West Lake
Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:

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WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	1,999
TOTAL ASSETS	**$**	**1,999**
LIABILITIES		
Accounts Payable	$	26,253
TOTAL LIABILITIES		**26,253**
FUND BALANCES		
Unassigned:		(24,254)
TOTAL FUND BALANCES		**(24,254)**
TOTAL LIABILITIES & FUND BALANCES	**$**	**1,999**

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 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	4,800	5,200	48.00%
ProfServ-Field Management	12,000	200	11,800	1.67%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
Management Contract	25,000	6,250	18,750	25.00%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	5,000	18,006	(13,006)	360.12%
District Engineer	3,500	-	3,500	0.00%
Special Services	2,500	-	2,500	0.00%
Accounting Services	6,100	3,000	3,100	49.18%
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	8,523	(7,023)	568.20%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	-	3,500	0.00%
Website Administration	1,500	125	1,375	8.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	145,625	44,254	101,371	30.39%
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%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending February 28, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Waterway Mgmt Program -Aquatic Plantings & Repairs	1,000	-	1,000	0.00%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	2,000	-	2,000	0.00%
R&M Landscape	2,000	-	2,000	0.00%
Plant Replacement Program	4,000	-	4,000	0.00%
Landscape- Storm Clean Up & Tree Removal	3,000	-	3,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Aquatic Plant Replacement	1,000	-	1,000	0.00%
Total Other Physical Environment	106,000	-	106,000	0.00%
Parks and Recreations				
ProfServ-Pool Maintenance	15,000	-	15,000	0.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	5,050	-	5,050	0.00%
R&M-Air Conditioning	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	6,000	-	6,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Sidewalk & Pavement Repair	1,000	-	1,000	0.00%
Pool Services - Chemicals/Permits/Supplies	500	-	500	0.00%
Miscellaneous Maintenance	1,500	-	1,500	0.00%
Playground Equipment and Maintenance	2,500	-	2,500	0.00%
Access Control Maintenance & Repair	3,000	-	3,000	0.00%
Holiday Decoration	5,000	-	5,000	0.00%
Special Events	1,300	-	1,300	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	12,000	-	12,000	0.00%
Total Parks and Recreations	67,050	-	67,050	0.00%
TOTAL EXPENDITURES	**376,525**	**44,254**	**332,271**	**11.75%**
Excess (deficiency) of revenues Over (under) expenditures	-	(24,254)	(24,254)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**-**		
FUND BALANCE, ENDING		**$ (24,254)**		

Bank Account Statement

West Lake CDD

Bank Account No.	9792		
Statement No.	02_25	**Statement Date**	02/28/2025

G/L Account No. 101002 Balance	1,998.58	**Statement Balance**	2,398.58
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	2,398.58
Subtotal	1,998.58	**Outstanding Checks**	-400.00
Negative Adjustments	0.00	**Ending Balance**	1,998.58
Ending G/L Balance	1,998.58		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
01/22/2025	Payment	1005	INFRAMARK	Check for Vendor V00007	-3,208.33	-3,208.33	0.00
02/03/2025	Payment	1006	TIMES PUBLISHING COMPANY	Check for Vendor V00005	-667.00	-667.00	0.00
02/03/2025	Payment	1007	LORI A. CAMPAGNA	Check for Vendor V00008	-400.00	-400.00	0.00
02/03/2025	Payment	1008	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
02/03/2025	Payment	1009	PAULO BECKERT	Check for Vendor V00010	-200.00	-200.00	0.00
02/03/2025	Payment	1010	BRADLEY GILLEY	Check for Vendor V00011	-400.00	-400.00	0.00
02/04/2025	Payment	1011	INFRAMARK	Check for Vendor V00007	-3,208.33	-3,208.33	0.00
02/12/2025	Payment	1012	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
02/12/2025	Payment	1013	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
02/12/2025	Payment	1014	PAULO BECKERT	Check for Vendor V00010	-200.00	-200.00	0.00
02/12/2025	Payment	1016	NANCY SYMONDS	Check for Vendor V00013	-600.00	-600.00	0.00
02/13/2025	Payment	1017	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
02/13/2025	Payment	1018	KELLY ANN EVANS	Check for Vendor V00009	-400.00	-400.00	0.00
02/13/2025	Payment	1019	PAULO BECKERT	Check for Vendor V00010	-400.00	-400.00	0.00
02/13/2025	Payment	1021	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
Total Checks					-10,683.66	-10,683.66	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
02/12/2025	Payment	1015	BRADLEY GILLEY	Check for Vendor V00011			-200.00
02/13/2025	Payment	1020	BRADLEY GILLEY	Check for Vendor V00011			-200.00
Total Outstanding Checks							-400.00

Bank Account Statement

West Lake CDD

Bank Account No.	9792		
Statement No.	02_25	**Statement Date**	02/28/2025

Outstanding Deposits

Total Outstanding Deposits