

West Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



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WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 10,252
TOTAL ASSETS	\$ 10,252
<u>FUND BALANCES</u>	
Unassigned:	10,252
TOTAL FUND BALANCES	10,252

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	67,000	(309,525)	17.79%
TOTAL REVENUES	376,525	67,000	(309,525)	17.79%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	5,800	4,200	58.00%
ProfServ-Field Management	12,000	200	11,800	1.67%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
Management Contract	25,000	10,417	14,583	41.67%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	5,000	20,776	(15,776)	415.52%
District Engineer	3,500	-	3,500	0.00%
Special Services	2,500	-	2,500	0.00%
Accounting Services	6,100	5,000	1,100	81.97%
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	375	1,125	25.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	145,625	56,064	89,561	38.50%
<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%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
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For the Period Ending April 30, 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>Other Physical Environment</u>				
Contracts-Aquatic Control	9,000	684	8,316	7.60%
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	684	105,316	0.65%
<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	56,748	319,777	15.07%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,252	10,252	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 10,252		

Bank Account Statement

West Lake CDD

Bank Account No. 9792
Statement No. 04-25

Statement Date 04/30/2025

G/L Account No. 101002 Balance	10,252.47	Statement Balance	17,933.13
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	17,933.13
Subtotal	10,252.47	Outstanding Checks	-7,680.66
Negative Adjustments	0.00	Ending Balance	10,252.47
Ending G/L Balance	10,252.47		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/09/2025	Payment	BD00002	Special Assmnts-Tax Collector	Deposit No. BD00002 - Lennar Developer Funding	32,000.00	32,000.00	0.00
Total Deposits					32,000.00	32,000.00	0.00
Checks							
							0.00
04/10/2025	Payment	1029	STRALEY ROBIN VERICKER	Check for Vendor V00003	-11,286.22	-11,286.22	0.00
04/10/2025	Payment	1031	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
04/10/2025	Payment	1032	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
04/10/2025	Payment	1033	PAULO BECKERT	Check for Vendor V00010	-200.00	-200.00	0.00
04/10/2025	Payment	1035	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
04/10/2025	Payment	1036	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
04/15/2025	Payment	1037	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
04/15/2025	Payment	1038	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
04/15/2025	Payment	1039	PAULO BECKERT	Check for Vendor V00010	-200.00	-200.00	0.00
04/15/2025	Payment	1040	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
04/15/2025	Payment	1041	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
04/17/2025	Payment	1042	STRALEY ROBIN VERICKER	Check for Vendor V00003	-2,360.50	-2,360.50	0.00
04/24/2025	Payment	1044	SITEX AQUATICS, LLC	Check for Vendor V00015	-684.00	-684.00	0.00
Total Checks					-16,330.72	-16,330.72	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
04/10/2025	Payment	1030	INFRAMARK	Check for Vendor V00007			-3,208.33
04/17/2025	Payment	1043	INFRAMARK	Check for Vendor V00007			-3,208.33
04/24/2025	Payment	1045	INFRAMARK	Check for Vendor V00007			-1,264.00

Bank Account Statement

West Lake CDD

Bank Account No.	9792	Statement Date	04/30/2025
Statement No.	04-25		

Total Outstanding Checks	-7,680.66
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Outstanding Deposits

Total Outstanding Deposits