and intends to include within the CDD's boundaries. The closing on the property is anticipated. This is in preparation for proceeding with adding the property to the CDD's boundaries, once it closes, and include financing in the CDD's overall project.

Mr. Earlywine stated that, as part of the Development approvals, the County asked the CDD to take responsibility for the construction, installation and maintenance of certain segments of West Port Crossing and Flamingo Boulevard rights-of-way, along with the Flamingo Waterway canal and another canal and any bridges or overpasses that go over those. That is the purpose of this Interlocal Agreement.

Mr. Earlywine stated that the map needs to be attached to the Agreement.

On MOTION by Mr. Martin and seconded by Mr. Manners, with all in favor, the Interlocal Agreement and Easement and Roadway Regarding Roadway and Waterway Improvements, with the addition of the map and in substantial form, was approved.

FOURTEENTH ORDER OF BUSINESS

Consideration of Resolution 2024-14, Rescinding and Replacing Resolution 2022-13 in its Entirety; Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Charlotte County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date

Mr. Earlywine presented Resolution 2024-014. It is an updated Boundary Amendment Resolution that authorizes the CDD to proceed with the revised Boundary Amendment Petition to incorporate the segments.

On MOTION by Mr. Martin and seconded by Mr. Cotter, with all in favor, Resolution 2024-14, Rescinding and Replacing Resolution 2022-13 in its Entirety; Directing the Chairman and District Staff to Request the Passage of an Ordinance by the Board of County Commissioners of Charlotte County, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

FIFTEENTH ORDER OF BUSINESS**Ratification Items**

Ms. Suit presented the following:

- A. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
- B. Breeze Connected, LLC Facilities Management Agreement

On MOTION by Mr. Martin and seconded by Mr. Cotter, with all in favor, the Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement and the Breeze Connected, LLC Facilities Management Agreement, were ratified.

SIXTEENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of March 31, 2024**

On MOTION by Mr. Martin and seconded by Mr. Cotter, with all in favor, the Unaudited Financial Statements as of March 31, 2024, were accepted.

SEVENTEENTH ORDER OF BUSINESS**Approval of January 9, 2024 Regular Meeting Minutes**

On MOTION by Mr. Manners and seconded by Mr. Cotter, with all in favor, the January 9, 2024 Regular Meeting Minutes, as presented, were approved.

EIGHTEENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Morris Engineering and Consulting, LLC

375 There were no District Counsel or District Engineer reports.

376 **C. Field Operations: Breeze Connected, LLC Facilities Management**

377 Ms. Nehus reported the following:

378 ➤ Work is underway to have the palm trees replaced; proposals were received.

379 ➤ A proposal for sign repairs is pending.

380 **D. District Manager: Wrathell, Hunt and Associates, LLC**

381 • **NEXT MEETING DATE: June 11, 2024 at 12:30 PM**

382 • **QUORUM CHECK**

383 The June and July 2024 meetings will be cancelled. The next meeting will be on August
384 13, 2024.

385

386 **NINETEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

387

388 There were no Board Member comments or requests.

389

390 **TWENTIETH ORDER OF BUSINESS**

Public Comments

391

392 No members of the public spoke.

393

394 **TWENTY-FIRST ORDER OF BUSINESS**

Adjournment

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397 **On MOTION by Mr. Martin and seconded by Mr. Cotter with all in favor, the**
398 **meeting adjourned at 12:59 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

404
405
406
407
408

Secretary/Assistant Secretary

Chair/Vice Chair

WEST PORT

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

WEST PORT COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
¹ Punta Gorda Charlotte Library, 401 Shreve St., Punta Gorda, Florida 33950		
² Centennial Park Recreation Center, 1120 Centennial Boulevard, Port Charlotte, Florida 33953		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 10, 2023 ¹	Regular Meeting	12:30 PM
November 14, 2023 ¹ CANCELED	Regular Meeting	12:30 PM
December 12, 2023 ² CANCELED	Regular Meeting	12:30 PM
January 9, 2024 ¹	Regular Meeting	12:30 PM
February 13, 2024 ² CANCELED	Regular Meeting	12:30 PM
March 12, 2024 ² CANCELED	Regular Meeting	12:30 PM
April 9, 2024 ² CANCELED	Regular Meeting	12:30 PM
May 14, 2024 ¹	Regular Meeting	12:30 PM
June 11, 2024 ¹ CANCELED	Regular Meeting	12:30 PM
July 9, 2024 ¹ CANCELED	Regular Meeting	12:30 PM
August 13, 2024 ¹	Regular Meeting	12:30 PM
September 10, 2024 ¹	Regular Meeting	12:30 PM