

West Lake
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026
Amended Budget

Prepared by:



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

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
REVENUES		
Operations & Maintenance Assmts - On Roll	-	375,928
Developer Contributions	376,525	-
TOTAL REVENUES	\$ 376,525	\$ 375,928
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	10,000	12,000
District Management	25,000	25,000
Field Management	12,000	12,000
Construction Accounting	6,100	6,100
Financial/Revenue Collections	3,500	3,500
Accounting Services	17,500	17,500
Special Services	2,500	-
Website Admin Services	1,500	1,500
District Engineer	3,500	7,500
District Counsel	5,000	20,000
Trustees Fees	6,400	6,400
Auditing Services	5,200	5,200
Postage, Phone, Faxes, Copies	150	150
Assessment Roll	5,000	5,000
Legal Advertising	1,500	2,500
Bank Fees	200	200
Dues, Licenses & Fees	175	350
Onsite Office Supplies	100	-
Website ADA Compliance	1,800	2,000
Disclosure Report	3,500	5,000
Total Financial and Administrative	\$ 110,625	\$ 131,900
Insurance		
General Liability	5,000	5,000
Public Officials Insurance	5,000	5,000
Property & Casualty Insurance	25,000	30,000
Total Insurance	\$ 35,000	\$ 40,000

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ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
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	FY 2025	FY 2026
Utility Services		
Electric Utility	\$ 5,000	\$ 12,000
Street Lights	\$ 50,000	\$ 53,000
Amenity Internet	\$ 1,650	\$ -
Water/Waste	\$ 1,200	\$ -
Total Utility Services	\$ 57,850	\$ 65,000
Amenity		
Pool Permits	\$ 12,000	\$ -
Janitorial - Contract	\$ 7,000	\$ -
Janitorial - Supplies/Other	\$ 1,500	\$ -
Amenity Pest Control	\$ 1,200	\$ -
Amenity R&M	\$ 6,000	\$ -
Amenity Camera R&M	\$ 1,000	\$ -
Facility AC	\$ 1,000	\$ -
Dog Waste Station	\$ 1,500	\$ -
Playground Maintenance	\$ 2,500	\$ -
Access Control R&M	\$ 3,000	\$ -
Entrance Monuments, Gates, Walls R&M	\$ 1,000	\$ -
Sidewalk, Pavement, Signage R&M	\$ 1,000	\$ -
Pool Maintenance - Contract	\$ 15,000	\$ -
Pool Treatments & Other R&M	\$ 500	\$ -
Security Monitoring Services	\$ 5,050	\$ -
Miscellaneous Expenses	\$ 1,500	\$ -
Special Events	\$ 1,300	\$ -
Holiday Decorations	\$ 5,000	\$ -
Total Amenity	\$ 67,050	\$ -
Landscape and Pond Maintenance		
Landscape and Irrigation Maintenance - Contract	\$ 75,000	\$ 80,000
Landscaping - R&M	\$ 2,000	\$ -
Landscaping - Mulch	\$ 2,000	\$ 2,000
Landscaping - Annuals	\$ 4,000	\$ -
Landscaping - Plant Replacement	\$ 4,000	\$ 10,000
Irrigation Repairs	\$ 5,000	\$ 5,000
Aquatics - Contract	\$ 9,000	\$ 8,202

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ACCOUNT DESCRIPTION	ADOPTED BUDGET	ANNUAL BUDGET
	FY 2025	FY 2026
Aquatics - Plant Replacement	\$ 1,000	\$ -
Well - R&M	\$ 1,000	\$ 2,500
Debris Cleanup	\$ 3,000	\$ 10,000
Total Landscape and Pond Maintenance	\$ 106,000	\$ 117,702
Contingency		
Miscellaneous Contingency	\$ -	\$ 21,326
Total Contingency	\$ -	\$ 21,326
TOTAL EXPENDITURES	\$ 376,525	\$ 375,928

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