

**WEST LAKE
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 12, 2025

AGENDA PACKAGE

OPTIONS FOR MEETING PARTICIPATION

Microsoft Teams

[*Join the meeting now*](#)

Meeting ID: 246 572 858 954

Passcode: hnUhQu

Dial by Telephone:

1 -646- 838-1601

Meeting ID: 242 447 823 694

Passcode: 508 065 981#



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

West Lake Community Development District

Board of Supervisors

Kelly Evans, Supervisor
Lori Campagna, Supervisor
Ben Gainer, Supervisor
Paulo Beckert, Supervisor
Christopher Smith, Supervisor

District Staff

Brian Lamb, District Secretary
John Vericker, District Counsel
Chris O'Kelley, P.E., District Engineer

Audit Committee and Regular Meeting Agenda

February 12, 2025, at 1:00 p.m.

The Audit Committee and Regular Meetings of West Lake Community Development District will be held on **February 12, 2025, at 1:00 p.m. at the offices of Inframark, which are located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

Meeting ID: 246 572 858 954

Dial in by phone +1 646-838-1601

Passcode: hnUhQu

Phone conference ID: 508 065 981#

All cellular phones and pagers must be turned off during the meeting.

AUDIT COMMITTEE MEETING AGENDA

1. CALL TO ORDER/ROLL CALL

2. BUSINESS ITEMS

- A. Consideration of Auditing Services Proposal

3. ADJOURNMENT

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

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. BUSINESS ITEMS

- A. Consideration of Temporary Construction Access License Agreement for Pool
- B. Consideration of Supplemental Report of the Engineer *(Under separate cover)*
- C. Consideration of Supplemental Assessment Methodology *(Under separate cover)*
- D. Consideration of Delegation Resolution *(Under separate cover)*

4. CONSENT AGENDA

- A.** Approval of Meeting Minutes; December 11, 2024; Regular Meeting
- B.** Consideration of Operation and Maintenance Expenditures for January 2025
- C.** Acceptance of the Financials and Approval of the Check Register for January 2025

5. STAFF REPORTS

- A.** District Counsel
- B.** District Engineer
- C.** District Manager

6. ADJOURNMENT



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

WEST LAKE

Community Development District

Proposal Due: February 5, 2025
3:00pm

Submitted to:

West Lake
Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

February 5, 2025

West Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024-2026, with an option for additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the West Lake Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



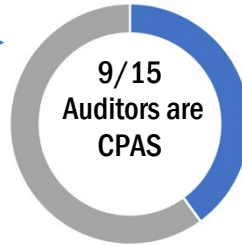
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team

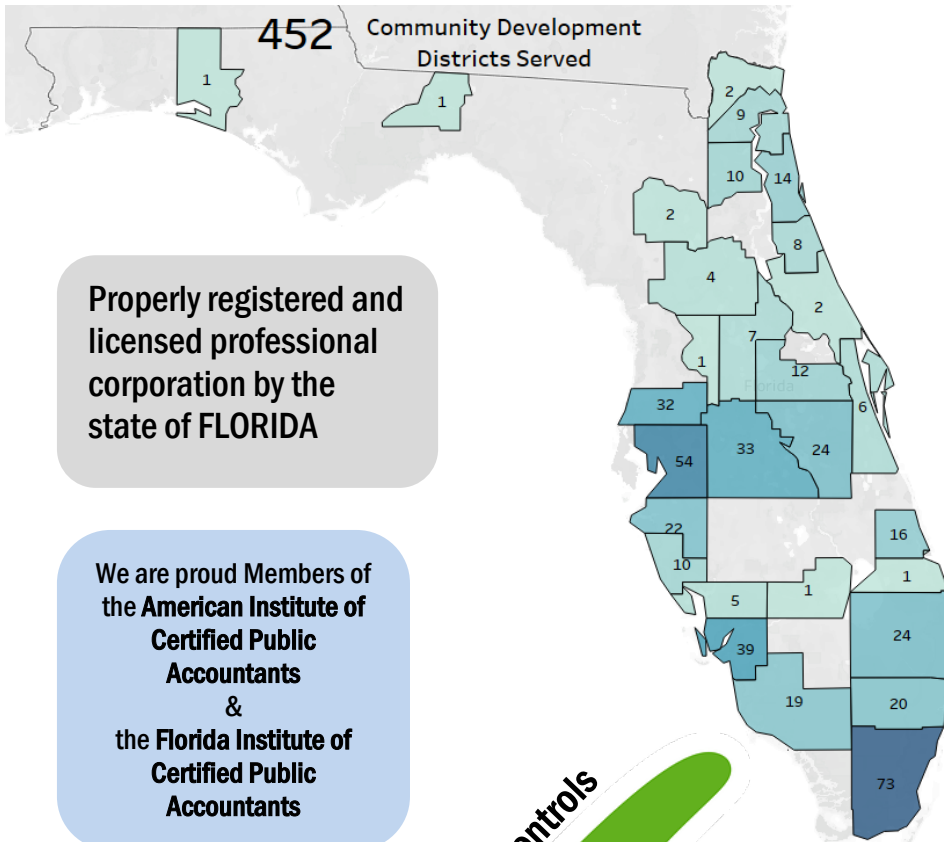


3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Services Provided



Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



See next page for report and certificate

AICPA | FICPA | GFOA | FASD | FGFOA

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

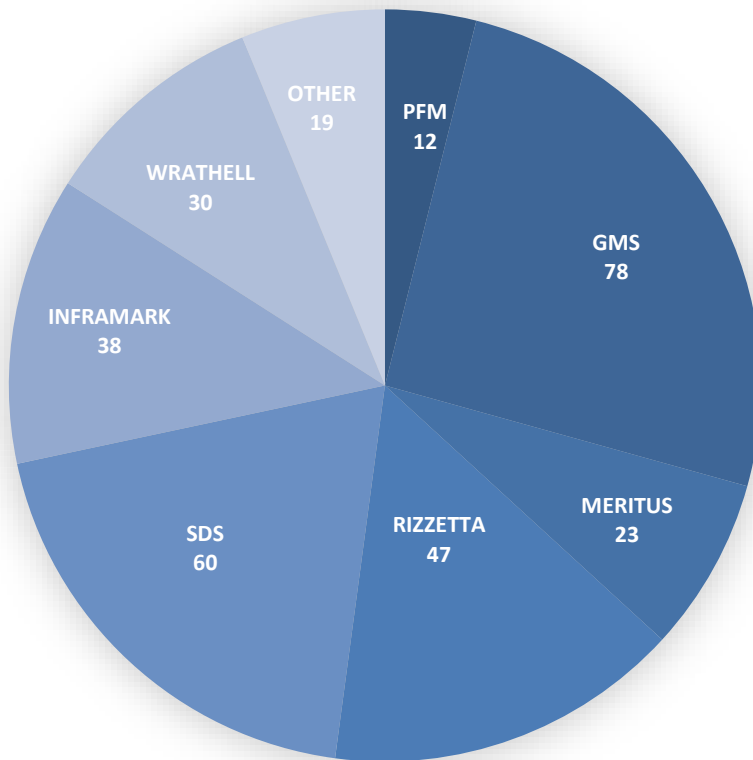
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)

Years Performing Audits: 13+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

64 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA

Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

32
41
73 (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2026 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$6,000
2025	\$6,100
2026	<u>\$6,200</u>
TOTAL (2024-2026)	<u>\$18,300</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing West Lake Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

TEMPORARY CONSTRUCTION ACCESS LICENSE AGREEMENT

This **Temporary Construction Access License Agreement** (“**License Agreement**”) is made and entered into as of the ____ day of _____, 2025, by and between the **West Lake Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**District**”), and **NAME** and **NAME** (the “**Homeowner(s)**”), whose address is _____, Tampa, Florida 33____ (“**Homeowner’s Property**”).

RECITALS:

WHEREAS, the Homeowner’s Property is located within the boundaries of the District.

WHEREAS, the District owns and maintains certain real property (“**District Property**”) title Tract ____ located adjacent to and directly ____ of Homeowner’s Property as shown in the Plat Book __, Pages __-__ (attached hereto as **Exhibit “A”**) of the public records of Hillsborough County, Florida.

WHEREAS, Homeowner(s) desire to construct improvements on the Homeowner’s Property (the “**Improvements**”).

WHEREAS, (a) an inspection of the District Property has been completed by the District’s representative, (b) the homeowners association has conditionally approved the Improvements, and (c) the Homeowner(s) have paid a deposit to the District in accordance with Article 4 of this License Agreement; and

WHEREAS, the District has agreed to grant a temporary, non-exclusive License for access across District Property through Tract ____ by Homeowner(s) and their agents, in limited connection with the construction of the Improvements on Homeowner’s Property; and

WHEREAS, upon the termination of this License Agreement, the District’s representative shall conduct an inspection of the District Property; and

NOW THEREFORE, the District, for and in consideration of the mutual covenants contained herein and other valuable consideration, receipt of which is hereby acknowledged, and subject to the following terms and conditions set forth in this License Agreement, does hereby grant, to the Homeowner(s) a temporary, non-exclusive License for the sole purpose of access across the District Property.

ARTICLE 1. INCORPORATION OF RECITALS

The “WHEREAS” provisions cited above are true, correct and are incorporated herein by reference.

ARTICLE 2. TEMPORARY LICENSE FOR ACCESS ACROSS THE LICENSED PROPERTY.

A. Homeowner(s) and their agents may cross the District Property to construct the approved Improvements on the Homeowner’s Property.

B. Homeowners agree that they shall not use the District Property in any way or for any purpose which interferes with or is a nuisance or disruption to the District's use of the District Property, nor shall Homeowner(s) cause or allow to be caused any damage to the District Property or facilities located thereon. Upon completion of Homeowner's access of the District Property pursuant to this Agreement, Homeowner(s) shall ensure that any grading, sod, landscaping, irrigation, and any other facilities are restored to their original condition.

D. Homeowner(s) shall obtain any and all necessary permits, as may be required, in order to conduct its activities under this License Agreement and shall comply with all statutes, ordinances, orders, regulations and requirements of any governmental department, bureau, or body having jurisdiction over the Homeowner's activities on the District Property and the Homeowner's Property.

ARTICLE 3. TERM - TERMINATION

This License Agreement shall become effective on the date first written above ("**Effective Date**") and shall automatically terminate six (6) months after the Effective Date. The District reserves the right to terminate this License Agreement at any time should it determine, in its sole and absolute judgment, that continuation of the rights granted herein is no longer in the best interest of the District.

ARTICLE 4. INDEMNIFICATION/HOLD HARMLESS

Prior to any use of the District Property pursuant to the License Agreement, Homeowner(s) shall pay a refundable deposit to the District in the amount of TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00). Upon termination of this License Agreement, the District's representative shall complete an inspection of the District Property. If no damages or costs are incurred by the District as result of this License Agreement, and if District Property has been restored to its original condition (grading to original condition included) by the Homeowner(s) or its agents, based solely on the determination and discretion of the District the deposit shall be returned to the Homeowner(s) within thirty (30) days.

Homeowner(s) agree and acknowledge that its use of the District Property pursuant to this License Agreement shall be at the sole risk and expense of the Homeowner(s) and that the Homeowner(s) shall indemnify, defend and hold the District, its agents, assigns, or employees, harmless from and against any and all losses, liability, claims, suits, injury, demands, costs and expenses, including attorney's fees, related to any injuries and/or damages to any person or persons, or property caused by or resulting from the Homeowner's use of the District Property. The District further acknowledges that in the event the District incurs any damages, or if, in the sole determination of the District, based on the recommendation of the District's professional representative, work is required to restore the District Property, the District will first use the deposit paid by the Homeowner(s), and if additional costs or damages are incurred, will assess such costs or damages to the Homeowner(s) and may place a lien on the Homeowner's Property, until such costs or damages are paid by the Homeowner(s).

ARTICLE 5. LIMITATIONS ON GOVERNMENTAL LIABILITY

Nothing in this License Agreement shall be deemed as a waiver of immunity or limits of liability on the District beyond any statutory limited waiver or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this

License Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

ARTICLE 6. INSURANCE REQUIREMENTS

Homeowner(s) or Homeowner's Contractor performing the Improvements shall maintain throughout the term of this License Agreement, the following insurance:

- (a) Worker's Compensation Insurance if required in accordance with the laws of the State of Florida.
- (b) Commercial General Liability Insurance covering the Homeowner's legal liability for bodily injuries, with limits not less than \$1,000,000 combined single limit bodily injury and property damage liability. No subcontractors may be utilized by Homeowner(s) or Homeowner's contractor without the consent of the District, and subject to the modification of this License Agreement.

The District, its officers, Supervisors, staff and employees shall be named as additional insureds. The Homeowner(s) shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

ARTICLE 7. RELATIONSHIP OF PARTIES

The relationship established between the parties to this License Agreement shall be strictly one of the District and the Homeowner(s). No estate shall pass from the District to the Homeowner(s), and this License Agreement is for permissive use only. No other relationship shall be implied, suggested or inferred by or through this License Agreement, and this License Agreement shall not operate to create or to vest any property rights in the Homeowner(s).

ARTICLE 8. NOTICE

Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by U.S. Mail to the other party at the addresses listed above and shall be deemed received upon actual receipt by mail.

ARTICLE 9. AMENDMENT

This License Agreement may only be amended in writing, dated subsequent to the date hereof, duly executed by the authorized representatives of the parties hereto.

ARTICLE 10. SURVIVABILITY

Any term, condition, covenant or obligation which requires performance by the Homeowner(s) subsequent to the termination of this License Agreement shall remain enforceable against the

Homeowner(s) subsequent to such termination, including the Indemnification and Hold Harmless provisions and Limitations on Governmental Liability provisions set forth in Article 4 and Article 5 of this License Agreement.

ARTICLE 11. SEVERABILITY

If any one or more of the provisions of this License Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this License Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

ARTICLE 12. ENTIRE AGREEMENT

The foregoing License Agreement represents the complete and entire agreement between the parties with respect to the subject matter contained herein.

IN WITNESS WHEREOF, the undersigned has executed this License Agreement as of the day and year first written above.

Homeowner(s)

**West Lake
Community Development District**

By: _____
Name: _____
Address: _____

By: _____
Name: Kelly Evans
Title: Chair of the Board of Supervisors

By: _____
Name: _____
Address: _____

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

The Public Hearing and regular meeting of the Board of Supervisors of West Lake Community Development District was held on Wednesday, December 11, 2024, 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
Paulo Beckert	Assistant Secretary
Brad Gilley	Assistant Secretary
Nancy Symonds	Assistant Secretary

Also present were:

Brian Lamb	District Manager
John Vericker	District Counsel
Chris O’Kelley	District Engineer

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Lamb 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

Recess to Public Hearing

Mr. Lamb requested the Board recess to Public Hearing.

FOURTH ORDER OF BUSINESS

Public Hearing on Adopting Uniform Method of Collection

A. Open the Public Hearing on Adopting a Uniform Method of Collection

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor,
Public Hearing on Adopting Uniform Method of Collection, was opened.
5-0

B. Staff Presentation

C. Public Comment

There being none, the next item followed.

D. Close the Public Hearing on Adopting Uniform Method of Collection

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor,
Public Hearing on Adopting a Uniform Method of Collection, was closed.
5-0

E. Consideration of Resolution 2025-04; Adopting Uniform Method of Collection

On MOTION by Ms. Evans seconded by Mr. Beckert, with all in favor, Resolution 2025-04, Adopting Uniform Method of Collection, as discussed, was adopted. 5-0

FIFTH ORDER OF BUSINESS**Public Hearing on Adopting Uniform Rules of Procedure****A. Open the Public Hearing on Adopting Uniform Rules of Procedure**

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Public Hearing on Adopting Uniform Rules of Procedure, was opened. 5-0

B. Staff Presentations**C. Public Comment**

There being none, the next item followed.

D. Close the Public Hearing on Adopting Uniform Rules of Procedure

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Public Hearing on Adopting Uniform Rules of Procedure, was closed. 5-0

E. Consideration of Resolution 2025-05 Adopting Uniform Rules of Procedures

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Resolution 2025-05, Adopting Uniform Rules of Procedure, as discussed, was adopted. 5-0

SIXTH ORDER OF BUSINESS**Public Hearing on Adopting Final Fiscal Year 2024 Budget****A. Open Public Hearing on Adopting Final Fiscal Year 2024 Budget**

On MOTION by Ms. Evans seconded by Mr. Beckert, with all in favor, Public Hearing on Adopting Final Fiscal Year 2024 Budget, was opened. 5-0

B. Staff Presentations**C. Public Comment**

There being none, the next item followed.

D. Close Public Hearing on Adopting Final Fiscal Year 2024 Budget

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Public Hearing on Adopting Final Fiscal Year 2024 Budget, was closed. 5-0

E. Consideration of Resolution 2025-06; Adopting Final Fiscal Year 2024 Budget
i. Consideration of Developer Funding Agreement

On MOTION by Ms. Evans seconded by Ms. Campagna with all in favor, Resolution 2025-06; Adopting Final Fiscal Year 2024 Budget with Consideration of Developer Funding Agreement, as discussed, was adopted. 5-0

SEVENTH ORDER OF BUSINESS

Public Hearing on Adopting the Final Fiscal Year 2025 Budget

A. Open Public Hearing on Adopting Final Fiscal Year 2025 Budget

On MOTION by Ms. Evans seconded by Mr. Beckert, with all in favor, Public Hearing on Adopting Final Fiscal Year 2025 Budget, was opened. 5-0

B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Close Public Hearing on Adopting Final Fiscal Year 2025 Budget

On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, Public Hearing on Adopting Final Fiscal Year 2025 Budget, was closed. 5-0

E. Consideration of Resolution 2025-07; Adopting Final Fiscal Year 2025 Budget
i. Consideration of Developer Funding Agreement

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, Resolution 2025-07; Adopting Final Fiscal Year 2025 Budget with Consideration of Developer Funding Agreement, as discussed, was adopted. 5-0

EIGHTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Lamb requested the Board return to regular meeting.

NINTH ORDER OF BUSINESS

Business Items

A. General Matters of the District

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes; September 25, 2024; Special Organizational

B. Approval of Meeting Minutes; November 13, 2024; Landowner's Election

C. Approval of Meeting Minutes; November 13, 2024; Public Hearing & Regular

On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, the Consent Agenda, was approved. 5-0

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

TWELFTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Ms. Evans seconded by Mr. Beckert, with all in favor, the meeting was adjourned. 5-0

Brian Lamb

District Manager

Kelly Evans

Chairperson

West Lake CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
STRALEY ROBIN VERICKER	9/12/2024	25311	\$729.00	\$729.00	Professional Services through 08.31.2024
STRALEY ROBIN VERICKER	11/15/2024	25560	\$3,923.45	\$3,923.45	Professional Services Through 10.31.2024
STRALEY ROBIN VERICKER	1/9/2025	25810	\$703.50	\$703.50	PROFESSIONAL SERVICES THROUGH 12/31/24
Monthly Contract Subtotal			\$5,355.95	\$5,355.95	
Variable Contract					
BRADLEY GILLEY	11/13/2024	BG 111324	\$200.00	\$200.00	BOARD MEETING
BRADLEY GILLEY	12/11/2024	BG 121124	\$200.00	\$200.00	BOS MEETING 12/11/24
KELLY ANN EVANS	11/13/2024	KE 11132024	\$200.00	\$200.00	BOARD MEETING 11/13/24
Variable Contract Subtotal			\$600.00	\$600.00	
Regular Services					
BUSINESS OBSERVER	10/18/2024	24-03135H	\$201.26	\$201.26	Meeting Ad 10.18.2024
INFRAMARK	1/3/2025	141143	\$2,083.33		DISTRICT MGMT 01/25
INFRAMARK	1/3/2025	141143	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK	1/3/2025	141143	\$125.00	\$3,208.33	WEBSITE MAINTENANCE
INFRAMARK	12/3/2024	139127	\$2,083.33		DISTRICT MGMT
INFRAMARK	12/3/2024	139127	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK	12/3/2024	139127	\$125.00	\$3,083.33	WEBSITE MAINTENANCE
LORI A. CAMPAGNA	12/11/2024	LC 12112024	\$200.00	\$200.00	BOS Meeting 12/11/2024
LORI A. CAMPAGNA	11/13/2024	LC 11132024	\$200.00	\$200.00	BOS Meeting 11/13/2024
PAULO BECKERT	11/13/2024	PB 11132024	\$200.00	\$200.00	BOS Meeting 11.13.2024
STRALEY ROBIN VERICKER	12/11/2024	25730	\$4,079.90	\$4,079.90	Professional Services Through 11.30.2024
TIMES PUBLISHING COMPANY	10/16/2024	363534	\$2,218.00	\$2,218.00	Debt Assessments Ad 10.16.2024
TIMES PUBLISHING COMPANY	11/17/2024	4139-111324 11172024	\$792.50	\$792.50	Notice of Rulemaking Ad 11.13.2024
TIMES PUBLISHING COMPANY	12/4/2024	4503-111324 120424	\$1,702.00	\$1,702.00	Rulemaking Ad 11.13.2024
TIMES PUBLISHING COMPANY	11/27/2024	4147-112024 112727	\$699.00	\$699.00	Notice of Public Hearing and Regular Board Meeting 11.20.2024
TIMES PUBLISHING COMPANY	11/11/2024	4134-110624 111124	\$376.00	\$376.00	Online Legal Ad 11.06.2024
TIMES PUBLISHING COMPANY	1/22/2025	19347-012225	\$376.00	\$376.00	LEGAL AD
TIMES PUBLISHING COMPANY	1/22/2025	19350-012225	\$291.00	\$291.00	NOTICE OF AUDIT MEETING
Regular Services Subtotal			\$17,752.32	\$17,752.32	

West Lake CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$23,708.27	\$23,708.27	

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

West Lake Community Development District

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

September 12, 2024

Client: 001632

Matter: 000001

Invoice #: 25311

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
8/9/2024	JMV	REVIEW EMAILS RE: CDD ORGANIZATIONAL MEETING; REVIEW CDD LEGAL NOTICES.	0.5	\$202.50
8/13/2024	JMV	REVIEW EMAIL FROM K. REALI RE: CDD ESTABLISHMENT PETITION.	0.3	\$121.50
8/26/2024	JMV	TELEPHONE CALL TO B. LAMB; REVIEW CDD FORMATION ISSUES.	1.0	\$405.00
Total Professional Services			1.8	\$729.00

September 12, 2024
Client: 001632
Matter: 000001
Invoice #: 25311

Page: 2

Total Services	\$729.00	
Total Disbursements	\$0.00	
Total Current Charges		\$729.00
PAY THIS AMOUNT		\$729.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

West Lake Community Development District

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

November 15, 2024

Client: 001632

Matter: 000001

Invoice #: 25560

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2024	LB	WORK ON DRAFT PUBLICATION ADS FOR LANDOWNER'S ELECTION, BUDGET PUBLIC HEARING, INTENT TO USE UNIFORM METHOD OF COLLECTION, RULES OF PROCEDURE ADS.	0.9	\$175.50
10/2/2024	KCH	REVIEW PUBLICATION AD FOR NOTICE OF LANDOWNERS MEETING AND ELECTION; REVIEW PUBLICATION AD FOR NOTICE OF PUBLIC HEARING AND INTENT TO USE UNIFORM METHOD; REVIEW PUBLICATION AD FOR NOTICE OF PUBLIC HEARING ON PROPOSED FISCAL YEAR BUDGET; REVIEW NOTICE OF RULE DEVELOPMENT; REVIEW NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE.	1.9	\$636.50
10/3/2024	JMV	CONFERENCE WITH STAFF; FILE COMPLAINT.	1.5	\$607.50
10/3/2024	LB	FINALIZE PUBLICATION AD FOR LANDOWNER'S ELECTION, PUBLICATION AD FOR UNIFORM METHOD OF COLLECTION, PUBLICATION AD FOR BUDGETS AND PUBLICATION ADS FOR RULES OF PROCEDURE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.6	\$117.00
10/15/2024	KCH	REVIEW UPDATED MANAGEMENT CONTRACT AND AFFIDAVIT.	0.5	\$167.50
10/23/2024	LB	REVIEW STATUS OF PUBLICATION ADS FOR PUBLIC HEARINGS AND LANDOWNER'S ELECTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME; REVIEW RESPONSE FROM M. ALVAREZ RE SAME.	0.3	\$58.50

SERVICES

Date	Person	Description of Services	Hours	Amount
10/24/2024	MS	PREPARE RESOLUTION AUTHORIZING FY 23/24 BUDGET AND DEVELOPER FUNDING AGREEMENT; PREPARE RESOLUTION AUTHORIZING FY 24/25 BUDGET AND DEVELOPER FUNDING AGREEMENT; PREPARE RESOLUTION ADOPTING RULES OF PROCEDURE; PREPARE RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION.	4.0	\$780.00
10/30/2024	LB	FINALIZE LANDOWNER'S MATERIALS, RESOLUTION CANVASSING AND CERTIFYING ELECTION AND RESOLUTION DESIGNATING OFFICERS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.4	\$78.00
10/30/2024	KCH	REVIEW LANDOWNERS BALLOT AND RESOLUTION CANVASSING AND CERTIFYING LANDOWNER ELECTION RESULTS AND RESOLUTION APPOINTING SUPERVISORS.	0.9	\$301.50
10/30/2024	KCH	REVIEW THE FOLLOWING: RESOLUTION EXPRESSING INTENT TO UTILIZE UNIFORM METHOD OF COLLECTION FOR SPECIAL ASSESSMENTS; RESOLUTION ADOPTING A BUDGET FOR 2024; BUDGET FUNDING AGREEMENT FOR 2024; RESOLUTION ADOPTING UNIFORM RULES OF PROCEDURE; RESOLUTION ADOPTING A BUDGET FOR 2025; BUDGET FUNDING AGREEMENT FOR 2025.	2.5	\$837.50
Total Professional Services			13.5	\$3,759.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/31/2024	Photocopies	\$163.95
Total Disbursements		\$163.95

November 15, 2024
Client: 001632
Matter: 000001
Invoice #: 25560

Page: 3

Total Services	\$3,759.50	
Total Disbursements	\$163.95	
Total Current Charges		\$3,923.45
Previous Balance		\$7,128.90
PAY THIS AMOUNT		\$11,052.35

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25311	September 12, 2024	\$729.00	\$0.00	\$0.00	\$0.00	\$4,652.45
25411	October 17, 2024	\$6,289.50	\$110.40	\$0.00	\$0.00	\$10,323.35
Total Remaining Balance Due						\$11,052.35

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$10,323.35	\$0.00	\$729.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

West Lake Community Development District

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

January 09, 2025

Client: 001632

Matter: 000001

Invoice #: 25810

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/11/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$201.00
12/20/2024	KCH	REVIEW EXHIBITS FOR HEARING AND JOINT STIPULATION REGARDING SAME; REVIEW ACCOMPANYING LETTERS FOR BOTH.	1.5	\$502.50
Total Professional Services			2.1	\$703.50
Total Services			\$703.50	
Total Disbursements			\$0.00	
Total Current Charges				\$703.50
Previous Balance				\$15,132.25
PAY THIS AMOUNT				\$15,835.75

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25311	September 12, 2024	\$729.00	\$0.00	\$0.00	\$0.00	\$1,432.50
25411	October 17, 2024	\$6,289.50	\$110.40	\$0.00	\$0.00	\$7,103.40
25560	November 15, 2024	\$3,759.50	\$163.95	\$0.00	\$0.00	\$4,626.95
25730	December 11, 2024	\$2,275.50	\$1,804.40	\$0.00	\$0.00	\$4,783.40
Total Remaining Balance Due						\$15,835.75

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,783.40	\$3,923.45	\$6,399.90	\$729.00

WEST LAKE CDD

MEETING DATE: November 13, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	✓	Accept/ Waive	200
Lori Campagna	✓	Accept/ Waive	200
Paulo Beckert	✓	Accept/ Waive	200
Brad Gilley	✓	Accept/ Waive	200
Nancy Symonds	✓	Accept/ Waive	200

DMS Staff Signature Brian Lamb

WEST LAKE CDD

MEETING DATE: December 11, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Accept	\$200
Lori Campagna	✓	Accept	\$200
Paulo Beckert		Accept	\$200
Brad Gilley	✓	Accept	\$200
Nancy Symonds	✓	Accept	\$200

Staff Signature Brian Lamb

WEST LAKE CDD

MEETING DATE: November 13, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	✓	Accept/ Waive	200
Lori Campagna	✓	Accept/ Waive	200
Paulo Beckert	✓	Accept/ Waive	200
Brad Gilley	✓	Accept/ Waive	200
Nancy Symonds	✓	Accept/ Waive	200

DMS Staff Signature Brian Lamb

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-03135H

Date 10/18/2024

Attn:
West Lake CDD Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 24-03135H Meeting Notice RE: West Lake Meeting on November 13, 2024 Published: 10/18/2024, 10/25/2024	\$201.26
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Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$201.26

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within West Lake Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 79.37 acres more or less, generally located east of US 301, west of West Lake Drive, south of S.R. 674 and north of Bishop Road, in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers and other such business which may properly come before the Board.

DATE: Wednesday, November 13, 2024

TIME: 1:00 P.M.

PLACE: The Offices of Inframark
2005 Pan Am Circle,
Suite 300
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb, District Manager

October 18, 25, 2024

24-03135H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

West Lake Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

INVOICE#

141143

CUSTOMER ID

C5143

PO#**DATE**

1/3/2025

NET TERMS

Net 30

DUE DATE

2/2/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal \$3,208.33

Tax \$0.00

Total Due \$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

139127

DATE

12/3/2024

BILL TO

West Lake Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

CUSTOMER ID

C5143

NET TERMS

Net 30

PO#**DUE DATE**

1/2/2025

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal

\$3,208.33

Tax

\$0.00

Total Due

\$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

WEST LAKE CDD

MEETING DATE: December 11, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans		Accept	\$200
Lori Campagna	✓	Accept	\$200
Paulo Beckert		Accept	\$200
Brad Gilley	✓	Accept	\$200
Nancy Symonds	✓	Accept	\$200

Staff Signature Brian Lamb

WEST LAKE CDD

MEETING DATE: November 13, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	✓	Accept/ Waive	200
Lori Campagna	✓	Accept/ Waive	200
Paulo Beckert	✓	Accept/ Waive	200
Brad Gilley	✓	Accept/ Waive	200
Nancy Symonds	✓	Accept/ Waive	200

DMS Staff Signature Brian Lamb

WEST LAKE CDD

MEETING DATE: November 13, 2024

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Kelly Evans	✓	Accept/ Waive	200
Lori Campagna	✓	Accept/ Waive	200
Paulo Beckert	✓	Accept/ Waive	200
Brad Gilley	✓	Accept/ Waive	200
Nancy Symonds	✓	Accept/ Waive	200

DMS Staff Signature Brian Lamb

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

December 11, 2024
Client: 001632
Matter: 000001
Invoice #: 25730

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/6/2024	MS	FINALIZE AND TRANSMIT RESOLUTIONS ADOPTING FINAL BUDGETS, DEVELOPER FUNDING AGREEMENTS, RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION, RESOLUTION ADOPTING RULES OF PROCEDURE, AND RULES OF PROCEDURE.	0.4	\$78.00
11/7/2024	KCH	REVIEW AGENDA PACKAGE AND EXHIBITS INCLUDING RESOLUTIONS.	0.7	\$234.50
11/12/2024	KCH	PREPARE RFP FOR AUDITING SERVICES.	1.5	\$502.50
11/13/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.8	\$729.00
11/13/2024	KCH	PREPARE FOR AND ATTEND LANDOWNERS ELECTION MEETING AND BOS MEETING IN PERSON.	1.1	\$368.50
11/25/2024	JMV	REVIEW EMAIL FROM B. LAMB; REVIEW ASSESSMENT REPORTS; DRAFT EMAIL TO B. LAMB.	0.8	\$324.00
11/25/2024	LB	PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RESOLUTIONS AND MATERIALS FOR DECEMBER 11, 2024 PUBLIC HEARINGS AND BOARD MEETING.	0.2	\$39.00
Total Professional Services			6.5	\$2,275.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/4/2024	Clerk, Circuit Court, Hillsborough County- Filing Fee- Filing fees	\$405.00
11/19/2024	XPRESS DELIVERIES, LLC- Courier Service- Courier Service	\$20.90
11/19/2024	Tampa Bay Times- Professional Services- Publication	\$1,378.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$1,804.40
	Total Services	\$2,275.50
	Total Disbursements	\$1,804.40
	Total Current Charges	\$4,079.90
	Previous Balance	\$11,052.35
	PAY THIS AMOUNT	\$15,132.25

Please Include Invoice Number on all Correspondence

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$1,804.40
	Total Services	\$2,275.50
	Total Disbursements	\$1,804.40
	Total Current Charges	\$4,079.90
	Previous Balance	\$11,052.35
	PAY THIS AMOUNT	\$15,132.25

Please Include Invoice Number on all Correspondence



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/16/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
10/16/2024	Deirdre Bonett	335630
Total Amount Due		Ad Number
\$2,218.00		0000363534

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/16/24	10/16/24	0000363534	Times	Main A/B	Debt Assessments	1	3x18.00 IN	\$2,214.00
10/16/24	10/16/24	0000363534	Tampabay.com	Marketplace	Debt Assessments AffidavitMaterial	1	3x18.00 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
10/16/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
10/16/2024	Deirdre Bonett	335630
Total Amount Due		Ad Number
\$2,218.00		0000363534

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

WEST LAKE CDD
C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
11/13/24-11/13/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
11/17/2024	Deirdre Bonett	TB335630
Total Amount Due	Ad Number	
\$792.50	4139-111324	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/13/24	11/13/24	4139	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	NOTICE OF RULEMAKING FOR THE Affidavit Fee	2	1.00x98.00 L	\$790.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
11/13/24-11/13/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
11/17/2024	Deirdre Bonett	TB335630
Total Amount Due	Ad Number	
\$792.50	4139	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WEST LAKE CDD
c/o INFRAMARK
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Rulemaking was published in said newspaper by print in the issues of 11/13/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

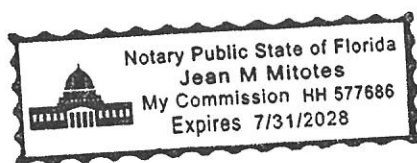
Signature of Affiant

Sworn to and subscribed before me this **11/13/2024**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the West Lake Community Development District on Wednesday, December 11, 2024, at 1:00 p.m. at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

In accord with Chapter 190, Florida Statutes, the West Lake Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on November 6, 2024.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: Wednesday, December 11, 2024
TIME: 1:00 p.m.
PLACE: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, via email at brian.lamb@inframark.com or by calling (813) 873-7300.

West Lake Community Development District
Brian Lamb, District Manager
Run Date: November 13, 2024 4139

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
11/13/24-12/4/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
12/4/2024	Deirdre Bonett	TB335630
Total Amount Due	Ad Number	
\$1,702.00	4503-111324	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/13/24	12/4/24	4503	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	RULEMAKING Affidavit Fee	8	1.00x52.00 L	\$1,700.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
11/13/24-12/4/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
12/4/2024	Deirdre Bonett	TB335630
Total Amount Due	Ad Number	
\$1,702.00	4503	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WEST LAKE CDD
c/o INFRAMARK
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter RULEMAKING was published in said newspaper by print in the issues of 11/13/24, 11/20/24, 11/27/24, 12/04/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

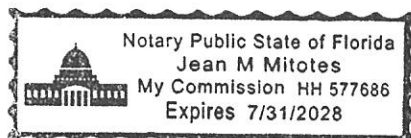
Signature of Affiant

Sworn to and subscribed before me this 12/04/2024

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



The West Lake Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the West Lake Community Development District ("District") will hold a public hearing and a regular Board meeting on **Wednesday, December 11, 2024, at 1:00 p.m., at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607** to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Hillsborough County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Brian Lamb, District Manager
November 13, 20, and 27, 2024 and December 4, 2024 4503

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/20/24-11/27/24		WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account	
11/27/2024	Deirdre Bonett	TB335630	
Total Amount Due		Ad Number	
\$699.00		4147-112024	

PAYMENT DUE UPON RECEIPT

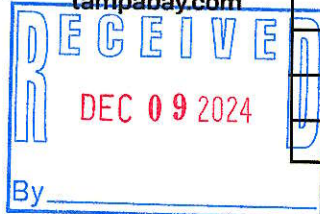
Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/20/24	11/27/24	4147	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Notice of Public Hearing and Board of \$ Affidavit Fee	4	1.00x43.00 L	\$697.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355



Advertising Run Dates		Advertiser Name	
11/20/24-11/27/24		WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account	
11/27/2024	Deirdre Bonett	TB335630	
Total Amount Due		Ad Number	
\$699.00		4147	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WEST LAKE CDD
c/o INFRAMARK
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 11/20/24, 11/27/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

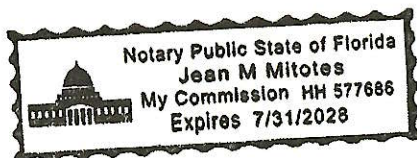
Signature of Affiant

Sworn to and subscribed before me this 11/27/2024

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced



Notice of Public Hearing and Board of Supervisors Meeting of the West Lake Community Development District

The Board of Supervisors (the "Board") of the West Lake Community Development District (the "District") will hold a public hearing and a meeting on Wednesday, December 11, 2024, at 1:00 p.m. at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Proposed Budgets for the fiscal year beginning September 11, 2024, (the effective date of the establishment ordinance) (the "FY 2024 Budget") and ending September 30, 2024, and for the fiscal year beginning October 1, 2024, and ending September 30, 2025, (the "FY 2024-2025 Budget", together with the FY 2024 Budget, the "Proposed Budgets"). A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. Copies of the Proposed Budgets and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at brian.lamb@inframark.com or via phone at (813) 873-7300.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager
November 20 & November 27, 2024 4147

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	dvertiser Name	
11/6/24-11/6/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
11/11/2024	Deirdre Bonett	TB335630
Total Amount Due		Ad Number
\$376.00		4134-110624

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
11/6/24	11/6/24	4134	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Online Legal Affidavit Fee	2	1.00x46.00 L	\$374.00 \$2.00

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Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	dvertiser Name	
11/6/24-11/6/24	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
11/11/2024	Deirdre Bonett	TB335630
Total Amount Due		Ad Number
\$376.00		4134

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

WEST LAKE CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
1/22/25-1/22/25		WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account	
1/22/2025	Deirdre Bonett	TB335630	
Total Amount Due		Invoice Number	
\$376.00		19347-012225	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/22/25	1/22/25	19347	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	RFP for Audit Affidavit Fee	2	1.00x45.00 L	\$374.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
1/22/25-1/22/25		WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account	
1/22/2025	Deirdre Bonett	TB335630	
Total Amount Due		Invoice Number	
\$376.00		19347-012225	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

WEST LAKE CDD
c/o INFRAMARK
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

19347

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFP for Audit was published in said newspaper by print in the issues of 01/22/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

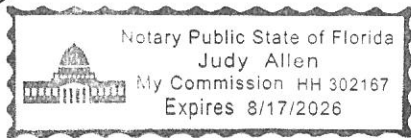
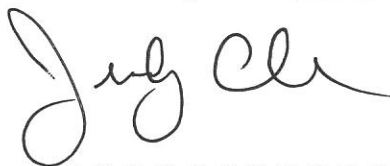


Sworn to and subscribed before me this **01/22/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF AUDIT COMMITTEE MEETING WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of West Lake Community Development District will hold a meeting on Wednesday, February 12, 2025, at 1:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: January 22, 2025

19347

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
1/22/25-1/22/25		WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account	
1/22/2025	Deirdre Bonett	TB335630	
Total Amount Due		Invoice Number	
\$291.00		19350-012225	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/22/25	1/22/25	19350	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Audit Meeting Affidavit Fee	2	1.00x35.00 L	\$289.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
1/22/25-1/22/25		WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account	
1/22/2025	Deirdre Bonett	TB335630	
Total Amount Due		Invoice Number	
\$291.00		19350-012225	

DO NOT SEND CASH BY MAIL

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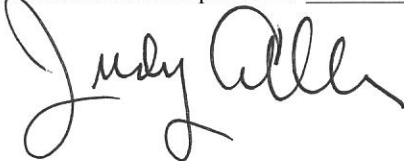
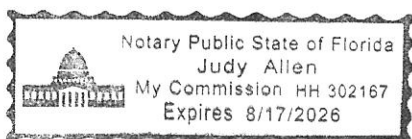
Signature of Affiant

Sworn to and subscribed before me this **01/22/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

Request for Proposals for Annual Auditing Services for the West Lake Community Development District

Inframark, on behalf of the West Lake District, is requesting proposals from qualified independent Certified Public Accounting firms for independent annual audit of the District's general-purpose financial statements for the Fiscal Years ending September 30, 2024, 2025, and 2026.

An improvement district is a special purpose local government established under Chapter 298, Florida Statutes. The certified public accounting firm licensed under Chapter 473, Florida Statutes, responding to this proposal shall be qualified to audit according to government auditing standards under the Florida Board of Accountancy, AICPA, the General Accounting Office, and Rules of the Auditor General of the State of Florida.

More information related to the proposal may be obtained by contacting Inframark's Director of the District's Administrative Assistant Brittney Carpio at brittney.carpio@inframark.com. Personal solicitation of clients directly with the District Board members is prohibited.

Electronic copies of the proposals must be emailed to brittney.carpio@inframark.com by 3:00 p.m. on Wednesday, February 05, 2025. The email must be titled "Auditing Services- West Lake District".

Brian Lamb
District Manager

Run Date: January 22, 2025

19350

West Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 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 January 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 9,874
TOTAL ASSETS	\$ 9,874
<u>LIABILITIES</u>	
Accounts Payable	\$ 13,782
TOTAL LIABILITIES	13,782
<u>FUND BALANCES</u>	
Unassigned:	(3,908)
TOTAL FUND BALANCES	(3,908)
TOTAL LIABILITIES & FUND BALANCES	\$ 9,874

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 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	\$ 20,000	\$ (356,525)	5.31%
TOTAL REVENUES	376,525	20,000	(356,525)	5.31%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	1,000	9,000	10.00%
ProfServ-Field Management	12,000	200	11,800	1.67%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
Management Contract	25,000	4,167	20,833	16.67%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	5,000	9,436	(4,436)	188.72%
District Engineer	3,500	-	3,500	0.00%
Special Services	2,500	-	2,500	0.00%
Accounting Services	6,100	2,000	4,100	32.79%
Auditing Services	5,200	-	5,200	0.00%
Accounting/Financial Services	17,500	-	17,500	0.00%
Website Compliance	1,800	250	1,550	13.89%
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	6,656	(5,156)	443.73%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	-	3,500	0.00%
Website Administration	1,500	-	1,500	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	145,625	23,909	121,716	16.42%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 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>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%
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	9,000	-	9,000	0.00%
Contracts - Landscape	75,000	-	75,000	0.00%
Waterway Mgmt Program -Aquatic Plantings & Repairs	1,000	-	1,000	0.00%
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	-	106,000	0.00%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 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>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	23,909	352,616	6.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,909)	(3,909)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1		
FUND BALANCE, ENDING		\$ (3,908)		

West Lake CDD

Z-SPAWAR

Statement Date 01/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
12/31/2024	Payment	1001	FLORIDACOMMERCE	Check for Vendor V00004	-200.00	-200.00	0.00
01/22/2025	Payment	1002	STRALEY ROBIN VERICKER	Check for Vendor V00003	-729.00	-729.00	0.00
01/22/2025	Payment	1003	TIMES PUBLISHING COMPANY	Check for Vendor V00005	-5,787.50	-5,787.50	0.00
01/22/2025	Payment	1004	BUSINESS OBSERVER	Check for Vendor V00006	-201.26	-201.26	0.00
Total Checks					-6,917.76	-6,917.76	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/22/2025	Payment	1005	INFRAMARK	Check for Vendor V00007			-3,208.33
Total Outstanding Checks							-3,208.33
Outstanding Deposits							
Total Outstanding Deposits							

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025

(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	1002	01/22/25	STRALEY ROBIN VERICKER	25311	PROFESSIONAL SERVICES THROUGH 08.31.2024	District Counsel	531146-51401	\$729.00
001	1003	01/22/25	TIMES PUBLISHING COMPANY	363534	Debt Assessment Ads 10.16.2024	Debt Assessments Ad 10.16.2024	548002-51301	\$2,218.00
001	1003	01/22/25	TIMES PUBLISHING COMPANY	4139-111324 11172024	Rulemaking ad 11.13.2024	Notice of Rulemaking Ad 11.13.2024	548002-51301	\$792.50
001	1003	01/22/25	TIMES PUBLISHING COMPANY	4503-111324 120424	Rulemaking Ad 11.13.2024	Legal Advertising	548002-51301	\$1,702.00
001	1003	01/22/25	TIMES PUBLISHING COMPANY	4147-112024 112727	Notice of Public Hearing & Board Meeting 11.20.2024	Notice of Public Hearing and Regular Board Meeting 11.20.2024	548002-51301	\$699.00
001	1003	01/22/25	TIMES PUBLISHING COMPANY	4134-110624 111124	Legal Ad 11.06.2024	Online Legal Ad 11.06.2024	548002-51301	\$376.00
001	1004	01/22/25	BUSINESS OBSERVER	24-03135H	Meeting Notice Ad	Meeting Ad 10.18.2024	548002-51301	\$201.26
001	1005	01/22/25	INFRAMARK	139127	DISTRICT MANAGEMENT JAN 2025	DISTRICT MGMT	531136-51301	\$2,083.33
001	1005	01/22/25	INFRAMARK	139127	DISTRICT MANAGEMENT JAN 2025	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1005	01/22/25	INFRAMARK	139127	DISTRICT MANAGEMENT JAN 2025	WEBSITE MAINTENANCE	534397-51301	\$125.00
Fund Total								\$9,926.09

Total Checks Paid	\$9,926.09
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