

**WEST LAKE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JUNE 11, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# West Lake Community Development District

## Board of Supervisors

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

## District Staff

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

## Regular Meeting Agenda

June 11, 2025, at 1:00 p.m.

---

The Regular Meetings of West Lake Community Development District will be held on **June 11, 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.

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

## 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

### 4. CONSENT AGENDA

- A. Approval of Meeting Minutes; May 14, 2025; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures for May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025

### 5. STAFF REPORTS

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

### 6. ADJOURNMENT

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

The regular meeting of the Board of Supervisors of West Lake Community Development District was held on Wednesday, May 14, 2025, and called to order at 1:03 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

|               |                     |
|---------------|---------------------|
| Kelly Evans   | Chairperson         |
| Lori Campagna | Vice Chairperson    |
| Brad Gilley   | Assistant Secretary |
| Nancy Symonds | Assistant Secretary |
| Paulo Beckert | Assistant Secretary |

Also present were:

|                   |                   |
|-------------------|-------------------|
| Brian Lamb        | District Manager  |
| Michael Perez     | District Manager  |
| Kathryn Hopkinson | District Counsel  |
| John Vericker     | District Counsel  |
| Chris O'Kelly     | District Engineer |

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Perez called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Annual Notice of Qualified Electors**

Mr. Perez, informed there are zero (0) registered voters.

**B. Consideration of Resolution 2025-04, Approving the Proposed Budget**

Mr. Lamb presented the preliminary budget for Fiscal Year 2026 and set Public Hearing to be set Wednesday, August 13, 2025 at 1:00 pm. Discussion ensued.

|                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Ms. Evans seconded by Ms. Symonds, with all in favor, Resolution 2025-04, Approving the Proposed Budget and setting the Public Hearing for Wednesday, August 13, 2025 at 1:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Meeting Minutes; April 09, 2025, Audit Committee & Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures for April 2025**
- C. Acceptance of the Financials and Approval of the Check Register for April 2025**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Vicker informed Mr. Perez to set the Chairperson for Seat 1 and Vice Chairperson for  
Seat 2.

**B. District Engineer**

Mr. O'Kelly provided updates on the completion of the infrastructure and offsite  
improvements.

**C. District Manager**

Mr. Lamb needed a motion to authorize staff to work with the county on negotiating for  
collections and for Ms. Evans to be able to sign outside of the meeting after review with Ms.  
Hopkinson and staff. Mr. Lamb to coordinate a 10:00 am meeting May 27, 2025 and Mr. Gilley  
questioned why the March Payment sheet was not being included.

**SIXTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further,

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor,  
meeting adjourned at 1:34 p.m. 5-0

\_\_\_\_\_  
Brian Lamb/Michael Perez  
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               |
|-------------------------------------|--------------|------------------------|--------------------|--------------------|------------------------------------|
| <b>Monthly Contract</b>             |              |                        |                    |                    |                                    |
| INFRAMARK                           | 5/2/2025     | 149117                 | \$2,083.33         |                    | district management May 2025       |
| INFRAMARK                           | 5/2/2025     | 149117                 | \$1,000.00         |                    | accounting services May 2025       |
| INFRAMARK                           | 5/2/2025     | 149117                 | \$125.00           | \$3,208.33         | website maintenance/admin May 2025 |
| SITEX AQUATICS, LLC                 | 5/1/2025     | 10021-B                | \$684.00           | \$684.00           | pond maintenance May 2025          |
| STEADFAST MAINTENANCE               | 5/1/2025     | SA-11767               | \$2,376.00         | \$2,376.00         | Landscape Contract May 2025        |
| <b>Monthly Contract Subtotal</b>    |              |                        | <b>\$6,268.33</b>  | <b>\$6,268.33</b>  |                                    |
|                                     |              |                        |                    |                    |                                    |
| <b>Variable Contract</b>            |              |                        |                    |                    |                                    |
| STRALEY ROBIN VERICKER              | 5/6/2025     | 26500                  | \$753.00           | \$753.00           | district counsel April 2025        |
| <b>Variable Contract Subtotal</b>   |              |                        | <b>\$753.00</b>    | <b>\$753.00</b>    |                                    |
|                                     |              |                        |                    |                    |                                    |
| <b>Regular Services</b>             |              |                        |                    |                    |                                    |
| BRADLEY GILLEY                      | 5/14/2025    | BG-051425              | \$200.00           | \$200.00           | BOARD 5/14/25                      |
| KELLY ANN EVANS                     | 5/14/2025    | KE-051425              | \$200.00           | \$200.00           | BOARD 5/14/25                      |
| LORI A. CAMPAGNA                    | 5/14/2025    | LC-051425              | \$200.00           | \$200.00           | BOARD 5/14/25                      |
| NANCY SYMONDS                       | 5/14/2025    | NS-051425              | \$200.00           | \$200.00           | BOARD 5/14/25                      |
| PAULO BECKERT                       | 5/14/2025    | PB-051425              | \$200.00           | \$200.00           | BOARD 5/14/25                      |
| <b>Regular Services Subtotal</b>    |              |                        | <b>\$1,000.00</b>  | <b>\$1,000.00</b>  |                                    |
|                                     |              |                        |                    |                    |                                    |
| <b>Additional Services</b>          |              |                        |                    |                    |                                    |
| INFRAMARK                           | 5/13/2025    | 149643                 | \$3,500.00         | \$3,500.00         | serc meeting May 2025              |
| <b>Additional Services Subtotal</b> |              |                        | <b>\$3,500.00</b>  | <b>\$3,500.00</b>  |                                    |
|                                     |              |                        |                    |                    |                                    |
| <b>TOTAL</b>                        |              |                        | <b>\$11,521.33</b> | <b>\$11,521.33</b> |                                    |



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
149117

**DATE**  
5/2/2025

**CUSTOMER ID**  
C5143

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
6/1/2025

**BILL TO**

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

Services provided for the Month of: May 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          |
| <b>Subtotal</b>             |     |     |          |        | <b>3,208.33</b> |

**Subtotal** \$3,208.33

**Tax** \$0.00

**Total Due** \$3,208.33

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

INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



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

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

**Invoice details**  
Invoice no.: 10021-B  
Terms: Net 30  
Invoice date: 05/01/2025  
Due date: 05/31/2025

| #  | Date | Product or service         | Description                                               | Qty | Rate         | Amount          |
|----|------|----------------------------|-----------------------------------------------------------|-----|--------------|-----------------|
| 1. |      | <b>Aquatic Maintenance</b> | Monthly Lake Maintenance:<br>Two Ponds & Three Wet Slumps | 1   | \$684.00     | \$684.00        |
|    |      |                            |                                                           |     | <b>Total</b> | <b>\$684.00</b> |



## Steadfast Alliance

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

## Invoice

| Date     | Invoice # |
|----------|-----------|
| 5/1/2025 | SA-11767  |

Please make all Checks payable to:  
Steadfast Alliance

### Bill To

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

### Ship To

West Lake CDD  
5637 Yellow Hornbill Ave  
Wimauma, FL 33598

| P.O. No. | W.O. No.                                                         | Account # | Cost Code | Terms         | Project              |
|----------|------------------------------------------------------------------|-----------|-----------|---------------|----------------------|
|          |                                                                  |           |           | Net 30        | SM1218 West Lake CDD |
| Quantity | Description                                                      |           | Rate      | Serviced Date | Amount               |
| 0        | Landscape Maintenance @ West Lake CDD for the Month of May 2025. |           | 0.00      |               | 0.00                 |
| 0.4      | Landscape Maintenance - Billed at 40%                            |           | 5,250.00  |               | 2,100.00             |
| 0.5      | Irrigation Management - Billed at 50%                            |           | 552.00    |               | 276.00               |
| 0        | Fertilization and Pesticide Program                              |           | 266.50    |               | 0.00                 |

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

|                    |            |
|--------------------|------------|
| <b>Total</b>       | \$2,376.00 |
| Payments/Credits   | \$0.00     |
| <b>Balance Due</b> | \$2,376.00 |

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 06, 2025

Client: 001632

Matter: 000001

Invoice #: 26500

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

## SERVICES

| Date                        | Person | Description of Services                                                                                                                            | Hours | Amount   |
|-----------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------|
| 4/2/2025                    | KCH    | REVIEW EMAILS BETWEEN M.PEREZ AND STEADFAST REGARDING PERCENTAGE OF PROJECT STARTING UP FOR SERVICE; REVIEW AGENDA PACKAGE; REVIEW TECO AGREEMENT. | 0.5   | \$167.50 |
| 4/9/2025                    | KCH    | PREPARE FOR AND ATTEND BOS MEETING IN PERSON.                                                                                                      | 0.8   | \$268.00 |
| 4/11/2025                   | KCH    | REVIEW RESOLUTION APPROVING BUDGET AND SETTING PUBLIC HEARING.                                                                                     | 0.2   | \$67.00  |
| 4/24/2025                   | JMV    | REVIEW AND FILE LANDOWNER CONSENT IN PUBLIC RECORDS.                                                                                               | 0.3   | \$121.50 |
| Total Professional Services |        |                                                                                                                                                    | 1.8   | \$624.00 |

## DISBURSEMENTS

| Date                | Description of Disbursements                    | Amount   |
|---------------------|-------------------------------------------------|----------|
| 4/25/2025           | Simplefile E-Recording- Filing Fee- Filing fees | \$96.75  |
| 4/25/2025           | Simplefile E-Recording- Filing Fee- Filing fees | \$32.25  |
| Total Disbursements |                                                 | \$129.00 |

May 06, 2025  
Client: 001632  
Matter: 000001  
Invoice #: 26500

Page: 2

---

|                        |          |                 |
|------------------------|----------|-----------------|
| Total Services         | \$624.00 |                 |
| Total Disbursements    | \$129.00 |                 |
| Total Current Charges  |          | \$753.00        |
| Previous Balance       |          | \$13,646.72     |
| Less Payments          |          | (\$13,646.72)   |
| <b>PAY THIS AMOUNT</b> |          | <b>\$753.00</b> |

***Please Include Invoice Number on all Correspondence***

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: West Lake CDD

Board Meeting Date: May 14, 2025

|   | Name          | In Attendance<br>Please X | Paid     |
|---|---------------|---------------------------|----------|
| 1 | Kelly Evans   | X                         | \$200.00 |
| 2 | Lori Campagna | X                         | \$200.00 |
| 3 | Nancy Symonds | X                         | \$200.00 |
| 4 | Brad Gilley   | X                         | \$200.00 |
| 5 | Paulo Beckert | X                         | \$200.00 |

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

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: West Lake CDD

Board Meeting Date: May 14, 2025

|   | Name          | In Attendance<br>Please X | Paid     |
|---|---------------|---------------------------|----------|
| 1 | Kelly Evans   | X                         | \$200.00 |
| 2 | Lori Campagna | X                         | \$200.00 |
| 3 | Nancy Symonds | X                         | \$200.00 |
| 4 | Brad Gilley   | X                         | \$200.00 |
| 5 | Paulo Beckert | X                         | \$200.00 |

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

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: West Lake CDD

Board Meeting Date: May 14, 2025

|   | Name          | In Attendance<br>Please X | Paid     |
|---|---------------|---------------------------|----------|
| 1 | Kelly Evans   | X                         | \$200.00 |
| 2 | Lori Campagna | X                         | \$200.00 |
| 3 | Nancy Symonds | X                         | \$200.00 |
| 4 | Brad Gilley   | X                         | \$200.00 |
| 5 | Paulo Beckert | X                         | \$200.00 |

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

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: West Lake CDD

Board Meeting Date: May 14, 2025

|   | Name          | In Attendance<br>Please X | Paid     |
|---|---------------|---------------------------|----------|
| 1 | Kelly Evans   | X                         | \$200.00 |
| 2 | Lori Campagna | X                         | \$200.00 |
| 3 | Nancy Symonds | X                         | \$200.00 |
| 4 | Brad Gilley   | X                         | \$200.00 |
| 5 | Paulo Beckert | X                         | \$200.00 |

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

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: West Lake CDD

Board Meeting Date: May 14, 2025

|   | Name          | In Attendance<br>Please X | Paid     |
|---|---------------|---------------------------|----------|
| 1 | Kelly Evans   | X                         | \$200.00 |
| 2 | Lori Campagna | X                         | \$200.00 |
| 3 | Nancy Symonds | X                         | \$200.00 |
| 4 | Brad Gilley   | X                         | \$200.00 |
| 5 | Paulo Beckert | X                         | \$200.00 |

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

Approved for payment:

Michael Perez  
District Manager Signature

5/20/2025  
Date

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

149643

**CUSTOMER ID**

C4608

**PO#****DATE**

5/13/2025

**NET TERMS**

Net 30

**DUE DATE**

6/12/2025

**BILL TO**

Lennar Homes  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: May 2025

| DESCRIPTION                  | QTY | UOM | RATE     | MARKUP | AMOUNT          |
|------------------------------|-----|-----|----------|--------|-----------------|
| SERC Meeting - West Lake CDD | 1   | Ea  | 3,500.00 |        | 3,500.00        |
| <b>Subtotal</b>              |     |     |          |        | <b>3,500.00</b> |

**Subtotal**

\$3,500.00

**Tax**

\$0.00

**Total Due**

\$3,500.00

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

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

# **West Lake Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 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 May 31, 2025

*(In Whole Numbers)*

| <b>ACCOUNT DESCRIPTION</b>                   | <b>TOTAL</b>    |
|----------------------------------------------|-----------------|
| <b><u>ASSETS</u></b>                         |                 |
| Cash In Bank                                 | \$ 2,231        |
| <b>TOTAL ASSETS</b>                          | <b>\$ 2,231</b> |
| <b><u>LIABILITIES</u></b>                    |                 |
| Accounts Payable                             | \$ 3,500        |
| <b>TOTAL LIABILITIES</b>                     | <b>3,500</b>    |
| <b><u>FUND BALANCES</u></b>                  |                 |
| Unassigned:                                  | (1,269)         |
| <b>TOTAL FUND BALANCES</b>                   | <b>(1,269)</b>  |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 2,231</b> |

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION             | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|---------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <b><u>REVENUES</u></b>          |                             |                        |                             |                                        |
| Developer Contribution          | 376,525                     | 67,000                 | (309,525)                   | 17.79%                                 |
| <b>TOTAL REVENUES</b>           | <b>376,525</b>              | <b>67,000</b>          | <b>(309,525)</b>            | <b>17.79%</b>                          |
| <b><u>EXPENDITURES</u></b>      |                             |                        |                             |                                        |
| <b><u>Administration</u></b>    |                             |                        |                             |                                        |
| Supervisor Fees                 | 10,000                      | 6,800                  | 3,200                       | 68.00%                                 |
| ProfServ-Field Management       | 12,000                      | 200                    | 11,800                      | 1.67%                                  |
| ProfServ-Trustee Fees           | 6,400                       | -                      | 6,400                       | 0.00%                                  |
| Management Contract             | 25,000                      | 12,500                 | 12,500                      | 50.00%                                 |
| Assessment Roll                 | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Disclosure Report               | 3,500                       | 3,500                  | -                           | 100.00%                                |
| District Counsel                | 5,000                       | 21,529                 | (16,529)                    | 430.58%                                |
| District Engineer               | 3,500                       | -                      | 3,500                       | 0.00%                                  |
| Special Services                | 2,500                       | -                      | 2,500                       | 0.00%                                  |
| Accounting Services             | 6,100                       | 6,000                  | 100                         | 98.36%                                 |
| Auditing Services               | 5,200                       | -                      | 5,200                       | 0.00%                                  |
| Accounting/Financial Services   | 17,500                      | -                      | 17,500                      | 0.00%                                  |
| Website Compliance              | 1,800                       | 3,150                  | (1,350)                     | 175.00%                                |
| Postage                         | 150                         | -                      | 150                         | 0.00%                                  |
| Insurance - General Liability   | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Public Officials Insurance      | 5,000                       | -                      | 5,000                       | 0.00%                                  |
| Insurance -Property & Casualty  | 25,000                      | -                      | 25,000                      | 0.00%                                  |
| Legal Advertising               | 1,500                       | 10,146                 | (8,646)                     | 676.40%                                |
| Bank Fees                       | 200                         | -                      | 200                         | 0.00%                                  |
| Financial & Revenue Collections | 3,500                       | -                      | 3,500                       | 0.00%                                  |
| Website Administration          | 1,500                       | 500                    | 1,000                       | 33.33%                                 |
| Office Supplies                 | 100                         | -                      | 100                         | 0.00%                                  |
| Dues, Licenses, Subscriptions   | 175                         | 200                    | (25)                        | 114.29%                                |
| <b>Total Administration</b>     | <b>145,625</b>              | <b>64,525</b>          | <b>81,100</b>               | <b>44.31%</b>                          |
| <b><u>Utility Services</u></b>  |                             |                        |                             |                                        |
| 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%                                  |
| <b>Total Utility Services</b>   | <b>57,850</b>               | <b>-</b>               | <b>57,850</b>               | <b>0.00%</b>                           |

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                                | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|----------------------------------------------------|-----------------------------|------------------------|-----------------------------|----------------------------------------|
| <b><u>Other Physical Environment</u></b>           |                             |                        |                             |                                        |
| Contracts-Aquatic Control                          | 9,000                       | 1,368                  | 7,632                       | 15.20%                                 |
| Contracts - Landscape                              | 75,000                      | 2,376                  | 72,624                      | 3.17%                                  |
| 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%                                  |
| <b>Total Other Physical Environment</b>            | <b>106,000</b>              | <b>3,744</b>           | <b>102,256</b>              | <b>3.53%</b>                           |
| <b><u>Parks and Recreations</u></b>                |                             |                        |                             |                                        |
| 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%                                  |
| <b>Total Parks and Recreations</b>                 | <b>67,050</b>               | <b>-</b>               | <b>67,050</b>               | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES</b>                          | <b>376,525</b>              | <b>68,269</b>          | <b>308,256</b>              | <b>18.13%</b>                          |
| Excess (deficiency) of revenues                    |                             |                        |                             |                                        |
| Over (under) expenditures                          | -                           | (1,269)                | (1,269)                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>       |                             | -                      |                             |                                        |
| <b>FUND BALANCE, ENDING</b>                        |                             | <b>\$ (1,269)</b>      |                             |                                        |

# Bank Account Statement

West Lake CDD

|                                       |       |          |                             |            |  |
|---------------------------------------|-------|----------|-----------------------------|------------|--|
| <b>Bank Account No.</b>               | 9792  |          |                             |            |  |
| <b>Statement No.</b>                  | 05-25 |          | <b>Statement Date</b>       | 05/31/2025 |  |
| <hr/>                                 |       |          |                             |            |  |
| <b>G/L Account No. 101002 Balance</b> |       | 2,231.14 | <b>Statement Balance</b>    | 5,639.47   |  |
|                                       |       |          | <b>Outstanding Deposits</b> | 0.00       |  |
| <b>Positive Adjustments</b>           |       | 0.00     |                             |            |  |
|                                       |       | <hr/>    | <b>Subtotal</b>             | 5,639.47   |  |
| <b>Subtotal</b>                       |       | 2,231.14 | <b>Outstanding Checks</b>   | -3,408.33  |  |
| <b>Negative Adjustments</b>           |       | 0.00     |                             |            |  |
|                                       |       | <hr/>    | <b>Ending Balance</b>       | 2,231.14   |  |
| <b>Ending G/L Balance</b>             |       | 2,231.14 |                             |            |  |

| Posting Date                      | Document Type | Document No. | Vendor                 | Description             | Amount     | Cleared Amount | Difference |
|-----------------------------------|---------------|--------------|------------------------|-------------------------|------------|----------------|------------|
| <b>Deposits</b>                   |               |              |                        |                         |            |                |            |
|                                   |               |              |                        |                         |            |                | 0.00       |
| <b>Total Deposits</b>             |               |              |                        |                         |            |                | 0.00       |
| <b>Checks</b>                     |               |              |                        |                         |            |                |            |
|                                   |               |              |                        |                         |            |                | 0.00       |
| 04/10/2025                        | Payment       | 1030         | INFRAMARK              | Check for Vendor V00007 | -3,208.33  | -3,208.33      | 0.00       |
| 04/17/2025                        | Payment       | 1043         | INFRAMARK              | Check for Vendor V00007 | -3,208.33  | -3,208.33      | 0.00       |
| 04/24/2025                        | Payment       | 1045         | INFRAMARK              | Check for Vendor V00007 | -1,264.00  | -1,264.00      | 0.00       |
| 05/14/2025                        | Payment       | 1046         | STRALEY ROBIN VERICKER | Check for Vendor V00003 | -753.00    | -753.00        | 0.00       |
| 05/14/2025                        | Payment       | 1047         | SITEX AQUATICS, LLC    | Check for Vendor V00015 | -684.00    | -684.00        | 0.00       |
| 05/14/2025                        | Payment       | 1048         | STEADFAST MAINTENANCE  | Check for Vendor V00016 | -2,376.00  | -2,376.00      | 0.00       |
| 05/21/2025                        | Payment       | 1049         | LORI A. CAMPAGNA       | Check for Vendor V00008 | -200.00    | -200.00        | 0.00       |
| 05/21/2025                        | Payment       | 1050         | KELLY ANN EVANS        | Check for Vendor V00009 | -200.00    | -200.00        | 0.00       |
| 05/21/2025                        | Payment       | 1051         | PAULO BECKERT          | Check for Vendor V00010 | -200.00    | -200.00        | 0.00       |
| 05/21/2025                        | Payment       | 1053         | NANCY SYMONDS          | Check for Vendor V00013 | -200.00    | -200.00        | 0.00       |
| <b>Total Checks</b>               |               |              |                        |                         | -12,293.66 | -12,293.66     | 0.00       |
| <b>Adjustments</b>                |               |              |                        |                         |            |                |            |
| <b>Total Adjustments</b>          |               |              |                        |                         |            |                |            |
| <b>Outstanding Checks</b>         |               |              |                        |                         |            |                |            |
| 05/21/2025                        | Payment       | 1052         | BRADLEY GILLEY         | Check for Vendor V00011 |            |                | -200.00    |
| 05/29/2025                        | Payment       | 1054         | INFRAMARK              | Check for Vendor V00007 |            |                | -3,208.33  |
| <b>Total Outstanding Checks</b>   |               |              |                        |                         |            |                | -3,408.33  |
| <b>Outstanding Deposits</b>       |               |              |                        |                         |            |                |            |
| <b>Total Outstanding Deposits</b> |               |              |                        |                         |            |                |            |

# WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

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

### **GENERAL FUND - 001**

|                   |      |          |        |                        |           |                              |                                    |              |                   |
|-------------------|------|----------|--------|------------------------|-----------|------------------------------|------------------------------------|--------------|-------------------|
| 001               | 1046 | 05/14/25 | V00003 | STRALEY ROBIN VERICKER | 26500     | district counsel April 2025  | District Counsel                   | 531146-51301 | \$753.00          |
| 001               | 1047 | 05/14/25 | V00015 | SITEX AQUATICS, LLC    | 10021-B   | pond maint May 2025          | pond maintenance May 2025          | 534067-53908 | \$684.00          |
| 001               | 1048 | 05/14/25 | V00016 | STEADFAST MAINTENANCE  | SA-11767  | Landscape Contract May 2025  | Contracts - Landscape              | 534171-53908 | \$2,376.00        |
| 001               | 1049 | 05/21/25 | V00008 | LORI A. CAMPAGNA       | LC-051425 | BOARD 5/14/25                | Supervisor Fees                    | 511100-51401 | \$200.00          |
| 001               | 1050 | 05/21/25 | V00009 | KELLY ANN EVANS        | KE-051425 | BOARD 5/14/25                | Supervisor Fees                    | 511100-51401 | \$200.00          |
| 001               | 1051 | 05/21/25 | V00010 | PAULO BECKERT          | PB-051425 | BOARD 5/14/25                | Supervisor Fees                    | 511100-51401 | \$200.00          |
| 001               | 1052 | 05/21/25 | V00011 | BRADLEY GILLEY         | BG-051425 | BOARD 5/14/25                | Supervisor Fees                    | 511100-51401 | \$200.00          |
| 001               | 1053 | 05/21/25 | V00013 | NANCY SYMONDS          | NS-051425 | BOARD 5/14/25                | Supervisor Fees                    | 511100-51401 | \$200.00          |
| 001               | 1054 | 05/29/25 | V00007 | INFRAMARK              | 149117    | management services May 2025 | district management May 2025       | 531136-51301 | \$2,083.33        |
| 001               | 1054 | 05/29/25 | V00007 | INFRAMARK              | 149117    | management services May 2025 | accounting services May 2025       | 532001-51301 | \$1,000.00        |
| 001               | 1054 | 05/29/25 | V00007 | INFRAMARK              | 149117    | management services May 2025 | website maintenance/admin May 2025 | 549936-51301 | \$125.00          |
| <b>Fund Total</b> |      |          |        |                        |           |                              |                                    |              | <b>\$8,021.33</b> |

|                          |                   |
|--------------------------|-------------------|
| <b>Total Checks Paid</b> | <b>\$8,021.33</b> |
|--------------------------|-------------------|