

West Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 10,026
TOTAL ASSETS	\$ 10,026
<u>FUND BALANCES</u>	
Unassigned:	10,026
TOTAL FUND BALANCES	10,026

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ -	\$ 27,000	\$ 27,000	0.00%
Developer Contribution	376,525	67,000	(309,525)	17.79%
TOTAL REVENUES	376,525	94,000	(282,525)	24.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	8,400	1,600	84.00%
ProfServ-Field Management	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	6,400	-	6,400	0.00%
Management Contract	25,000	14,583	10,417	58.33%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	5,000	25,326	(20,326)	506.52%
District Engineer	3,500	-	3,500	0.00%
Special Services	2,500	-	2,500	0.00%
Construction Accounting	6,100	-	6,100	0.00%
Auditing Services	5,200	-	5,200	0.00%
Accounting Services	17,500	7,000	10,500	40.00%
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	10,295	(8,795)	686.33%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	3,500	-	3,500	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Total Administration	145,625	69,579	76,046	47.78%
<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 July 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
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	9,000	2,052	6,948	22.80%
Contracts - Landscape	75,000	11,659	63,341	15.55%
Waterway Mgmt Program -Aquatic Plantings & Repairs	1,000	684	316	68.40%
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	14,395	91,605	13.58%
<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	83,974	292,551	22.30%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,026	10,026	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 10,026		

Bank Account Statement

West Lake CDD

Bank Account No. 9792

Statement No. 07-25

Statement Date

07/31/2025

G/L Account No. 101002 Balance	10,025.85	Statement Balance	10,174.61
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	10,174.61
Subtotal	10,025.85	Outstanding Checks	-148.76
Negative Adjustments	0.00	Ending Balance	10,025.85
Ending G/L Balance	10,025.85		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2025	Payment	BD00004	Special Assmnts-Tax Collector	Deposit No. BD00004 - Lennar Developer Funding	27,000.00	27,000.00	0.00
Total Deposits					27,000.00	27,000.00	0.00
Checks							
							0.00
05/29/2025	Payment	1054	INFRAMARK	Check for Vendor V00007	-3,208.33	-3,208.33	0.00
06/19/2025	Payment	1055	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
06/19/2025	Payment	1057	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
07/02/2025	Payment	1059	STRALEY ROBIN VERICKER	Check for Vendor V00003	-2,177.00	-2,177.00	0.00
07/09/2025	Payment	1061	SITEX AQUATICS, LLC	Check for Vendor V00015	-684.00	-684.00	0.00
07/09/2025	Payment	1062	STEADFAST MAINTENANCE	Check for Vendor V00016	-4,641.60	-4,641.60	0.00
07/14/2025	Payment	1063	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
07/14/2025	Payment	1064	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
07/14/2025	Payment	1065	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
07/14/2025	Payment	1066	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
07/17/2025	Payment	1067	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,620.00	-1,620.00	0.00
07/17/2025	Payment	1068	INFRAMARK	Check for Vendor V00007	-3,208.33	-3,208.33	0.00
07/17/2025	Payment	1069	STEADFAST MAINTENANCE	Check for Vendor V00016	-4,641.60	-4,641.60	0.00
Total Checks					-21,380.86	-21,380.86	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
07/23/2025	Payment	1070	BUSINESS OBSERVER	Check for Vendor V00006			-148.76

Bank Account Statement

West Lake CDD

Bank Account No.	9792	Statement Date	07/31/2025
Statement No.	07-25		

Total Outstanding Checks	-148.76
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Outstanding Deposits

Total Outstanding Deposits