West Lake
Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:

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WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	2,231
TOTAL ASSETS	**$**	**2,231**
LIABILITIES		
Accounts Payable	$	3,500
TOTAL LIABILITIES		**3,500**
FUND BALANCES		
Unassigned:		(1,269)
TOTAL FUND BALANCES		**(1,269)**
TOTAL LIABILITIES & FUND BALANCES	**$**	**2,231**

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 ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Developer Contribution	376,525	67,000	(309,525)	17.79%
TOTAL REVENUES	**376,525**	**67,000**	**(309,525)**	**17.79%**
EXPENDITURES				
Administration				
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%
Total Administration	145,625	64,525	81,100	44.31%
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%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

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For the Period Ending May 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Contracts-Aquatic Control	9,000	1,368	7,632	15.20%
Contracts - Landscape	75,000	2,376	72,624	3.17%
Waterway Mgmt Program -Aquatic Plantings & Repairs	1,000	-	1,000	0.00%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscape - Mulch	2,000	-	2,000	0.00%
R&M Landscape	2,000	-	2,000	0.00%
Plant Replacement Program	4,000	-	4,000	0.00%
Landscape- Storm Clean Up & Tree Removal	3,000	-	3,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Aquatic Plant Replacement	1,000	-	1,000	0.00%
Total Other Physical Environment	106,000	3,744	102,256	3.53%
Parks and Recreations				
ProfServ-Pool Maintenance	15,000	-	15,000	0.00%
Contracts-Janitorial Services	7,000	-	7,000	0.00%
Amenity Center Pest Control	1,200	-	1,200	0.00%
Security Monitoring Services	5,050	-	5,050	0.00%
R&M-Air Conditioning	1,000	-	1,000	0.00%
Amenity Maintenance & Repairs	6,000	-	6,000	0.00%
R&M-Monument, Entrance & Wall	1,000	-	1,000	0.00%
Sidewalk & Pavement Repair	1,000	-	1,000	0.00%
Pool Services - Chemicals/Permits/Supplies	500	-	500	0.00%
Miscellaneous Maintenance	1,500	-	1,500	0.00%
Playground Equipment and Maintenance	2,500	-	2,500	0.00%
Access Control Maintenance & Repair	3,000	-	3,000	0.00%
Holiday Decoration	5,000	-	5,000	0.00%
Special Events	1,300	-	1,300	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Pool Permits	12,000	-	12,000	0.00%
Total Parks and Recreations	67,050	-	67,050	0.00%
TOTAL EXPENDITURES	**376,525**	**68,269**	**308,256**	**18.13%**
Excess (deficiency) of revenues Over (under) expenditures	-	(1,269)	(1,269)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		**$ (1,269)**		

Bank Account Statement

West Lake CDD

Bank Account No.	9792		
Statement No.	05-25	**Statement Date**	05/31/2025

G/L Account No. 101002 Balance	2,231.14	**Statement Balance**	5,639.47
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	5,639.47
Subtotal	2,231.14	**Outstanding Checks**	-3,408.33
Negative Adjustments	0.00	**Ending Balance**	2,231.14
Ending G/L Balance	2,231.14		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							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
Total Checks					-12,293.66	-12,293.66	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
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
Total Outstanding Checks							-3,408.33
Outstanding Deposits							
Total Outstanding Deposits							