West Lake
Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:

INFRAMARK
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WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	9,874
TOTAL ASSETS	**$**	**9,874**
LIABILITIES		
Accounts Payable	$	13,782
TOTAL LIABILITIES		**13,782**
FUND BALANCES		
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
REVENUES				
Developer Contribution	$ 376,525	$ 20,000	$ (356,525)	5.31%
TOTAL REVENUES	**376,525**	**20,000**	**(356,525)**	**5.31%**
EXPENDITURES				
Administration				
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

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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
Utility Services				
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%
Other Physical Environment				
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

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General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Parks and Recreations				
ProfServ-Pool Maintenance	15,000	-	15,000	0.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	5,050	-	5,050	0.00%
R&M-Air Conditioning	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	6,000	-	6,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Sidewalk & Pavement Repair	1,000	-	1,000	0.00%
Pool Services - Chemicals/Permits/Supplies	500	-	500	0.00%
Miscellaneous Maintenance	1,500	-	1,500	0.00%
Playground Equipment and Maintenance	2,500	-	2,500	0.00%
Access Control Maintenance & Repair	3,000	-	3,000	0.00%
Holiday Decoration	5,000	-	5,000	0.00%
Special Events	1,300	-	1,300	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	12,000	-	12,000	0.00%
Total Parks and Recreations	67,050	-	67,050	0.00%
TOTAL EXPENDITURES	**376,525**	**23,909**	**352,616**	**6.35%**
Excess (deficiency) of revenues Over (under) expenditures	-	(3,909)	(3,909)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1**		
FUND BALANCE, ENDING		**$ (3,908)**		

Bank Account Statement

West Lake CDD

Tuesday, February 11, 2025

Z-SPAWAR

Bank Account No.	9792		
Statement No.	01-25	**Statement Date**	01/31/2025

G/L Account No. 101002 Balance	9,873.91	**Statement Balance**	13,082.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	13,082.24
Subtotal	9,873.91	**Outstanding Checks**	-3,208.33
Negative Adjustments	0.00	**Ending Balance**	9,873.91
Ending G/L Balance	9,873.91		

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							