

THE BRIDGES · WESTCHASE · FALL 2026

# The Westchase Dues Edit

*Your dues are three bills, not one. Here's what changes January 1.*

Every fall, the groups that run our neighborhood vote on next year's budget. Then the new numbers start on January 1. This year in Westchase, one bill goes down and one goes up. A third bill only applies to some homes. That can be confusing, so I put it all on a few pages. I read these budgets closely, so I wanted to share what I found.

Warmly, Mailoha

## 01 · Why dues change

Dues pay for the things we all share. Think pools, tennis courts, ponds, landscaping, and the people who take care of them. Each year the board looks at what those things will cost next year. If costs go up, dues usually go up. If they find savings, dues can go down.

This year, the Westchase Community Association lowered dues. Its pools also moved from lifeguards to community service attendants. The Westchase CDD, which cares for ponds and common land, has higher costs. A CDD supervisor pointed to bigger landscaping and pond contracts and sidewalk repairs.

# 02 · Westchase's 3 layers

*(most Westchase homes pay two of these, some pay all three)*

> Layer 1. The WCA (Westchase Community Association): the main homeowners association for all of Westchase. 2026: $477 a year. 2027: $465 a year, which is $12 less. The board passed the 2027 budget on October 8, 2026.

> Layer 2. The CDD (Westchase Community Development District): a local district that cares for ponds, conservation land and common areas. It is a line on your Hillsborough County property tax bill, not an HOA bill. For a single-family home in The Bridges, the line goes from $615.00 to $652.41 a year, which is $37.41 more. The CDD's new year started October 1, 2026, and the new amount is on your 2026 tax bill, which usually starts mailing around November 1. Across all of Westchase, the CDD's total operating budget from these payments went up about 5.3%.

> Layer 3. A villa association (only some homes): in The Bridges, the two villa communities each have their own association, with its own fee on top of the WCA and the CDD. One of the two also has an extra CDD line for its own area: $306.79 this CDD year, up from $291.47. Single-family homes in The Bridges do not pay a Layer 3 fee.

*"Two homes on nearby streets can have different totals. The tax bill shows the real CDD number for your home."*

# 03 · "Special assessment," in plain words

A special assessment is a one-time charge on top of regular dues. It pays for a big project, like new roads. Two kinds of news:

- Under discussion: the board is only talking about it. No amount is set. Nobody owes anything yet.
- Levied: the board voted, set an amount and set a due date. Now it is owed.

A real example: the CDD's October 6, 2026 meeting agenda listed a "Discussion of Roadway Repaving Assessment." The agenda did not set an amount. That is "under discussion," not "levied." If you hear about a special assessment, ask two questions: Did they vote? What is the amount per home?

# 04 · What buyers ask

1. "Are the dues paid up?" An estoppel letter answers this. It comes from the association and shows if the account is current and what is owed. A villa community gives its own letter too.

2. "What is the CDD amount?" Buyers look at the home's most recent tax bill. That is the most reliable number for that home.

3. "Is a special assessment coming?" Buyers ask what has been voted on and what is still being discussed.

4. "What is due at closing?" In Westchase, the buyer pays the WCA a one-time capital contribution at closing. Right now it is $2,500. The board sets it with each year's budget, so ask for the current amount when you buy.

> Good to know: the WCA's rules give a credit for the capital contribution you paid if you sell a Westchase home and buy another Westchase home within 6 months. Some family transfers don't pay it at all. The rules list each case.

## 05 · The January 1 math (single-family home in The Bridges)

| | 2026 | 2027 | Change |
|---|---|---|---|
| **WCA dues** | $477.00 | $465.00 | $12.00 less |
| **CDD line on the tax bill** | $615.00 | $652.41 | $37.41 more |
| **Both together** | $1,092.00 | $1,117.41 | $25.41 more a year |
| **About per month** | $91.00 | $93.12 | about $2.12 more |

The WCA went down, but the CDD went up more. So most single-family homes in The Bridges pay about $25 more a year in total. In the two villa communities, add your villa association fee. Your association's statement shows that number.

*Small print: CDD amounts are the full yearly amounts before any early-payment discount on your tax bill. The Tax Collector gives up to 4% off if you pay in November.*

# 06 · Three honest paths

*A change in dues is a good time to think about your plans. There is no right answer.*

**01 Stay.** Many people stay. For a single-family home in The Bridges, the change this year is about $25. If you love your home, that is the answer.

**02 Swap.** Some neighbors think about moving within Westchase. Maybe a villa with yard care included, or more space. A swap changes which layers you pay. If you buy again in Westchase within 6 months of selling, the WCA credits the capital contribution you already paid.

**03 Wait.** Waiting counts. Lots of people want to see next year's numbers first. That is a smart choice too.

# 07 · Want a second set of eyes?

If you want, send me a photo of your tax bill or your association's budget letter. I'll walk through it with you in plain words: what changed, what is normal, and what to ask at the next meeting. Call or text me at (860) 593-7033, or visit mailohakitchens.com.

*Warmly, Mailoha*

Sources: Westchase WOW, "WCA Board Approves 2027 Budget" (Oct. 2026). Westchase CDD FY 2027 Adopted Budget (Aug. 4, 2026), westchasecdd.us. Westchase WOW, "Westchase CDD Approves FY 2026-27 Budget." The Pithers Group blog, Sept. 24, 2026. Westchase CDD Oct. 6, 2026 agenda package. WCA Declaration (amended July 12, 2022, and 2026 amendment), westchasewca.com. Hillsborough County Tax Collector, hillstaxfl.gov. Westchase WOW and Austin Marks Group on the lifeguard and payroll change.

*Disclaimer: This guide is general information, not legal, tax or financial advice. Numbers come from public sources on the dates shown and can change. Your own bill and statements are the final word.*