

**West Port Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2025**

**West Port Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2025**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
West Port Community Development District  
Charlotte County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of West Port Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General and Special Revenue Funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
West Port Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors  
West Port Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated June 3, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 3, 2026

**West Port Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2025**

Management's discussion and analysis of West Port Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**West Port Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund and Special Revenue Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2025.

- ◆ The District's liabilities exceeded assets by \$(2,145,881) (net position). Restricted net position was \$421,396, and unrestricted net position was \$(9,716,456). Net investment in capital assets was \$7,149,179.
- ◆ Governmental activities revenues totaled \$3,728,285, while governmental activities expenses totaled \$3,304,804.

**West Port Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
Current assets	\$ 1,069,954	\$ 884,195
Restricted assets	1,725,326	1,597,791
Capital assets	22,385,101	23,096,341
Total Assets	25,180,381	25,578,327
Current liabilities	1,646,845	1,707,549
Non-current liabilities	25,679,417	26,440,140
Total Liabilities	27,326,262	28,147,689
Net Position		
Net investment in capital assets	7,149,179	7,446,178
Restricted	421,396	239,556
Unrestricted	(9,716,456)	(10,255,096)
Total Net Position	\$ (2,145,881)	\$ (2,569,362)

The increase in current assets is primarily related to the increase in cash in the current year.

The increase in restricted assets is related to revenues exceeding expenditures in the Debt Service Fund in the current year.

The decrease in capital assets is due to current year depreciation.

The decrease in non-current liabilities is the result of current year principal payments.

**West Port Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

	<b>Governmental Activities</b>	
	<b>2025</b>	<b>2024</b>
Program Revenues		
Charges for services	\$ 3,537,292	\$ 3,086,003
Capital grants and contributions	-	9,710,827
Miscellaneous revenues	118,133	94,677
Investment income	72,860	94,982
Total Revenues	<u>3,728,285</u>	<u>12,986,489</u>
Expenses		
General government	202,590	150,088
Physical environment	1,693,051	920,642
Culture/recreation	342,755	186,584
Interest and other charges	1,066,408	1,243,529
Total Expenses	<u>3,304,804</u>	<u>2,500,843</u>
Conveyance of capital assets	-	<u>(15,802,975)</u>
Change in Net Position	423,481	(5,317,329)
Net Position - Beginning of Year	<u>(2,569,362)</u>	<u>2,747,967</u>
Net Position - End of Year	<u>\$ (2,145,881)</u>	<u>\$ (2,569,362)</u>

The increase in charges for services is related to the increase in special assessments levied in the current year.

The decrease in capital grants and contributions and conveyance of capital assets is the result of the capital project activity in the prior year.

The increase in general government is due to the increase in legal fees in the current year.

The increase in physical environment and culture/recreation is primarily related to current year depreciation.

The decrease in interest and other charges is related to the reduction of outstanding long-term debt in the current year.

**West Port Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2025</u>	<u>2024</u>
Land	\$ 1,759,154	\$ 1,759,154
Infrastructure	16,863,952	16,863,952
Improvements other than buildings	4,473,235	4,473,235
Less: accumulated depreciation	(711,240)	-
Total Capital Assets, Net	<u>\$ 22,385,101</u>	<u>\$ 23,096,341</u>

Capital asset activity for the year consisted of depreciation of \$711,240.

**General Fund Budgetary Highlights**

Actual expenditures were less than the final budget primarily because mulch-landscape expenditures were less than anticipated.

The September 30, 2025 General Fund budget was not amended.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In April 2020, the District issued \$6,735,000 Series 2020 Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020, Assessment Area One Project. As of September 30, 2025, the balance outstanding was \$6,190,000.
- ◆ In December 2020, the District issued \$6,900,000 Series 2020 Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020, Assessment Area Two Project. As of September 30, 2025, the balance outstanding was \$6,335,000.
- ◆ In May 2021, the District issued \$9,560,000 Series 2021 Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2021 Project. As of September 30, 2025, the balance outstanding was \$8,750,000.
- ◆ In July 2022, the District issued \$2,375,000 Series 2022 Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2022, Area Three Project. As of September 30, 2025, the balance outstanding was \$2,260,000.

**West Port Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2025**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- ◆ In May 2024, the District issued \$2,330,000 Series 2024 Special Assessment Bonds. These bonds were issued to finance a portion of the cost and acquisition of the Assessment Area Four Project. As of September 30, 2025, the balance outstanding was \$2,295,000.
- ◆ In October 2022, the District applied for and received a \$500,000 non-revolving taxable line of credit with Synovus Bank for hurricane recovery needs within the District. The District was then approved for an increase to \$600,000 in February 2023 to cover additional necessary costs related to hurricane recovery. The total amount drawn from the line of credit during the year was \$599,858. The amount is to be repaid as reimbursement funding is received from FEMA. The total outstanding balance as of September 30, 2025, was \$389,748.

**Economic Factors and Next Year's Budget**

West Port Community Development District does not expect any economic factors to have any significant effect on the financial position or the results of operations of the District in fiscal year 2026.

**Request for Information**

The financial report is designed to provide a general overview of West Port Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the West Port Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**West Port Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2025**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 1,000,547
Accounts receivable	15,099
Assessments receivable	52,269
Deposits	2,039
Total Current Assets	1,069,954
Non-current Assets	
Restricted Assets	
Investments	1,725,326
Capital Assets, not being depreciated	
Land	1,759,154
Capital Assets, being depreciated	
Infrastructure	16,863,952
Improvements other than buildings	4,473,235
Less: accumulated depreciation	(711,240)
Total Non-current Assets	24,110,427
Total Assets	25,180,381
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	168,062
Due to developer	296,031
Bonds payable	585,000
Accrued interest	430,379
Line-of-credit payable	167,373
Total Current Liabilities	1,646,845
Non-current Liabilities	
Line-of-credit payable	222,375
Bonds payable, net	25,457,042
Total Non-current Liabilities	25,679,417
Total Liabilities	27,326,262
<b>NET POSITION</b>	
Net investment in capital assets	7,149,179
Restricted for debt service	394,655
Restricted for capital projects	26,741
Unrestricted	(9,716,456)
Total Net Position	\$ (2,145,881)

See accompanying notes to financial statements.



**West Port Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2025**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>					
Cash	\$ 575,914	\$ 424,633	\$ -	\$ -	\$ 1,000,547
Accounts receivable	-	-	-	15,099	15,099
Assessments receivable	19,529	8,035	24,705	-	52,269
Due from other funds	-	-	-	25,165	25,165
Deposits	2,039	-	-	-	2,039
Restricted Assets					
Investments	-	-	1,676,992	48,334	1,725,326
Total Assets	<u>\$ 597,482</u>	<u>\$ 432,668</u>	<u>\$ 1,701,697</u>	<u>\$ 88,598</u>	<u>\$ 2,820,445</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts payable and accrued expenses	\$ 85,062	\$ 83,000	\$ -	\$ -	\$ 168,062
Due to other funds	25,165	-	-	-	25,165
Due to developer	143,757	-	105,516	46,758	296,031
Total Liabilities	<u>253,984</u>	<u>83,000</u>	<u>105,516</u>	<u>46,758</u>	<u>489,258</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,099</u>	<u>15,099</u>
<b>FUND BALANCES</b>					
Nonspendable					
Deposits	2,039	-	-	-	2,039
Restricted					
Debt service	-	-	1,596,181	-	1,596,181
Capital projects	-	-	-	26,741	26,741
Committed					
Special revenue	-	349,668	-	-	349,668
Unassigned	341,459	-	-	-	341,459
Total Fund Balances	<u>343,498</u>	<u>349,668</u>	<u>1,596,181</u>	<u>26,741</u>	<u>2,316,088</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 597,482</u>	<u>\$ 432,668</u>	<u>\$ 1,701,697</u>	<u>\$ 88,598</u>	<u>\$ 2,820,445</u>

See accompanying notes to financial statements.

**West Port Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2025**

Total Governmental Fund Balances	\$ 2,316,088
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land, \$1,759,154, infrastructure, \$16,863,952, and improvements other than buildings, \$4,473,235, net of accumulated depreciation, \$(711,240), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	22,385,101
Long-term liabilities, including bonds payable, \$(25,830,000), net of bond premium, net, \$(221,165), and bond discount, net, \$9,123, and line-of-credit payable, \$(389,748), are not due and payable in the current period and therefore, are not reported at the fund level.	(26,431,790)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.	(430,379)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	<u>15,099</u>
Net Position of Governmental Activities	<u><u>\$ (2,145,881)</u></u>

See accompanying notes to financial statements.

**West Port Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2025**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>					
Special assessments	\$1,321,619	\$ 543,769	\$ 1,671,904	\$ -	\$ 3,537,292
Developer contributions	13,980	-	-	-	13,980
Miscellaneous revenues	-	-	34,256	-	34,256
Investment income	-	-	70,891	1,969	72,860
Total Revenues	<u>1,335,599</u>	<u>543,769</u>	<u>1,777,051</u>	<u>1,969</u>	<u>3,658,388</u>
<b>Expenditures</b>					
Current					
General government	130,571	63,311	8,708	-	202,590
Physical environment	934,212	196,707	-	-	1,130,919
Culture/recreation	-	193,647	-	-	193,647
Debt service					
Principal	20,934	109,902	570,000	-	700,836
Interest	5,129	26,926	1,034,946	-	1,067,001
Total Expenditures	<u>1,090,846</u>	<u>590,493</u>	<u>1,613,654</u>	<u>-</u>	<u>3,294,993</u>
Excess of revenues over/(under) expenditures	<u>244,753</u>	<u>(46,724)</u>	<u>163,397</u>	<u>1,969</u>	<u>363,395</u>
<b>Other Financing Sources/(Uses)</b>					
Insurance proceeds	-	84,345	-	-	84,345
Transfers in	-	-	-	12,055	12,055
Transfers out	-	-	(12,055)	-	(12,055)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>84,345</u>	<u>(12,055)</u>	<u>12,055</u>	<u>84,345</u>
Net change in fund balances	244,753	37,621	151,342	14,024	447,740
Fund Balances - October 1, 2024	<u>98,745</u>	<u>312,047</u>	<u>1,444,839</u>	<u>12,717</u>	<u>1,868,348</u>
Fund Balances - September 30, 2025	<u>\$ 343,498</u>	<u>\$ 349,668</u>	<u>\$ 1,596,181</u>	<u>\$ 26,741</u>	<u>\$ 2,316,088</u>

See accompanying notes to financial statements.

**West Port Community Development District  
RECONCILIATION OF THE STATEMENT  
OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Fiscal Year Ended September 30, 2025**

Net Change in Fund Balances - Total Governmental Funds	\$ 447,740
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(711,240)
At the fund level principal payments on long-term debt are recognized as an expenditure, however, at the government-wide level they reduce liabilities.	700,836
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	(7,757)
Amortization of bond premium, \$8,668, and discount, \$(318), does not require the use of current financial resources and therefore, is not reported at the fund level. This is the amount of amortization in the current period.	8,350
At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	<u>(14,448)</u>
Change in Net Position of Governmental Activities	<u><u>\$ 423,481</u></u>

See accompanying notes to financial statements.

**West Port Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Fiscal Year Ended September 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 1,310,244	\$ 1,310,244	\$ 1,321,619	\$ 11,375
Developer contributions	-	-	13,980	13,980
Total Revenues	<u>1,310,244</u>	<u>1,310,244</u>	<u>1,335,599</u>	<u>25,355</u>
Expenditures				
Current				
General government	182,293	182,293	130,571	51,722
Physical environment	1,102,078	1,102,078	934,212	167,866
Debt service				
Principal	20,934	20,934	20,934	-
Interest	4,938	4,938	5,129	(191)
Total Expenditures	<u>1,310,243</u>	<u>1,310,243</u>	<u>1,090,846</u>	<u>219,397</u>
Net Change in Fund Balances	1	1	244,753	244,752
Fund Balances - October 1, 2024	<u>78,715</u>	<u>78,715</u>	<u>98,745</u>	<u>20,030</u>
Fund Balances - September 30, 2025	<u>\$ 78,716</u>	<u>\$ 78,716</u>	<u>\$ 343,498</u>	<u>\$ 264,782</u>

See accompanying notes to financial statements.

**West Port Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – SPECIAL REVENUE FUND**  
**For the Fiscal Year Ended September 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 539,090	\$ 543,769	\$ 543,769	\$ -
Expenditures				
Current				
General government	11,231	63,311	63,311	-
Physical environment	172,500	196,707	196,707	-
Culture/recreation	219,523	248,826	193,647	55,179
Debt service				
Principal	109,902	109,902	109,902	-
Interest	25,926	26,926	26,926	-
Total Expenditures	<u>539,082</u>	<u>645,672</u>	<u>590,493</u>	<u>55,179</u>
Excess of revenues over/(under) expenditures	<u>8</u>	<u>(101,903)</u>	<u>(46,724)</u>	<u>55,179</u>
Other Financing Sources/(Uses)				
Insurance proceeds	<u>-</u>	<u>84,345</u>	<u>84,345</u>	<u>-</u>
Net Change in Fund Balances	8	(17,558)	37,621	55,179
Fund Balances - October 1, 2024	<u>294,481</u>	<u>312,047</u>	<u>312,047</u>	<u>-</u>
Fund Balances - September 30, 2025	<u>\$ 294,489</u>	<u>\$ 294,489</u>	<u>\$ 349,668</u>	<u>\$ 55,179</u>

See accompanying notes to financial statements.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on October 22, 2019, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 2019-023 of the Board of County Commissioners of Charlotte County, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the West Port Community Development District. The District is governed by a five member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the West Port Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Special Revenue Fund – The Special Revenue Fund accounts for the operation of specific areas within the District.

Debt Service Fund – The Debt Service Fund accounts for the debt service requirements to retire the long-term debt of the District.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the District.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**West Port Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity  
(Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Capital Assets**

Capital assets, which include land, infrastructure, and improvements other than buildings, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life of more than one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives.

Infrastructure	30 years
Improvements other than buildings	30 years

**c. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**d. Budgets**

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**West Port Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**e. Unamortized Bond Premium/Discount**

Bond premiums/discounts associated with the issuance of revenue bonds are amortized according to the straight-line method. For financial reporting, unamortized bond premiums/discounts are netted with the applicable long-term debt.

**f. Use of Estimates**

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$2,316,088, differs from “net position” of governmental activities, \$(2,145,881), reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$	1,759,154
Infrastructure		16,863,952
Improvements other than buildings		4,473,235
Less: accumulated depreciation		(711,240)
Total		<u>\$ 22,385,101</u>

**West Port Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund level liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2025 were:

Bonds payable	\$ (25,830,000)
Bond premium	(221,165)
Bond discount	9,123
Line-of-credit payable	<u>(389,748)</u>
Total	<u>\$ (26,431,790)</u>

**Deferred inflows of resources**

Deferred inflows of resources in the Statement of Net Position differ from the amount reported at the governmental fund level due to unavailable revenues. Governmental fund financial statements report revenues which are not available as deferred inflows of resources. However, unavailable revenues at the governmental fund level are susceptible to full accrual in the government-wide financial statements.

Deferred inflows of resources	<u>\$ 15,099</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to accrued interest on bonds.

Accrued interest on bonds payable	<u>\$ (430,379)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for governmental funds, \$447,740, differs from the “change in net position” for governmental activities, \$423,481, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental fund level. The effect of the differences is illustrated below:

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation	\$ <u>(711,240)</u>
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**Long-term debt transactions**

Repayments of long-term debt is an expenditure at the governmental fund level, but the repayment reduces non-current liabilities at the government-wide level.

Principal payments	\$ <u>700,836</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the governmental fund level.

Net change in accrued interest payable	\$ <u>(7,757)</u>
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Amortization of bond premium/discount	\$ <u>8,350</u>
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**Deferred inflows of resources**

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$ <u>(14,448)</u>
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**West Port Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$1,093,787 and the carrying value was \$1,000,547. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

<b>Investment</b>	<b>Maturities</b>	<b>Fair Value</b>
Goldman Sachs Financial Square Government Fund	49 days*	<u>\$ 1,725,326</u>

\*Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in Goldman Sachs Financial Square Government Fund were rated AAAM by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the Goldman Sachs Financial Square Government Fund represents 100% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical. The District considers any decline in fair value for certain investments to be temporary.

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/1/2024	Additions	Disposals	Balance 09/30/25
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 1,759,154	\$ -	\$ -	\$ 1,759,154
Capital assets, being depreciated:				
Infrastructure	16,863,952	-	-	16,863,952
Improvements other than buildings	4,473,235	-	-	4,473,235
Less: accumulated depreciation	-	(711,240)	-	(711,240)
Total Capital Assets Being Depreciated, Net	<u>21,337,187</u>	<u>(711,240)</u>	-	<u>20,625,947</u>
Governmental Activities Capital Assets	<u>\$ 23,096,341</u>	<u>\$ (711,240)</u>	<u>\$ -</u>	<u>\$ 22,385,101</u>

Depreciation of \$711,240 was charged to physical environment, \$562,132, and culture/recreation, \$149,108.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE E – LONG-TERM DEBT**

The following is a summary activity for long-term debt of the District for the year ended September 30, 2025:

Governmental Activities

Long-term debt at October 1, 2024	\$ 26,920,584
Principal payments	(700,836)
Bond discount, net	(9,123)
Bond premium, net	221,165
Long-term Debt, Net at September 30, 2025	<u>\$ 26,431,790</u>

Long-term debt is comprised of the following:

<p>\$6,735,000 Special Assessment Bonds, Series 2020 due in annual principal installments, beginning May 1, 2022, maturing May 2051. Interest is due annually on May 1 and November 1, beginning November 2020 at various rates between 2.65% and 4.00%. Current portion is \$145,000.</p>	\$ 6,190,000
<p>\$6,900,000 Special Assessment Bonds, Assessment Area Two, Series 2020 due in annual principal installments beginning May 2022, maturing 2051. Interest is due annually on May 1 and November 1, beginning May 2021 at various rates between 2.75% and 4.00%. Current portion is \$150,000.</p>	6,335,000
<p>\$9,560,000 Special Assessment Bonds, Series 2021 due in annual principal installments beginning May 2022, maturing May 2051. Interest is due on May 1 and November 1 at various rates between 2.40% and 4.00%. Current portion is \$215,000.</p>	8,750,000
<p>\$2,375,000 Special Assessment Bonds, Series 2022 due in annual principal installments beginning May 2023, maturing May 2052. Interest is due on May 1 and November 1 at various rates between 4.25% and 5.25%. Current portion is \$40,000.</p>	2,260,000
<p>\$2,330,000 Special Assessment Bonds, Series 2024 due in annual principal installments beginning May 2025, maturing May 2054. Interest is due on May 1 and November 1 at various rates between 4.800% and 5.625%. Current portion is \$35,000.</p>	2,295,000

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

\$599,858 Taxable Non-Revolving Line of Credit Note, Series 2022 due in monthly principal installments beginning December 2024 and maturing November 2027. Interest is due monthly at a fixed rate of 6.95%. Current portion is \$167,373. 389,748

Total long-term debt \$ 26,219,748

The annual requirements to amortize the principal and interest of debt outstanding as of September 30, 2025 are as follows:

<u>Year Ending</u> <u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 752,373	\$ 1,053,764	\$ 1,806,137
2027	784,455	1,024,666	1,809,121
2028	667,920	996,392	1,664,312
2029	645,000	975,508	1,620,508
2030	665,000	954,328	1,619,328
2031-2035	3,720,000	4,400,836	8,120,836
2036-2040	4,505,000	3,625,950	8,130,950
2041-2045	5,520,000	2,655,663	8,175,663
2046-2050	6,820,000	1,386,456	8,206,456
2051-2054	<u>2,140,000</u>	<u>156,768</u>	<u>2,296,768</u>
Totals	<u>\$ 26,219,748</u>	<u>\$ 17,230,331</u>	<u>\$ 43,450,079</u>

Summary of Significant Resolution Terms and Covenants

Significant Bond Provisions

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2030 a price equal to the par amount of the Series 2020 Bonds thereof, together with accrued interest to the date of redemption. The Series 2020 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2020, Area Two Bonds and the Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 a price equal to the par amount of the Bonds thereof, together with accrued interest to the date of redemption. The Series 2020, Area Two Bonds and the Series 2021 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Summary of Significant Resolution Terms and Covenants (Continued)

Significant Bond Provisions (Continued)

The Series 2022, Area Three Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2032 a price equal to the par amount of the Series 2022, Area Three Bonds thereof, together with accrued interest to the date of redemption. The Series 2022, Area Three Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2024, Area Four Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time on or after May 1, 2034 at a price equal to the par amount of the Series 2024, Area Four Bonds thereof, together with accrued interest to the date of redemption. The Series 2024, Area Four Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indentures require certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds - The Series 2020, Area One, Series 2020, Area Two, Series 2021, Series 2022, Area Three, and Series 2024, Area Four Reserve Accounts were funded from the proceeds of the Series 2020, Area One, Series 2020, Area Two, Series 2021, Series 2022, Area Three, and Series 2024, Area Four Bonds, respectively, in an amount equal to 50 percent of the maximum annual debt service on the corresponding Bond. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

Upon satisfaction of release conditions, the Series 2022, Area Three reserve requirement shall be reduced to an amount equal to 10% of the maximum annual outstanding debt of the Series 2022, Area Three Bonds; and the Series 2024, Area Four reserve requirement shall be reduced to an amount equal to 25% of the maximum annual outstanding debt of the Series 2024, Area Four Bonds. The conditions for the Series 2024, Area Four Bonds were satisfied and the reserve requirement was reduced to 25% of the maximum annual outstanding debt. Other opportunities to reduce requirement are noted in the respective trust indentures.

**West Port Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2025**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Depository Funds (Continued)

Reserve Funds (Continued)

The following is a schedule of required reserve balances as of September 30, 2025:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2020 Area One	\$ 200,279	\$ 191,950
Special Assessment Bonds, Series 2020 Area Two	\$ 202,784	\$ 194,350
Special Assessment Bonds, Series 2021	\$ 284,269	\$ 265,600
Special Assessment Bonds, Series 2022 Area Three	\$ 82,545	\$ 79,009
Special Assessment Bonds, Series 2024 Area Four	\$ 42,129	\$ 40,238

**NOTE F – INTERFUND BALANCES**

Interfund balances as of September 30, 2025, consisted of the following:

	<b>Payable Fund</b>
<b>Receivable Fund</b>	General Fund
Capital Projects Fund	\$ 25,165

Interfund balances relate to impact fees collected in one fund on behalf of another that were not remitted as of year-end.

**NOTE G – INTERFUND TRANSFERS**

Interfund transfers for the year ended September 30, 2025, consisted of the following:

	<b>Transfer Out</b>
<b>Transfer In</b>	Debt Service Fund
Capital Projects Fund	\$ 12,055

Interfund transfers were completed in accordance with the respective trust indentures.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE H – RELATED PARTY**

At September 30, 2025, all board members are affiliated with the Developer. Additionally, the District had a balance of \$296,031 due to the Developer as of September 30, 2025.

**NOTE I – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the last three years that exceeded commercial coverage.

**NOTE J – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in October 2024. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

**West Port Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2025**

**NOTE K – SOLAR LIGHTING ARRANGEMENT AND LEASE ACCOUNTING ASSESSMENT**

On May 8, 2023, the District entered into a solar lighting agreement with a vendor for the installation and operation of solar lighting equipment throughout portions of the community. Under the terms of the agreement, monthly payments would begin only upon equipment becoming fully installed and operational.

During the fiscal year ended September 30, 2024, the vendor performed certain installation activities; however, the District disputed whether the equipment was functioning in accordance with the agreement's performance, warranty, and repair requirements.

During the fiscal year ended September 30, 2025, the District issued a formal notice of vendor default, citing ongoing unresolved operational issues and failure by the vendor to cure deficiencies within the required contractual cure period. The District thereafter exercised its contractual right to terminate the agreement. Disputes between the District and the vendor regarding certain payments remained ongoing. As of fiscal year-end, those matters had not been resolved.

Subsequent to year-end, the District contracted with another vendor for the removal of the installed equipment.

Due to the existence of continued disputes regarding whether the installed equipment was operational as defined under the agreement, the District concluded that the agreement does not meet the criteria for lease recognition under GASB Statement No. 87, *Leases*.

In addition, as of June 3, 2026, the District cannot estimate the amount of potential loss regarding the ongoing disputes.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
West Port Community Development District  
Charlotte County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of West Port Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 3, 2026.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered West Port Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of West Port Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of West Port Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

To the Board of Supervisors  
West Port Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether West Port Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 3, 2026



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## MANAGEMENT LETTER

To the Board of Supervisors  
West Port Community Development District  
Charlotte County, Florida

### Report on the Financial Statements

We have audited the financial statements of West Port Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 3, 2026.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 3, 2026, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors  
West Port Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not West Port Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that West Port Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for West Port Community Development District. It is management's responsibility to monitor West Port Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, West Port Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$139,799.34
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The General Fund budget was not amended. See General Fund budget comparison on page 16 of the report.

To the Board of Supervisors  
West Port Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, West Port Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:  
\$538.38 – \$1,352.22 for the General Fund and \$0 – \$1,499.13 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District: See page 14 of the report.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: See Note E of the report.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 3, 2026



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
West Port Community Development District  
Charlotte County, Florida

We have examined West Port Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for West Port Community Development District's compliance with those requirements. Our responsibility is to express an opinion on West Port Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about West Port Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on West Port Community Development District's compliance with the specified requirements.

In our opinion, West Port Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 3, 2026