

**WESTCHASE**  
Community Development District

***Annual Operating Budget***  
FY 2026

Preliminary Budget  
Approved June 3, 2025

Prepared by:



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# **Westchase**

Community Development District

## **Operating Budget**

FY 2026

# WESTCHASE

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ADOPTED FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
		THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 26,000	\$ 32,262	\$ 46,242	\$ 78,504	\$ 26,000
Interest - Tax Collector	1,500	3,904	-	3,904	1,500
Lease Revenue	20,899	-	-	-	20,899
Special Assmnts- Tax Collector	3,419,223	3,271,110	148,113	3,419,223	3,212,590
Special Assmnts- Delinquents	-	-	-	-	-
Special Assmnts- Discounts	(136,769)	(127,341)	(9,428)	(136,769)	(128,504)
Other Miscellaneous Revenues		876	-	876	800
Pavilion Rental	4,000	13,138	-	13,138	5,000
Insurance Reimbursements	-	-	-	-	-
TOTAL REVENUES	3,334,853	3,193,949	184,927	3,378,876	3,138,285

## EXPENDITURES

### Administrative

P/R-Board of Supervisors	19,000	9,800	9,200	19,000	19,000
FICA Taxes	1,454	750	704	1,454	1,454
ProfServ-Engineering	53,500	42,800	61,347	104,147	75,000
ProfServ-Legal Services	105,000	43,552	62,425	105,977	105,000
ProfServ-Mgmt Consulting Serv	128,683	64,891	63,792	128,683	128,683
ProfServ-Recording Secretary	11,000	6,838	9,801	16,639	16,639
Auditing Services	7,800	7,800	-	7,800	7,800
Postage and Freight	600	106	494	600	600
Insurance - General Liability	62,116	52,082	-	52,082	62,116
Printing and Binding	300	-	300	300	300
Legal Advertising	6,500	763	5,737	6,500	6,500
Misc-Assessmnt Collection Cost	68,384	62,875	5,509	68,384	-
Misc-Credit Card Fees	750	535	767	1,302	1,100
Misc-Contingency	1,600	3,848	5,515	9,363	9,363
Office Supplies	25	120	-	120	120
Subscriptions and Memberships	-	-	-	-	-
Annual District Filing Fee	175	225	-	225	175
<b>Total Administrative</b>	<b>466,887</b>	<b>296,985</b>	<b>226,391</b>	<b>523,376</b>	<b>433,850</b>

# WESTCHASE

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ADOPTED FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
		THRU	March-	PROJECTED	BUDGET
		2/28/25	9/30/2025	FY 2025	FY 2026
<b><i>Flood Control/Stormwater</i></b>					
Contracts-Lake and Wetland	118,000	59,000	84,567	143,567	118,000
Contracts-Fountain	8,820	3,613	5,179	8,792	8,820
R&M-Aquascaping	15,000	-	15,000	15,000	15,000
R&M-Drainage	26,560	27,200	-	27,200	-
R&M-Fountain	6,000	3,542	5,077	8,619	8,000
<b><i>Total Flood Control/Stormwater</i></b>	<b>174,380</b>	<b>93,355</b>	<b>109,822</b>	<b>203,177</b>	<b>149,820</b>
<b><i>Right of Way</i></b>					
Payroll-Salaries	258,765	141,043	117,722	258,765	310,000
Payroll-Benefits	130,000	52,294	74,955	127,249	104,000
Payroll - Overtime	32,000	17,579	25,197	42,776	36,000
Payroll - Bonus	35,883	37,000	-	37,000	40,000
FICA Taxes	33,959	20,999	30,099	51,098	50,000
Prof-Landscape Architect	25,000	7,068	10,131	17,199	25,000
Contracts-Police	160,000	90,549	129,787	220,336	185,000
Contracts-Other Services	19,560	9,780	14,018	23,798	20,000
Contracts-Landscape	557,208	379,000	543,233	922,233	708,000
Contracts-Mulch	147,592	75,000	72,592	147,592	147,592
Contracts-Plant Replacement	74,515	-	74,515	74,515	140,000
Contracts-Road Cleaning	9,843	4,946	4,897	9,843	9,843
Contracts-Trees & Trimming	72,000	39,000	55,900	94,900	72,000
Contracts-Security Alarms	671	321	460	781	781
Contracts-Pest Control	576	300	430	730	730
Fuel, Gasoline and Oil	13,000	7,869	11,279	19,148	16,500
Communication - Teleph - Field	5,000	4,543	6,512	11,055	9,000
Utility - General	35,000	14,374	20,603	34,977	23,275
Utility - Reclaimed Water	10,000	3,153	6,847	10,000	10,000
Insurance - General Liability	6,703	5,620	1,083	6,703	6,703
R&M-General	42,500	36,645	52,525	89,170	60,000
R&M-Equipment	8,000	11,844	16,976	28,820	20,000
R&M-Grounds	125,000	105,511	151,232	256,743	125,000
R&M-Irrigation	40,500	85,073	121,938	207,011	80,000

# WESTCHASE

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ADOPTED FY 2025	ACTUAL	PROJECTED	TOTAL	ANNUAL
		THRU 2/28/25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
R&M-Sidewalks	15,616	20,856	29,894	50,750	26,000
R&M-Signage	6,000	357	5,643	6,000	6,000
R&M-Walls and Signage	32,500	28,769	3,731	32,500	32,500
R&M-Emergency & Disaster Relief	-	-	-	-	-
Misc-Holiday Decor	10,000	12,251	-	12,251	20,000
Misc-Taxes (Streetlights)	41,039	32,463	46,530	78,993	80,000
Misc-Contingency	546,302	23,567	522,735	546,302	-
Office Supplies	3,500	1,743	1,757	3,500	3,500
Cleaning Services	6,600	3,300	4,730	8,030	6,800
Op Supplies - General	5,000	574	4,426	5,000	3,000
Op Supplies - Uniforms	600	534	66	600	600
Supplies - Misc.	600	-	600	600	600
Subscriptions and Memberships	6,000	1,474	4,526	6,000	4,000
Conference and Seminars	1,000	-	1,000	1,000	1,000
Miscellaneous-Hurricane Expense	-	314,615	-	314,615	-
Cap Outlay	-	-	-	-	-
<b>Total Right of Way</b>	<b>2,518,032</b>	<b>1,590,014</b>	<b>2,168,568</b>	<b>3,758,582</b>	<b>2,383,424</b>
<b>Common Area</b>					
R&M-General	30,000	43,641	-	43,641	30,000
R&M-Boardwalks	700	-	700	700	700
R&M-Brick Pavers	1,200	-	1,200	1,200	1,200
R&M-Grounds	1,500	-	1,500	1,500	1,500
R&M-Signage	1,400	-	1,400	1,400	1,400
R&M-Walls and Signage	4,000	1,822	2,178	4,000	4,000
Misc-Internet Services	7,391	3,672	3,719	7,391	7,391
Impr - Park	129,362	42,011	87,351	129,362	125,000
<b>Total Common Area</b>	<b>175,553</b>	<b>91,146</b>	<b>98,048</b>	<b>189,194</b>	<b>171,191</b>
<b>TOTAL EXPENDITURES</b>					
	<b>3,334,853</b>	<b>2,071,500</b>	<b>2,602,829</b>	<b>4,674,329</b>	<b>3,138,285</b>
Excess (deficiency) of revenues					
Over (under) expenditures	0	1,122,449	(2,417,902)	(1,295,453)	-
<b>FUND BALANCE, BEGINNING</b>	2,937,180	2,937,181	-	2,937,181	-
<b>FUND BALANCE ENDING</b>	<b>\$ 2,937,181</b>	<b>\$ 4,059,630</b>	<b>\$ (2,417,902)</b>	<b>\$ 1,641,728</b>	<b>\$ -</b>

Annual Operating Budget  
Fiscal Year 2026

**Exhibit "A"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ -
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>-</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	\$ 3,194
Subtotal	<u>3,194</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	784,571 <sup>(1)</sup>
Reserves - Erosion Control	60,000
Reserves - Roadways Prior Years	502,031
Subtotal	<u>1,346,602</u>

<b>Total Allocation of Available Funds</b>	<b><u>1,349,796</u></b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ (1,349,796)</u></b>
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(1) Represents approximately 3 months of budgeted expenditures.

**Budget Narrative**  
Fiscal Year 2026

<b>REVENUES</b>
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**Interest-Investments**

The District earns interest on the monthly average collected balance for their money market account.

**Special Assessments-Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Pavilion Rental**

The District earns revenue on the rental of the District's pavilion and other amenities.

<b>EXPENDITURES</b>
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**Administrative****P/R-Board of Supervisors**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the fiscal year is based upon all supervisors attending every meeting.

**Professional Services-Engineering**

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

**Professional Services-Legal Services**

The District's Attorney, Erin McCormick Law P.A. provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

**Professional Services-Management Consulting Services**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark. Also included are costs for Information Technology charges to process the District's financial activities, i.e. accounts payable, financial statements and budgets. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Professional Services-Recording Secretary**

The recording of the board minutes by Richard Lee Recording. Their charges include an up to \$88 hourly appearance fee, \$5.75 per page, audio and postage expenditures.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement.

**Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.



**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
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**Administrative** (continued)**Insurance-General Liability**

The District's Property Insurance policy is with Public Insurance Risk. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected 10% increase in the premium.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the Hillsborough County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 1% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs was based on a maximum of 2% of the anticipated assessment collections.

**Miscellaneous-Credit Card Fees**

The District has elected to accept credit card payments for pavilion rentals, remote controls and gate bar codes. They have a contract with Square Up. For a swiped card, the fee is 2.75% and for a keyed in card, the fee is 3.5%.

**Miscellaneous-Contingency**

Unscheduled expenses not included in the budget categories or not anticipated in a specific line item.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Annual District Filing Fee**

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity.

**Flood Control/Stormwater Management****Contracts-Lake and Wetland**

*A&B Aquatics* contract is \$9,833 per month. Scheduled maintenance consists of monthly inspections and treatment of aquatic weeds and algae within CDD lakes. Herbicides will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

**Contracts-Fountain**

*Triangle Pool Service* contract is \$450 per month. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive. The inter-active fountain has state requirements to have a state certified pool attendant perform tests every other day and report to the state monthly tests results. The District has a contract with *Fountain Design Group, Inc.* for \$265 per quarter to maintain the cascade fountain.

**Budget Narrative**  
Fiscal Year 2026

<b>EXPENDITURES</b>
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**Flood Control/Stormwater Management** (continued)**R&M-Aquascaping**

This category covers the cost associated for the replanting of vegetation required by permit in 28 different sites currently monitored semi-annually by regulatory agencies. The fund is intended for replenishing the species with a low survival rate to meet permit criteria.

**R&M-Drainage**

This category is intended to cover the cost of cleaning pond bottoms and is tied to the drainage system/baskets for the entire community.

**R&M-Fountain**

This expense is projected for incidental actuating fountain repairs and supplies. This category is intended to cover the cost of operating and maintaining the three decorative fountains and lighted entry signs that are within the Town Center on Montague Drive.

**Right of Way****Payroll-Salaries**

Payroll and staffing overhead costs associated with the services being provided by District staff. This includes District employees utilized in the field as well as the office, performing management of all District assets and facilities.

**Payroll-Benefits**

This represents 401(k) @ 6% of salary, Profit Sharing, Health Insurance and Workers' Compensation.

**Payroll-Overtime**

This represents the cost associated with employees working during off hours and weekends. Daily routine consists of opening the bathrooms in the mornings and at the end of the day, cleaning/closing bathrooms.

**Payroll-Bonus**

Annual bonuses given to field staff.

**FICA Taxes**

Taxes for the regular payroll, overtime, and bonus.

**Contracts-Police**

The District has an agreement with Hillsborough County Sheriff's Office to patrol the District property. The District also pays deputies a payroll based on the hours worked.

**Contracts-Other Services**

OLM contract is \$1,630 per month to review and monitor existing landscape contracted performance.

**Contracts-Landscape**

Redtree Landscape contract amount is \$59,000 per month for landscape maintenance services for the District.

**Contracts-Mulch**

JNR Landscape Mgmt contract amount is \$147,592 per year for bi-annual mulch application per contract specifications.

**Contracts-Plant Replacement**

Contract amount is \$140,000 per year for seasonal plant installation per contract specifications.

**Budget Narrative**  
Fiscal Year 2026**EXPENDITURES****Right of Way** (continued)**Contracts-Road Cleaning**

*Tampa Bay Junk Removal Company* contract is \$3,266 per quarter. Street sweeping is completed six times per year @ fifty-eight miles of curbing plus disposal.

**Contracts-Security Alarms**

*ADT Security Services* contract amount is \$160 per quarter for Alarm Net Transmission, Monitoring of Alarm System and Service Contract Burglary.

**Contracts-Pest Control**

*Hughes Exterminators, Inc.* contract amount is \$50 per month for 9515 W Linebaugh Ave, Tampa, FL 33626.

**Fuel, Gasoline & Oil**

Expenditures for the operation of all field equipment. *Palmdale Oil Co.* is the fuel vendor.

**Communication-Telephone**

Includes the cost for *Charter Communications* (office internet); and *Verizon* (cellular phones).

**Utility-General**

Electricity for lighting in parks, entry features, fountains, gazebos, and pavilions; water, wastewater, re-use utilities for drinking fountains; feature fountains, bathrooms, and irrigation. Fees are based on historical costs plus anticipated rate increases and additional areas.

**Utility-Reclaimed Water**

Hillsborough County (BOCC) reclaimed water.

**Insurance-General Liability**

Auto insurance and any other vehicle or equipment insurance not covered by the District's general liability policy. The budget includes a projected 10% premium increase.

**R&M-General**

Allocated for all general repairs and maintenance that the District should incur during the fiscal year.

**R&M-Equipment**

Repair, replacement and maintenance of equipment utilized by the District.

**R&M-Grounds**

This is for various maintenance functions that may arise during the fiscal year.

**R&M-Irrigation**

Irrigation repairs are performed routinely by *Fieldstone Landscape* for the District.

**R&M-Sidewalks**

Planned repairs for the District sidewalks.

**R&M-Signage**

Scheduled maintenance of signage consists of cleaning, pressure washing, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

**EXPENDITURES**

**Budget Narrative**  
Fiscal Year 2026**Right of Way** (continued)**R&M-Walls**

Scheduled maintenance consists of pressure washing, cleaning, painting, repair and replacement of damaged areas.

**Miscellaneous-Holiday Decor**

Seasonal decorations for the field property.

**Miscellaneous-Taxes (Street Lights)**

The District owns property adjacent to the road rights-of-way. For this reason, the County assesses the District for its portion of the street lighting costs. Additionally, there are specialty streetlights, bollards and miscellaneous lights within the right-of-way that are the benefit of the entire community. The costs shown are for electric and maintenance only (*approximately \$20.254 per light per month*). Fees are based on historical costs.

**Miscellaneous-Contingency**

Represents the potential excess of unscheduled maintenance expenses not included in the budget categories or not anticipated in specific line item.

**Office Supplies**

General office supplies that are needed for field operation.

**Cleaning Services**

The estimated amount is \$550 per month for the field office cleaning.

**Operating Supplies - General**

Supplies needed for District operation.

**Operating Supplies - Uniforms**

Uniforms for field employees.

**Supplies - Miscellaneous**

This is for any miscellaneous supplies that the District may need for its operation.

**Subscriptions and Memberships**

This is for memberships for the Non-Ad Valorem FASD membership \$3,000, WPV Pool permit \$150, Drop Box \$120, IONOS by 1&1, Sam's Club and BJ's and website.

**Conferences and Seminars**

Training for field staff.

**Common Area (Park & Recreation)****R&M-General**

Maintenance consists of pressure washing, cleaning, repainting, repair, and replacement to all District parks. Also, includes common area facilities such as bathrooms, gazebos, picnic tables, benches, and trash containers.

**R&M-Boardwalks**

Scheduled maintenance consists of pressure washing, cleaning, repainting, repair, and replacement of damaged areas plus minor repairs of the wooded boardwalks. This category is intended to cover the on-going maintenance of the three wooded boardwalks located at Radcliffe, Glencliff Park and West Park Village. The total linear footage is approximately 175".

<b>EXPENDITURES</b>
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**Budget Narrative**  
Fiscal Year 2026**Common Area (Park & Recreation)** (continued)**R&M-Brick Pavers**

Scheduled maintenance consists of pressure washing, cleaning, and minor repairs of brick pavers located in the park at West Village. Repair and replacement of damaged areas.

**R&M-Grounds**

This is for various maintenance functions that may arise during the fiscal year. Deferred maintenance.

**R&M-Signage**

Scheduled maintenance consists of pressure washing, cleaning, general maintenance, minor repairs, touch-up painting and gold leaf replacement.

**R&M-Walls**

Scheduled maintenance consists of pressure washing, cleaning, painting, repair, and replacement of damaged areas.

**Miscellaneous-Internet Services**

*Charter Communications* business internet services for Glenclyff, Baybridge, and West Park Village.

**Impr - Park**

Park improvements and enhancements are planned for the District's common area.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 9,361	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 500
Special Assmnts- Tax Collector	56,138	56,137	59,877	-	59,877	59,877	56,989
Special Assmnts- Discounts	(2,052)	(2,245)	2,395	-	-	-	(2,280)
Gate Bar Code/Remotes	162	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>63,609</b>	<b>54,392</b>	<b>62,772</b>	<b>-</b>	<b>59,877</b>	<b>59,877</b>	<b>55,210</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	653	1,123	1,198	-	1,198	1,198	1,140
Misc-Credit Card Fees	6	15	15	-	-	-	15
<b>Total Administrative</b>	<b>659</b>	<b>1,138</b>	<b>1,213</b>	<b>-</b>	<b>1,198</b>	<b>1,198</b>	<b>1,155</b>
<i>Right of Way</i>							
Communication - Teleph - Field	3,761	3,300	3,300	-	-	-	3,300
Electricity - Streetlighting	7,112	5,500	5,500	-	-	-	5,500
Insurance - General Liability	1,999	1,878	2,714	-	-	-	(1)
R&M-General	27,358	19,700	19,700	-	-	-	19,700
R&M-Gate	16,867	5,794	5,794	-	-	-	5,794
Reserve - Roadways	-	17,082	19,762	-	-	-	19,762
<b>Total Right of Way</b>	<b>57,097</b>	<b>53,254</b>	<b>56,770</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>54,055</b>
<b>TOTAL EXPENDITURES</b>	<b>57,756</b>	<b>54,392</b>	<b>57,983</b>	<b>-</b>	<b>1,198</b>	<b>1,198</b>	<b>55,210</b>
Excess (deficiency) of revenues							
Over (under) expenditures	5,853	-	4,789	-	58,679	58,679	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	4,789	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>4,789</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	5,853	-	4,789	-	58,679	58,679	-
<b>FUND BALANCE, BEGINNING</b>		5,853	393,087	393,087	-	393,087	451,766
<b>FUND BALANCE, ENDING</b>	<b>\$ 5,853</b>	<b>\$ 5,853</b>	<b>\$ 397,876</b>	<b>\$ 393,087</b>	<b>\$ 58,679</b>	<b>\$ 451,766</b>	<b>\$ 451,766</b>

**Exhibit "B"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2026	\$ 451,766
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	19,762
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>471,529</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	\$ 667
Subtotal	667

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating	8,862 <sup>(1)</sup>
Reserves - Roadways Prior Years	141,077
Reserves - Roadways FY 2024	19,762
Reserves - Roadways FY 2025	19,762
Subtotal	180,601

<b>Total Allocation of Available Funds</b>	<b>190,130</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 281,400</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2026	2 Years Remaining
Anticipated Replacement Costs	\$ 168,000.00	
Anticipated Reserve	\$ 168,000.00	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 418	\$ 150	\$ 150	\$ -	-	\$ -	\$ 150
Special Assmnts- Tax Collector	18,057	18,057	26,744	-	26,744	26,744	26,744
Special Assmnts- Discounts	(660)	(722)	(1,070)	-	-	-	(1,070)
<b>TOTAL REVENUES</b>	<b>17,815</b>	<b>17,485</b>	<b>25,824</b>	<b>-</b>	<b>26,744</b>	<b>26,744</b>	<b>25,824</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	210	361	535	-	535	535	535
<b>Total Administrative</b>	<b>210</b>	<b>361</b>	<b>535</b>	<b>-</b>	<b>535</b>	<b>535</b>	<b>535</b>
<i>Right of Way</i>							
R&M-Streetlights	23,554	17,124	25,000	-	-	-	25,000
<b>Total Right of Way</b>	<b>23,554</b>	<b>17,124</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,000</b>
<b>TOTAL EXPENDITURES</b>	<b>23,764</b>	<b>17,485</b>	<b>25,535</b>	<b>-</b>	<b>535</b>	<b>535</b>	<b>25,535</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(5,949)	-	289	-	26,209	26,209	289
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	289	-	-	-	289
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>289</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>289</b>
Net change in fund balance	(5,949)	-	289	-	26,209	26,209	289
<b>FUND BALANCE, BEGINNING</b>		(5,949)	2,946	3,235	-	3,235	29,444
<b>FUND BALANCE, ENDING</b>	<b>\$ (5,949)</b>	<b>\$ (5,949)</b>	<b>\$ 3,235</b>	<b>\$ 3,235</b>	<b>\$ 26,209</b>	<b>\$ 29,444</b>	<b>\$ 29,733</b>



**Exhibit "C"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 29,444
Net Change in Fund Balance - Fiscal Year 2026	289
Reserves - Fiscal Year 2026 Additions	-
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>29,733</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	\$ 3,030
Subtotal	<u>3,030</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	205 <sup>(1)</sup>
Subtotal	<u>205</u>

<b>Total Allocation of Available Funds</b>	<b><u>3,235</u></b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 26,498</u></b>
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**Notes**

(1) Operating reserves have been reduced to cover Unassigned Cash.

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 265	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ 80
Special Assmnts- Tax Collector	5,842	9,047	16,168	-	16,168	16,168	10,907
Special Assmnts- Discounts	(214)	(362)	(647)	-	-	-	(436)
Gate Bar Code/Remotes	65	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>5,958</b>	<b>8,765</b>	<b>15,601</b>	<b>-</b>	<b>16,168</b>	<b>16,168</b>	<b>10,551</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	68	181	323	-	323	323	218
Misc-Credit Card Fees	2	4	4	-	-	-	4
<b>Total Administrative</b>	<b>70</b>	<b>185</b>	<b>327</b>	<b>-</b>	<b>323</b>	<b>323</b>	<b>222</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,911	1,800	1,980	-	-	-	1,980
Insurance - General Liability	3,291	3,420	3,562	-	-	-	(200)
R&M-General	3,957	1,500	1,500	-	-	-	1,500
R&M-Gate	2,610	1,500	1,500	-	-	-	1,500
R&M-Streetlights	412	360	300	-	-	-	300
Reserve - Roadways	-	-	3,300	-	-	-	3,300
<b>Total Right of Way</b>	<b>12,181</b>	<b>8,580</b>	<b>12,142</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,380</b>
<b>TOTAL EXPENDITURES</b>	<b>12,251</b>	<b>8,765</b>	<b>12,469</b>	<b>-</b>	<b>323</b>	<b>323</b>	<b>8,602</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(6,293)	-	3,132	-	15,845	15,845	1,949
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	3,132	-	-	-	1,949
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>3,132</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,949</b>
Net change in fund balance	(6,293)	-	3,132	-	15,845	15,845	1,949
<b>FUND BALANCE, BEGINNING</b>		(6,293)	205	(6,293)	-	(6,293)	9,552
<b>FUND BALANCE, ENDING</b>	<b>\$ (6,293)</b>	<b>\$ (6,293)</b>	<b>\$ 3,337</b>	<b>\$ (6,293)</b>	<b>\$ 15,845</b>	<b>\$ 9,552</b>	<b>\$ 11,501</b>

**Exhibit "D"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 9,552
Net Change in Fund Balance - Fiscal Year 2026	1,949
Reserves - Fiscal Year 2026 Additions	3,300
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>14,801</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	\$ 20
Subtotal	20

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	- (1)
Reserves - Roadways Prior Years	1,934
Reserves - Roadways FY 2024	-
Reserves - Roadways FY 2025	3,300
Subtotal	5,234

<b>Total Allocation of Available Funds</b>	<b>5,254</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 9,547</b>
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**Notes**

(1) Operating reserves have been reduced to \$0.

Anticipated Replacement Year	2035	5 years remaining
Anticipated Replacement Costs	\$ 59,691.60	
Anticipated Reserve Balance	\$ 59,691.60	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 1,283	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 150
Special Assmnts- Tax Collector	5,520	5,520	6,052	-	6,052	6,052	6,052
Special Assmnts- Discounts	(202)	(221)	(242)	-	-	-	(242)
<b>TOTAL REVENUES</b>	<b>6,601</b>	<b>5,449</b>	<b>5,960</b>	<b>-</b>	<b>6,052</b>	<b>6,052</b>	<b>5,960</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	64	110	121	-	121	121	121
<b>Total Administrative</b>	<b>64</b>	<b>110</b>	<b>121</b>	<b>-</b>	<b>121</b>	<b>121</b>	<b>121</b>
<i>Right of Way</i>							
R&M - General	-	5,000	5,000	-	5,000	5,000	5,000
Reserve - Roadways	-	339	339	-	-	-	839
<b>Total Right of Way</b>	<b>-</b>	<b>5,339</b>	<b>5,339</b>	<b>-</b>	<b>5,000</b>	<b>5,000</b>	<b>5,839</b>
<b>TOTAL EXPENDITURES</b>	<b>64</b>	<b>5,449</b>	<b>5,460</b>	<b>-</b>	<b>5,121</b>	<b>5,121</b>	<b>5,960</b>
Excess (deficiency) of revenues							
Over (under) expenditures	6,537	-	500	-	931	931	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	500	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	6,537	-	500	-	931	931	-
<b>FUND BALANCE, BEGINNING</b>		-	43,928	44,428	-	44,428	45,359
<b>FUND BALANCE, ENDING</b>	<b>\$ 6,537</b>	<b>\$ -</b>	<b>\$ 44,428</b>	<b>\$ 44,428</b>	<b>\$ 931</b>	<b>\$ 45,359</b>	<b>\$ 45,359</b>

# WESTCHASE

Community Development District

Commercial Road General Fund 005

## Exhibit "E" Allocation of Fund Balances

### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 45,359
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	839
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>46,198</b>

### ALLOCATION OF AVAILABLE FUNDS

#### ***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	\$ 1,280 <sup>(1)</sup>
Reserves - Roadways Prior Years	13,072
Reserves - Roadways FY 2024	339
Reserves - Roadways FY 2025	839
Subtotal	14,250
<b>Total Allocation of Available Funds</b>	<b>15,530</b>

<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 30,668</b>
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### Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2032	8 Years Remaining
Anticipated Replacement Costs balance	\$ 15,780.00	
Current Budgeted Reserve Balance	\$ 15,780.00	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 8,280	\$ 700	\$ 700	\$ -	\$ -	\$ -	\$ 700
Special Assmnts- Tax Collector	344,186	406,350	440,316	-	440,316	440,316	438,358
Special Assmnts- Discounts	(12,582)	(16,254)	(17,613)	-	-	-	(17,534)
Gate Bar Code/Remotes	2,651	-	-	-	-	-	-
Insurance Reimbursements	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>342,535</b>	<b>390,796</b>	<b>423,403</b>	<b>-</b>	<b>440,316</b>	<b>440,316</b>	<b>421,525</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	4,003	8,126	8,806	-	8,806	8,806	8,767
Misc-Credit Card Fees	101	80	80	-	-	-	80
<b>Total Administrative</b>	<b>4,104</b>	<b>8,206</b>	<b>8,886</b>	<b>-</b>	<b>8,806</b>	<b>8,806</b>	<b>8,847</b>
<i>Right of Way</i>							
Contracts-Security Services	230,065	240,977	240,977	-	-	-	240,977
Contracts-Pest Control	240	240	240	-	-	-	240
Communication - Teleph - Field	2,005	2,100	2,100	-	-	-	2,100
Insurance - General Liability	1,116	1,273	1,445	-	-	-	45
R&M-General	90,994	20,000	20,000	-	-	-	20,000
R&M-Gate	22,260	10,000	10,000	-	-	-	10,000
R&M-Streetlights	67,173	66,000	68,712	-	-	-	68,712
Reserve - Roadways	-	42,000	62,000	-	-	-	62,000
<b>Total Right of Way</b>	<b>413,853</b>	<b>382,590</b>	<b>405,475</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>404,074</b>
<b>TOTAL EXPENDITURES</b>	<b>417,957</b>	<b>390,796</b>	<b>414,361</b>	<b>-</b>	<b>8,806</b>	<b>8,806</b>	<b>412,922</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(75,422)	-	9,042	-	431,510	431,510	8,603
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	9,042	-	-	-	8,603
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>9,042</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8,603</b>
Net change in fund balance	(75,422)	-	9,042	-	431,510	431,510	8,603
<b>FUND BALANCE, BEGINNING</b>		(75,422)	236,953	(75,422)	-	(75,422)	356,088
<b>FUND BALANCE, ENDING</b>	<b>\$ (75,422)</b>	<b>\$ (75,422)</b>	<b>\$ 245,995</b>	<b>\$ (75,422)</b>	<b>\$ 431,510</b>	<b>\$ 356,088</b>	<b>\$ 364,691</b>

**Exhibit "F"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2026	\$ 356,088
Net Change in Fund Balance - Fiscal Year 2026	8,603
Reserves - Fiscal Year 2026 Additions	62,000
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>426,691</b>

**ALLOCATION OF AVAILABLE FUNDS*****Nonspendable Fund Balance***

Deposits	\$ 8,120
Subtotal	<u>8,120</u>

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	- (1)
Reserves - Roadways Prior Years	231,156
Reserves - Roadways FY 2024	62,000
Reserves - Roadways FY 2025	<u>62,000</u>
Subtotal	<u>355,156</u>

<b>Total Allocation of Available Funds</b>	<b>363,276</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b><u>\$ 63,415</u></b>
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**Notes**

(1) Operating reserve has been reduced to \$0.

Anticipated Replacement Year	2033	10 years remaining
Anticipated Replacement Costs	\$ 1,044,939.60	
Anticipated Reserve Balance	\$ 1,044,939.60	

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 2,097	\$ 200	\$ 200	\$ -	\$ -	\$ -	\$ 200
Special Assmnts- Tax Collector	16,056	16,056	19,237	-	19,237	19,237	19,237
Special Assmnts- Discounts	(587)	(642)	(769)	-	-	-	(769)
Gate Bar Code/Remotes	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>17,566</b>	<b>15,614</b>	<b>18,668</b>	<b>-</b>	<b>19,237</b>	<b>19,237</b>	<b>18,668</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	187	321	385	-	385	385	385
Misc-Credit Card Fees	-	10	10	-	-	-	10
<b>Total Administrative</b>	<b>187</b>	<b>331</b>	<b>395</b>	<b>-</b>	<b>385</b>	<b>385</b>	<b>395</b>
<i>Right of Way</i>							
Communication - Teleph - Field	1,453	1,500	1,500	-	-	-	1,500
Insurance - General Liability	411	386	386	-	-	-	386
R&M-General	6,987	1,000	1,000	-	-	-	1,000
R&M-Gate	11,835	3,792	3,792	-	-	-	3,792
R&M-Streetlights	7,182	5,650	7,740	-	-	-	7,740
Reserve - Roadways	-	2,955	3,855	-	-	-	3,855
<b>Total Right of Way</b>	<b>27,868</b>	<b>15,283</b>	<b>18,273</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>18,273</b>
<b>TOTAL EXPENDITURES</b>	<b>28,055</b>	<b>15,614</b>	<b>18,668</b>	<b>-</b>	<b>385</b>	<b>385</b>	<b>18,668</b>
Excess (deficiency) of revenues Over (under) expenditures	(10,489)	-	0	-	18,852	18,852	-
Net change in fund balance	(10,489)	-	0	-	18,852	18,852	-
<b>FUND BALANCE, BEGINNING</b>		(10,489)	68,887	68,887	-	68,887	87,740
<b>FUND BALANCE, ENDING</b>	<b>\$ (10,489)</b>	<b>\$ (10,489)</b>	<b>\$ 68,887</b>	<b>\$ 68,887</b>	<b>\$ 18,852</b>	<b>\$ 87,740</b>	<b>\$ 87,740</b>



**Exhibit "G"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 87,740
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	3,855
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>91,594</b>

**ALLOCATION OF AVAILABLE FUNDS**

***Nonspendable Fund Balance***

Deposits	\$ 853
Subtotal	853

***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	3,703 <sup>(1)</sup>
Reserves - Roadways Prior Years	45,021
Reserves - Roadways FY 2024	3,855
Reserves - Roadways FY 2025	3,855
Subtotal	52,731

<b>Total Allocation of Available Funds</b>	<b>57,287</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 34,307</b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2031	7 years remaining
Anticipated Replacement Costs	\$ 65,704.80	
Anticipated Reserve Balance	\$ 65,704.80	

**WESTCHASE**

Community Development District

West Park Village (323,4,5A,6) General Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Interest - Investments	\$ 3,140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	126,326	126,326	176,696	-	176,696	176,696	176,696
Special Assmnts- Discounts	(4,618)	(5,053)	(7,068)	-	-	-	(7,068)
<b>TOTAL REVENUES</b>	<b>124,848</b>	<b>121,273</b>	<b>169,628</b>	<b>-</b>	<b>176,696</b>	<b>176,696</b>	<b>169,628</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	1,469	2,527	3,534	-	3,534	3,534	3,534
<b>Total Administrative</b>	<b>1,469</b>	<b>2,527</b>	<b>3,534</b>	<b>-</b>	<b>3,534</b>	<b>3,534</b>	<b>3,534</b>
<i>Right of Way</i>							
R&M-General	-	2,044	2,044	-	-	-	2,044
R&M-Streetlights	135,025	105,000	144,348	-	-	-	144,348
Reserve - Roadways	3,142	11,702	19,702	-	-	-	19,702
<b>Total Right of Way</b>	<b>138,167</b>	<b>118,746</b>	<b>166,094</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>166,094</b>
<b>TOTAL EXPENDITURES</b>	<b>139,636</b>	<b>121,273</b>	<b>169,628</b>	<b>-</b>	<b>3,534</b>	<b>3,534</b>	<b>169,628</b>
Excess (deficiency) of revenues							
Over (under) expenditures	(14,788)	-	-	-	173,162	173,162	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	32,662
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>32,662</b>
Net change in fund balance	(14,788)	-	-	-	173,162	173,162	32,662
<b>FUND BALANCE, BEGINNING</b>		(14,788)	84,656	(14,788)	-	(14,788)	158,374
<b>FUND BALANCE, ENDING</b>	<b>\$ (14,788)</b>	<b>\$ (14,788)</b>	<b>\$ 84,656</b>	<b>\$ (14,788)</b>	<b>\$ 173,162</b>	<b>\$ 158,374</b>	<b>\$ 191,036</b>

# WESTCHASE

Community Development District

West Park Village (323,4,5A,6) General Fund 104

## Exhibit "H" Allocation of Fund Balances

### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 158,374
Net Change in Fund Balance - Fiscal Year 2026	32,662
Reserves - Fiscal Year 2026 Additions	19,702
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>210,738</b>

### ALLOCATION OF AVAILABLE FUNDS

#### ***Nonspendable Fund Balance***

Deposits	\$ 14,572
Subtotal	14,572

#### ***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital - (1)

Reserves - Roadways FY Prior Year	89,680
Reserves - Roadways FY 2024	19,702
Reserves - Roadways FY 2025	19,702
Subtotal	129,083

<b>Total Allocation of Available Funds</b>	<b>143,656</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 67,082</b>
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### Notes

(1) Operating reserves have been reduced to \$0.

Anticipated Replacement Year	2029	5 years remaining
Anticipated Replacement Costs	\$ 148,189.20	
Anticipated Reserve Balance	\$ 148,189.20	

# WESTCHASE

Community Development District

West Park Village (324-C5) General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2023	FY 2024	BUDGET FY 2025	THRU Feb-25	March- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 597	\$ 90	\$ 90	\$ -	\$ -	\$ -	\$ 90
Special Assmnts- Tax Collector	7,778	7,778	7,778	-	7,778	7,778	7,778
Special Assmnts- Discounts	(284)	(311)	(311)	-	-	-	(311)
<b>TOTAL REVENUES</b>	<b>8,091</b>	<b>7,557</b>	<b>7,557</b>	<b>-</b>	<b>7,778</b>	<b>7,778</b>	<b>7,557</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	90	156	156	-	156	156	156
<b>Total Administrative</b>	<b>90</b>	<b>156</b>	<b>156</b>	<b>-</b>	<b>156</b>	<b>156</b>	<b>156</b>
<i>Right of Way</i>							
R&M-Streetlights	6,445	4,999	4,999	-	-	-	4,999
Reserve - Roadways	-	2,402	2,402	-	-	-	2,402
<b>Total Right of Way</b>	<b>6,445</b>	<b>7,401</b>	<b>7,401</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,401</b>
<b>TOTAL EXPENDITURES</b>	<b>6,535</b>	<b>7,557</b>	<b>7,557</b>	<b>-</b>	<b>156</b>	<b>156</b>	<b>7,557</b>
Excess (deficiency) of revenues							
Over (under) expenditures	1,556	-	-	-	7,622	7,622	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	1,556	-	-	-	7,622	7,622	-
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>1,556</b>	<b>25,847</b>	<b>25,847</b>	<b>-</b>	<b>25,847</b>	<b>33,469</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,556</b>	<b>\$ 1,556</b>	<b>\$ 25,847</b>	<b>\$ 25,847</b>	<b>\$ 7,622</b>	<b>\$ 33,469</b>	<b>\$ 33,469</b>

# WESTCHASE

Community Development District

West Park Village (324-C5) General Fund 105

## Exhibit "I" Allocation of Fund Balances

### AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 33,469
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	2,402
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>35,871</b>

### ALLOCATION OF AVAILABLE FUNDS

#### ***Nonspendable Fund Balance***

Deposits	\$ 765
Subtotal	765

#### ***Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	1,289 <sup>(1)</sup>
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Reserves - Roadways Prior Years	18,993
Reserves - Roadways FY 2024	2,402
Reserves - Roadways FY 2025	2,402
Subtotal	23,797

<b>Total Allocation of Available Funds</b>	<b>25,851</b>
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<b>Total Unassigned (undesignated) Cash</b>	<b>\$ 10,021</b>
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### Notes

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2023
Anticipated Replacement Costs	18,991
Anticipated Reserve Balance	18,991

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
Fiscal Year 2026 Approved Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2023	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU Feb-25	PROJECTED March- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>							
Interest - Investments	\$ 6,370	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 500
Special Assmnts- Tax Collector	25,447	25,447	27,287	-	27,287	27,287	26,493
Special Assmnts- Discounts	(930)	(1,018)	(1,091)	-	-	-	(1,060)
Gate Bar Code/Remotes	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>30,887</b>	<b>24,929</b>	<b>26,696</b>	<b>-</b>	<b>27,287</b>	<b>27,287</b>	<b>25,933</b>
<b>EXPENDITURES</b>							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	296	509	546	-	546	546	530
Misc-Credit Card Fees	-	10	10	-	-	-	10
<b>Total Administrative</b>	<b>296</b>	<b>519</b>	<b>556</b>	<b>-</b>	<b>546</b>	<b>546</b>	<b>540</b>
<i>Right of Way</i>							
Insurance - General Liability	470	517	569	-	-	-	-
R&M-General	2,200	4,543	4,543	-	-	-	4,543
R&M-Drainage	-	2,625	2,625	-	-	-	2,625
R&M-Gate	7,741	5,000	5,000	-	-	-	5,000
Misc-Internet Services	1,555	1,800	1,800	-	-	-	1,800
Reserve - Roadways	-	9,925	11,425	-	-	-	11,425
<b>Total Right of Way</b>	<b>11,966</b>	<b>24,410</b>	<b>25,962</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,393</b>
<b>TOTAL EXPENDITURES</b>	<b>12,262</b>	<b>24,929</b>	<b>26,517</b>	<b>-</b>	<b>546</b>	<b>546</b>	<b>25,933</b>
Excess (deficiency) of revenues							
Over (under) expenditures	18,625	-	178	-	26,741	26,741	-
<b>OTHER FINANCING SOURCES (USES)</b>							
Contribution to (Use of) Fund Balance	-	-	178	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>178</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	18,625	-	178	-	26,741	26,741	-
<b>FUND BALANCE, BEGINNING</b>	<b>-</b>	<b>18,625</b>	<b>280,704</b>	<b>280,882</b>	<b>-</b>	<b>280,882</b>	<b>307,623</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 18,625</b>	<b>\$ 18,625</b>	<b>\$ 280,882</b>	<b>\$ 280,882</b>	<b>\$ 26,741</b>	<b>\$ 307,623</b>	<b>\$ 307,623</b>

**Exhibit "J"**  
Allocation of Fund Balances

**AVAILABLE FUNDS**

	<b><u>Amount</u></b>
Beginning Fund Balance - Fiscal Year 2026	\$ 307,623
Net Change in Fund Balance - Fiscal Year 2026	-
Reserves - Fiscal Year 2026 Additions	11,425
<b>Total Funds Available (Estimated) - 9/30/2026</b>	<b>319,048</b>

**ALLOCATION OF AVAILABLE FUNDS*****Assigned Fund Balance***

Operating Reserves - First Quarter Operating Capital	\$ 3,627 <sup>(1)</sup>
Reserves - Roadways Prior Years	135,159
Reserves - Roadways FY 2024	11,425
Reserves - Roadways FY 2025	11,425
Subtotal	<u>158,009</u>
<b>Total Allocation of Available Funds</b>	<b><u>161,636</u></b>

<b>Total Unassigned (undesignated) Cash</b>	<b><u><u>\$ 157,412</u></u></b>
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**Notes**

(1) Represents approximately 3 months of budgeted expenditures.

Anticipated Replacement Year	2033	9 Years remaining
Anticipated Replacement Costs	\$ 214,509.60	
Anticipated Reserve Balance	\$ 214,509.60	

# **Westchase**

Community Development District

## **Supporting Budget Schedules**

FY 2026



## Comparison of Assessment Rates

### Fiscal Year 2026 vs. Fiscal Year 2025

Name	Units	General Fund			Special Funds			Debt Service	Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	Fund	FY 2026	FY 2025	Dollar Change	Percent Change
Wycliffe	30	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Bennington	108	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Woodbay	163	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Berkley Square	122	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$1,010.76	\$1,402.36	\$382.91	\$1,019.45	266.24%
Glenfield	101	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Keswick Forest	64	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Shopping Center	9.9	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Shopping Center	7.24	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Glenciff	48	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Harbor Links	109	\$547.15	\$539.65	1.39%	\$331.33	\$326.38	1.52%	\$1,412.25	\$2,290.74	\$866.03	\$1,424.71	164.51%
Harbor Links Estates	63	\$547.15	\$539.65	1.39%	\$331.33	\$326.38	1.52%	\$1,412.25	\$2,290.74	\$866.03	\$1,424.71	164.51%
The Enclave	108	\$547.15	\$539.65	1.39%	\$247.63	\$167.19	48.11%	\$1,412.25	\$2,207.03	\$706.84	\$1,500.19	212.24%
Saville Rowe	36	\$547.15	\$539.65	1.39%	\$302.98	\$251.30	20.57%	\$1,412.25	\$2,262.39	\$790.95	\$1,471.43	186.03%
Ayshire	49	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Cheshire	81	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Derbyshire	105	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Epic Properties	400	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$1,010.76	\$1,402.36	\$382.91	\$1,019.45	266.24%
Radcliffe	154	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
7/11	1.17	\$20,109.65	\$17,645.42	13.97%	\$1,420.66	\$1,295.77	9.64%	\$51,905.05	\$73,435.35	\$18,941.19	\$54,494.16	287.70%
Primrose	1.27	\$20,109.65	\$17,645.42	13.97%	\$1,420.66	\$1,295.77	9.64%	\$51,905.05	\$73,435.35	\$18,941.19	\$54,494.16	287.70%
Professional Center	1.82	\$20,109.65	\$17,645.42	13.97%	\$1,420.66	\$1,295.77	9.64%	\$51,905.05	\$73,435.35	\$18,941.19	\$54,494.16	287.70%
Professional Center	5.54	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Remax Real Estate	0.53	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Golf Course	58	\$94.35	\$94.11	0.26%	\$0.00	\$0.00	n/a	\$243.54	\$337.89	\$94.11	\$243.78	259.04%
Greensprings	60	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Greencrest	54	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Greenhedges	53	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Greenmont	41	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Greendale	59	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Greenpoint	153	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Village Green	10	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Village Green	67	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Village Green	13	\$547.15	\$539.65	1.39%	\$859.53	\$796.76	7.88%	\$1,412.25	\$2,818.93	\$1,336.41	\$1,482.51	110.93%
Westpark Village	77	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	10	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	38	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	37	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	22	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	22	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	24	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	40	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	6	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	50	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%

**WESTCHASE**

Community Development District

## Comparison of Assessment Rates

### Fiscal Year 2026 vs. Fiscal Year 2025

Name	Units	General Fund			Special Funds			Debt Service	Total Assessments per Unit			
		FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	Fund	FY 2026	FY 2025	Dollar Change	Percent Change
Westpark Village	22	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	30	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	17	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
David Weekly Homes	36	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Westpark Village	38	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Castleford	69	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Stamford	61	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Baybridge	102	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Wakesbridge	86	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Abbotsford	40	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Chelmsford	100	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Brentford	85	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Kingsford	132	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Stockbridge	68	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Sturbridge	47	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Stonebridge	66	\$547.15	\$539.65	1.39%	\$291.47	\$243.28	19.81%	\$1,412.25	\$2,250.87	\$782.93	\$1,467.95	187.50%
Woodbridge	40	\$547.15	\$539.65	1.39%	\$0.00	\$0.00	n/a	\$1,412.25	\$1,959.40	\$539.65	\$1,419.75	263.09%
Vineyards	120	\$547.15	\$539.65	1.39%	\$220.77	\$212.06	4.11%	\$1,412.25	\$2,180.17	\$751.71	\$1,428.47	190.03%
Cavendish	90	\$547.15	\$539.65	1.39%	\$316.09	\$225.98	39.87%	\$1,412.25	\$2,275.50	\$765.63	\$1,509.86	197.20%
Gables Residential III	615	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$1,010.76	\$1,402.36	\$382.91	\$1,019.45	266.24%
Arlington Park Condos	76	\$391.60	\$382.91	2.27%	\$0.00	\$0.00	n/a	\$1,010.76	\$1,402.36	\$382.91	\$1,019.45	266.24%
<i>Gables Commercial</i>	0.94	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
<i>Westchase Early Learning Center</i>	1.73	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
CVS	1.42	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
<i>Applebees</i>	1.04	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
<i>Burger King</i>	1.69	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
<i>Office</i>	2	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Residential	51	\$547.15	\$539.65	1.39%	\$152.50	\$152.50	0.00%	\$1,412.25	\$2,111.91	\$692.15	\$1,419.75	205.12%
Ave @ Westchase	1.74	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Ave @ Westchase	0.57	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Ave @ Westchase	3.24	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%
Morton Plant Mease	2.74	\$20,109.65	\$17,645.42	13.97%	\$0.00	\$0.00	n/a	\$51,905.05	\$72,014.69	\$17,645.42	\$54,369.28	308.12%