

**WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

AUGUST 13, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

West Lake Community Development District

Board of Supervisors:

Kelly Evans, Chairman
Lori Campagna, Vice Chairman
Brad Gilley, Assistant Secretary
Paulo Beckert, Assistant Secretary
Nancy Symonds, Assistant Secretary

Staff:

Deborah Wallace, District Manager
Brian Lamb, District Secretary
John Vericker, District Counsel
Chris O'Kelley, District Engineer

Public Hearing & Regular Meeting Agenda Wednesday, August 13, 2025 – 1:00 p.m.

The Public Hearing & Regular Meetings of West Lake Community Development District will be held at the **Offices of Inframark located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 286 534 389 986 9

Call in (audio only): +1 (646) 838-1601

Passcode: bg6wi2fp

Phone Conference ID: 594 801 954#

1. Call to Order/Roll Call

2. Public Comment on Agenda Items

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. Public Hearing on Adopting FY2026 Proposed Operations Budget

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

B. Staff Presentations

C. Public Comment

D. Close Public Hearing on Adopting FY2026 Proposed Budget

E. Consideration of Resolution 2025-05; Adopting the FY2026 Budget

4. Business Items

A. Consideration of FY2025-2026 Developer Budget Funding Agreement

B. Consideration of Resolution 2025-06; Setting the FY2026 Meeting Schedule

C. Acceptance of Paulo Beckert's Board Resignation

D. Appointment for Vacant Seat

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 2005 Pan Am Circle Suite 300 Tampa, FL 33607
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 286 534 389 986 9
Passcode: bg6wi2fp

E. Oath of Office

5. Consent Agenda Items

A. Approval of Meeting Minutes (*July 9, 2025 Regular Meeting Minutes*)

B. Consideration of Operations and Maintenance Report (*June 2025*)

C. Acceptance of the Financials & Approval of the Check Registers (*June 2025*)

6. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

7. Adjournment

Third Order of Business

3E

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the West Lake Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

West Lake Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 13, 2025.

Attested By:

**West Lake Community
Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

West Lake

Community Development District

Annual Operating Budget

Fiscal Year 2026

Prepared by:



Table of Contents

	<u>Page #</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	4 - 5
Budget Narrative	6 - 12
 <u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	14

West Lake

Community Development District

Operating Budget

Fiscal Year 2026

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	TOTAL		ANNUAL
	BUDGET	THRU	PROJECTED	% +/-	BUDGET
	FY 2025	5/31/2025	FY 2025	Budget	FY 2026
REVENUES					
Developer Contributions	376,525	\$ 67,000	273,469	-27%	376,525
TOTAL REVENUES	\$ 376,525	\$ 67,000	\$ 273,469		\$ 376,525
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	10,000	\$ 6,800	\$ 10,000	0%	12,000
District Management	25,000	\$ 12,500	25,000	0%	25,000
Field Management	12,000	\$ 200	12,000	0%	12,000
Construction Accounting	6,100	\$ 6,000	6,100	0%	6,100
Financial/Revenue Collections	3,500	\$ -	3,500	0%	3,500
Accounting Services	17,500	\$ -	17,500	0%	17,500
Special Services	2,500	\$ -	2,500	0%	-
Website Admin Services	1,500	\$ 500	1,500	0%	1,500
District Engineer	3,500	\$ -	2,000	-43%	7,500
District Counsel	5,000	\$ 21,529	26,529	431%	20,000
Trustees Fees	6,400	\$ -	-	-100%	6,400
Auditing Services	5,200	\$ -	5,200	0%	5,200
Postage, Phone, Faxes, Copies	150	\$ -	150	0%	150
Assessment Roll	5,000	\$ -	-	-100%	5,000
Legal Advertising	1,500	\$ 10,146	12,646	743%	2,500
Bank Fees	200	\$ -	200	0%	200
Dues, Licenses & Fees	175	\$ 200	200	14%	350
Onsite Office Supplies	100	\$ -	-	-100%	-
Website ADA Compliance	1,800	\$ 3,150	3,150	75%	2,000
Disclosure Report	3,500	\$ 3,500	3,500	0%	5,000
Total Financial and Administrative	\$ 110,625	\$ 64,525	\$ 131,675		\$ 131,900
Insurance					
General Liability	5,000		5,000	0%	5,000
Public Officials Insurance	5,000		5,000	0%	5,000
Property & Casualty Insurance	25,000		25,000	0%	30,000
Total Insurance	\$ 35,000	\$ -	\$ 35,000		\$ 40,000

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	TOTAL		ANNUAL
	BUDGET	THRU	PROJECTED	% +/-)	BUDGET
	FY 2025	5/31/2025	FY 2025	Budget	FY 2026
Utility Services					
Electric Utility	\$ 5,000	\$ -	\$ 5,000	0%	\$ 12,000
Street Lights	\$ 50,000	\$ -	\$ 50,000	0%	\$ 53,000
Amenity Internet	\$ 1,650	\$ -	\$ 1,650	0%	\$ -
Water/Waste	\$ 1,200	\$ -	\$ 1,200	0%	\$ -
Total Utility Services	\$ 57,850	\$ -	\$ 57,850		\$ 65,000
Amenity					
Pool Permits	\$ 12,000	\$ -	\$ -	-100%	\$ -
Janitorial - Contract	\$ 7,000	\$ -	\$ -	-100%	\$ -
Janitorial - Supplies/Other	\$ 1,500	\$ -	\$ -	-100%	\$ -
Amenity Pest Control	\$ 1,200	\$ -	\$ -	-100%	\$ -
Amenity R&M	\$ 6,000	\$ -	\$ -	-100%	\$ -
Amenity Camera R&M	\$ 1,000	\$ -	\$ -	-100%	\$ -
Facility AC	\$ 1,000	\$ -	\$ -	-100%	\$ -
Dog Waste Station	\$ 1,500	\$ -	\$ -	-100%	\$ -
Playground Maintenance	\$ 2,500	\$ -	\$ -	-100%	\$ -
Access Control R&M	\$ 3,000	\$ -	\$ -	-100%	\$ -
Entrance Monuments, Gates, Walls R&M	\$ 1,000	\$ -	\$ -	-100%	\$ -
Sidewalk, Pavement, Signage R&M	\$ 1,000	\$ -	\$ -	-100%	\$ -
Pool Maintenance - Contract	\$ 15,000	\$ -	\$ -	-100%	\$ -
Pool Treatments & Other R&M	\$ 500	\$ -	\$ -	-100%	\$ -
Security Monitoring Services	\$ 5,050	\$ -	\$ -	-100%	\$ -
Miscellaneous Expenses	\$ 1,500	\$ -	\$ -	-100%	\$ -
Special Events	\$ 1,300	\$ -	\$ -	-100%	\$ -
Holiday Decorations	\$ 5,000	\$ -	\$ -	-100%	\$ -
Total Amenity	\$ 67,050	\$ -	\$ -		\$ -
Landscape and Pond Maintenance					
Landscape and Irrigation Maintenance - Contract	\$ 75,000	\$ 2,376	\$ 26,376	-65%	\$ 80,000
Landscaping - R&M	\$ 2,000	\$ -	\$ -	-100%	\$ -
Landscaping - Mulch	\$ 2,000	\$ -	\$ 2,000	0%	\$ 2,000
Landscaping - Annuals	\$ 4,000	\$ -	\$ -	-100%	\$ -
Landscaping - Plant Replacement	\$ 4,000	\$ -	\$ 4,000	0%	\$ 10,000
Irrigation Repairs	\$ 5,000	\$ -	\$ 2,500	-50%	\$ 5,000
Aquatics - Contract	\$ 9,000	\$ 1,368	\$ 4,068	-55%	\$ 8,202
Aquatics - Plant Replacement	\$ 1,000	\$ -	\$ 1,000	0%	\$ -
Well - R&M	\$ 1,000	\$ -	\$ 1,000	0%	\$ 2,500
Debris Cleanup	\$ 3,000	\$ -	\$ 3,000	0%	\$ 10,000
Total Landscape and Pond Maintenance	\$ 106,000	\$ 3,744	\$ 43,944		\$ 117,702
Contingency					
Miscellaneous Contingency	\$ -	\$ -	\$ 5,000	0%	\$ 21,923
Total Contingency	\$ -	\$ -	\$ 5,000		\$ 21,923
TOTAL EXPENDITURES	\$ 376,525	\$ 68,269	\$ 273,469		\$ 376,525

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

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

EXPENDITURES**Financial and Administrative****Supervisor Fees**

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 four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

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

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026**Financial and Administrative** (continued)**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 an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

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

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

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

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity**Pool Monitor**

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026**Amenity (Continued)****Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves**Contingency**

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

West Lake

Community Development District

Supporting Budget Schedule

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION						
Fiscal Year 2026 Assessments						
Product	Units	O&M Assessment				
		FY 2026	FY 2025	Dollar Change	Percent Change	
Townhome	98	\$ 941.00	\$ 941.00	\$ -	0%	
Single Family 40'	127	\$ 1,254.69	\$ 1,254.69	\$ -	0%	
Single Family 50'	95	\$ 1,568.36	\$ 1,568.36	\$ -	0%	
	320					

ASSESSMENT INCREASE ANALYSIS

Product		Assessment Increase			Change
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	
Townhome		\$ -	0%	\$ -	n/a
Single Family 40'		\$ -	0%	\$ -	n/a
Single Family 50'		\$ -	0%	\$ -	n/a
Total		\$ -			

Collection costs included

\$ 400,558.51
\$ 400,558.51

Total Gross Tax Collector Assessment Revenue
Fund Balance
Total Gross Levy

Off-Roll	
GF Assessments	DS Assessments
\$92,218.00	\$0.00
\$159,345.12	\$0.00
\$148,993.96	\$0.00
\$400,557.09	\$0.00
\$376,524	net assessment

Fourth Order of Business

4A

**FY 2025-2026 Budget Funding Agreement
(West Lake Community Development District)**

This FY 2025-2026 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 13, 2025, between the **West Lake Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Lennar Homes, LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 4301 West Boy Scout Boulevard, Suite 600, Tampa, Florida 33607.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2025-2026 as attached hereto as **Exhibit A** (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2025-2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2025-2026 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2025-2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2025-2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2025-2026 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2025-2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ /Insert Adopted 2025-2026 Budget Amount/ in accordance with the FY 2025-2026 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2025-2026 Budget Revisions.** The District and Developer agree that the FY 2025-2026 Budget shall be revised at the end of the 2025-2026 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2025 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2025-2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2025-2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2025-2026 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

- 8. Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 9. Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2025-2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 10. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 11. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 12. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 13. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 14. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Lennar Homes, LLC,
a Florida limited liability company

**West Lake Community
Development District**

Name: _____
Title: _____

Kelly Evans
Chair of the Board of Supervisors

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

STATE OF FLORIDA

COUNTY OF _____

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of Lennar Homes, LLC, a Florida limited liability company, (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the West Lake Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025.

Notary Public Signature

Notary Stamp

Fourth Order of Business

4B

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING DATES, TIMES, AND LOCATIONS FOR
REGULAR MEETINGS OF THE BOARD OF SUPERVISORS
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, West Lake Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST, 2025.

ATTEST:

**WEST LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

October 8, 2025	1:00 p.m.
November 12, 2025	1:00 p.m.
December 10, 2025	1:00 p.m.
January 14, 2026	1:00 p.m.
February 11, 2026	1:00 p.m.
March 11, 2026	1:00 p.m.
April 8, 2026	1:00 p.m.
May 13, 2026	1:00 p.m.
June 10, 2026	1:00 p.m.
July 8, 2026	1:00 p.m.
August 12, 2026	1:00 p.m.
September 9, 2026	1:00 p.m.

All meetings will convene at:

**The Offices of Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607**

Fourth Order of Business

4E

OATH OF OFFICE

(Art. II, § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words “so help me God.” See § 92.52, Fla. Stat.]

Signature

Sworn to and subscribed before me by means of ____ *physical presence or*
____ *online notarization*, this ____ day of _____, ____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known ☐ **OR** *Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

Fifth Order of Business

5A

**MINUTES OF MEETING
WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of West Lake Community Development District was held on Wednesday, July 9, 2025, at 1:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Lori Campagna	Vice Chairperson
Brad Gilley	Assistant Secretary
Nancy Symonds	Assistant Secretary

Also present were:

Debby Wallace	District Manager
Kathryn Hopkinson	District Counsel
Chris O’Kelly	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Wallace called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes June 11, 2025; Regular Meeting

B. Consideration of Operation and Maintenance Expenditures for June 2025

C. Acceptance of the Financials and Approval of the Check Register for June 2025

On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

C. District Manager

Ms. Wallace reminded the Board of next meeting date. Ms. Symonds to provide Ms. Wallace with updated property to add to insurance.

SIXTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Ms. Evans seconded by Ms. Symonds, with all in favor,
meeting adjourned. 4-0

Deborah Wallace
District Manager

Kelly Evans
Chairperson

Fifth Order of Business

5B

West Lake CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
SITEX AQUATICS, LLC	6/1/2025	10098-B	\$684.00			June 2025 Pond maintenance services
STEADFAST MAINTENANCE	6/1/2025	SA-12674	\$4,641.60			June 2025 80% of contract Landscape services
Monthly Contract Subtotal			\$5,325.60			
Regular Services						
BRADLEY GILLEY	6/11/2025	BG-061125	\$200.00			BOARD 6/11/25
KELLY ANN EVANS	6/11/2025	KE-061125	\$200.00			BOARD 6/11/25
LORI A. CAMPAGNA	6/11/2025	LC-061125	\$200.00			BOARD 6/11/25
STRALEY ROBIN VERICKER	6/10/2025	26662	\$2,177.00			May 2025 District counsel services
Regular Services Subtotal			\$2,777.00			
TOTAL			\$8,102.60			

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
West Lake CDD
West Lake CDD
Inframark
313 Campus St
Celebration, FL 34747

Ship to
West Lake CDD
West Lake CDD
Inframark
313 Campus St
Celebration, FL 34747

Invoice details

Invoice no.: 10098-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: Two Ponds & Three Wet Slumps	1	\$684.00	\$684.00
					Total	\$684.00



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
6/1/2025	SA-12674

Please make all Checks payable to:
Steadfast Alliance

Bill To
West Lake CDD C/O Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33598

Ship To
West Lake CDD 5637 Yellow Hornbill Ave Wimauma, FL 33598

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1218 West Lake CDD
Quantity	Description		Rate	Serviced Date	Amount
0	Landscape Maintenance @ West Lake CDD for the Month of June 2025.		0.00		0.00
0.8	Landscape Maintenance - Billed at 80%		5,250.00		4,200.00
0.8	Irrigation Management - Billed at 80%		552.00		441.60
0	Fertilization and Pesticide Program		266.50		0.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$4,641.60
Payments/Credits	\$0.00
Balance Due	\$4,641.60

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Lake CDD

Board Meeting Date: June 11, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	Yes
2	Lori Campagna	X	Yes
3	Nancy Symonds		Yes
4	Brad Gilley	X	Yes
5	Paulo Beckert		Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez

6/16/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Lake CDD

Board Meeting Date: June 11, 2025

In Attendance Please X			
Name			Paid
1	Kelly Evans	X	Yes
2	Lori Campagna	X	Yes
3	Nancy Symonds		Yes
4	Brad Gilley	X	Yes
5	Paulo Beckert		Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez

6/16/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Lake CDD

Board Meeting Date: June 11, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	X	Yes
2	Lori Campagna	X	Yes
3	Nancy Symonds		Yes
4	Brad Gilley	X	Yes
5	Paulo Beckert		Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez

6/16/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

West Lake CDD
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

June 10, 2025

Client: 001632

Matter: 000001

Invoice #: 26662

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/13/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
5/13/2025	KCH	REVIEW EMAIL FROM M.PEREZ REGARDING RIDER TO SERVICES AGREEMENT WITH BERGER TOOMBS.	0.1	\$33.50
5/14/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.3	\$526.50
5/14/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; EDIT RIDER TO AUDITING AGREEMENT.	1.5	\$502.50
5/15/2025	LC	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	2.4	\$468.00
5/27/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL WITH B. LAMB AND K. EVANS.	0.8	\$324.00
5/30/2025	KCH	REVIEW NOTICE OF PUBLIC HEARING ON O&M ASSESSMENTS; REVIEW NOTICE ADVERTISEMENTS; REVIEW PROPOSED BUDGET.	0.6	\$201.00
Total Professional Services			7.0	\$2,177.00

June 10, 2025
Client: 001632
Matter: 000001
Invoice #: 26662

Page: 2

Total Services	\$2,177.00
Total Disbursements	\$0.00
Total Current Charges	\$2,177.00
Previous Balance	\$753.00
Less Payments	(\$753.00)
PAY THIS AMOUNT	\$2,177.00

Please Include Invoice Number on all Correspondence

Fifth Order of Business

5C

West Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 947
TOTAL ASSETS	\$ 947
<u>LIABILITIES</u>	
Accounts Payable	\$ 11,647
TOTAL LIABILITIES	11,647
<u>FUND BALANCES</u>	
Unassigned:	(10,700)
TOTAL FUND BALANCES	(10,700)
TOTAL LIABILITIES & FUND BALANCES	\$ 947

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Developer Contribution	376,525	67,000	(309,525)	17.79%
TOTAL REVENUES	376,525	67,000	(309,525)	17.79%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	7,600	2,400	76.00%
ProfServ-Field Management	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
Management Contract	25,000	14,583	10,417	58.33%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	5,000	25,326	(20,326)	506.52%
District Engineer	3,500	-	3,500	0.00%
Special Services	2,500	-	2,500	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Auditing Services	5,200	-	5,200	0.00%
Accounting Services	17,500	7,000	10,500	40.00%
Website Compliance	1,800	3,150	(1,350)	175.00%
Postage	150	-	150	0.00%
Insurance - General Liability	5,000	-	5,000	0.00%
Public Officials Insurance	5,000	-	5,000	0.00%
Insurance -Property & Casualty	25,000	-	25,000	0.00%
Legal Advertising	1,500	10,146	(8,646)	676.40%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	-	3,500	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	145,625	68,630	76,995	47.13%
<u>Utility Services</u>				
Utility - Other	5,000	-	5,000	0.00%
Utility - Water & Sewer	1,200	-	1,200	0.00%
Utility - StreetLights	50,000	-	50,000	0.00%
Internet Services	1,650	-	1,650	0.00%
Total Utility Services	57,850	-	57,850	0.00%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	9,000	1,368	7,632	15.20%
Contracts - Landscape	75,000	7,018	67,982	9.36%
Waterway Mgmt Program -Aquatic Plantings & Repairs	1,000	684	316	68.40%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	2,000	-	2,000	0.00%
R&M Landscape	2,000	-	2,000	0.00%
Plant Replacement Program	4,000	-	4,000	0.00%
Landscape- Storm Clean Up & Tree Removal	3,000	-	3,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Aquatic Plant Replacement	1,000	-	1,000	0.00%
Total Other Physical Environment	106,000	9,070	96,930	8.56%
<u>Parks and Recreations</u>				
ProfServ-Pool Maintenance	15,000	-	15,000	0.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	5,050	-	5,050	0.00%
R&M-Air Conditioning	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	6,000	-	6,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Sidewalk & Pavement Repair	1,000	-	1,000	0.00%
Pool Services - Chemicals/Permits/Supplies	500	-	500	0.00%
Miscellaneous Maintenance	1,500	-	1,500	0.00%
Playground Equipment and Maintenance	2,500	-	2,500	0.00%
Access Control Maintenance & Repair	3,000	-	3,000	0.00%
Holiday Decoration	5,000	-	5,000	0.00%
Special Events	1,300	-	1,300	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	12,000	-	12,000	0.00%
Total Parks and Recreations	67,050	-	67,050	0.00%
TOTAL EXPENDITURES	376,525	77,700	298,825	20.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(10,700)	(10,700)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ (10,700)		

West Lake CDD

Statement Date 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/30/2025	Payment	BD00003	Special Assmnts-Tax Collector	Deposit No. BD00003 - Lennar Developer Funding	27,000.00	27,000.00	0.00
Total Deposits					27,000.00	27,000.00	0.00
Checks							
							0.00
05/21/2025	Payment	1052	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
06/19/2025	Payment	1056	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
06/19/2025	Payment	1058	SITEX AQUATICS, LLC	Check for Vendor V00015	-684.00	-684.00	0.00
06/30/2025	Payment	JE000006	Special Assmnts-Tax Collector	REV 6/30/25 DUE TO WRONG DATE	-27,000.00	-27,000.00	0.00
Total Checks					-28,084.00	-28,084.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/29/2025	Payment	1054	INFRAMARK	Check for Vendor V00007			-3,208.33
06/19/2025	Payment	1055	LORI A. CAMPAGNA	Check for Vendor V00008			-200.00
06/19/2025	Payment	1057	BRADLEY GILLEY	Check for Vendor V00011			-200.00
Total Outstanding Checks							-3,608.33
Outstanding Deposits							
Total Outstanding Deposits							

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

001	1055	06/19/25	LORI A. CAMPAGNA	LC-061125	BOARD 6/11/25	Supervisor Fees	511100-51301	\$200.00
001	1056	06/19/25	KELLY ANN EVANS	KE-061125	BOARD 6/11/25	Supervisor Fees	511100-51301	\$200.00
001	1057	06/19/25	BRADLEY GILLEY	BG-061125	BOARD 6/11/25	Supervisor Fees	511100-51301	\$200.00
001	1058	06/19/25	SITEX AQUATICS, LLC	10098-B	June 2025 Pond maintenance services	Waterway Mgmt Program -Aquatic Plantings & Repairs	534411-53908	\$684.00
Fund Total								<u>\$1,284.00</u>

Total Checks Paid	\$1,284.00
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