

**WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

NOVEMBER 12, 2025
AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

West Lake Community Development District

Board of Supervisors:

Kelly Evans, Chairman
Lori Campagna, Vice Chairman
Ben Gainer, Assistant Secretary
Brad Gilley, Assistant Secretary
Nancy Symonds, Assistant Secretary

Staff:

Deborah Wallace, District Manager
Brian Lamb, District Secretary
Kathryn Hopkinson, District Counsel
Chris O'Kelley, District Engineer

Regular Meeting Agenda Wednesday, November 12, 2025 – 1:00 p.m.

The Regular Meeting of West Lake Community Development District will be held at the **offices of Inframark located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607**.

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 286 534 389 986 9

Call in (audio only): +1 (646) 838-1601

Passcode: bg6wi2fp

Phone Conference ID: 594 801 954#

1. Call to Order/Roll Call**2. Public Comment Period****3. Business Items**

- A.** Review of the Public Facilities Report
- B.** Ratification of Quit Claim Deed by AG EHC II (LEN) Multi State 3, LLC
- C.** Ratification of Special Warranty Deed by AG EHC II (LEN) Multi State 3, LLC

4. Consent Agenda**A.** Approval of Meeting Minutes

- 1.** October 8, 2025 Regular Meeting Minutes

B. Acceptance of Financials

- 1.** September 2025 Financials

C. Approval of Check Registers

- 1.** September 2025 Check Register

D. Consideration of Operations and Maintenance Invoices

- 1.** September 2025 O&M Report

5. Staff Reports**A.** District Counsel**District Office:**

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 2005 Pan Am Circle Suite 300 Tampa, FL 33607
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 286 534 389 986 9
Passcode: bg6wi2fp

B. District Engineer

C. District Manager

6. Adjournment

West Lake

COMMUNITY DEVELOPMENT DISTRICT

PUBLIC FACILITIES REPORT

Prepared For:

Board of Supervisors
West Lake Community Development District
Hillsborough County, Florida

Prepared by:

Chris O'Kelley, P.E.
Clearview Land Design, P.L.
Tampa, Florida

Date: October 2025

PURPOSE AND SCOPE

This Public Facilities report was prepared at the request of the West Lake Community Development District (the District) to comply with the requirements of Florida Statutes Chapter 189, Section 415. Below is a general description of public facilities owned or operated by the District, together with any currently proposed facility expansion or replacement programs within the next five years.

GENERAL INFORMATION

The West Lake Community Development District was formed in September 2024, under Hillsborough County Ordinance No. 2024-23 of the Board of County Commissioners of Hillsborough County. The District lies within Section 16, Township 32 South, Range 20 East, Hillsborough County, Florida.

The District provides on-site management of stormwater facilities, wetlands, hardscape, landscape, irrigation and common areas. Other infrastructure improvements funded by the District are being dedicated to Hillsborough County and accepted for operation and maintenance, such as the water distribution system and wastewater collection system.

The CIP consists of public infrastructure improvements for 320 residential units consisting of single family homes and townhomes. As of the date of this report, the construction of all onsite infrastructure improvements contemplated in the approved Engineers Report have been completed. A portion of offsite improvements (approx. 20) is still under construction with an estimated completion date of November 2025.

GOVERNMENTAL ACTIONS

Rezoning of the property was granted under Hillsborough County RZ-PD (21-0959) and RZ-PD (22-0443) on June 2nd, 2022, and October 17th 2022 approved respectively. Various governmental approvals for the construction of the improvements were subsequently issued and are outlined in the Master Engineer's Report dated September 2024. The associated county acceptance of public infrastructure will be issued following completion of the remainder of the offsite improvements.

COMMUNITY DEVELOPMENT DISTRICT PUBLIC FACILITIES

As noted above, West Lake Community Development District (District) owns and is responsible for the operation and maintenance of the stormwater facilities, wetlands, hardscape, landscape and irrigation of the common areas.

Stormwater Management System

The approved stormwater management system consists of three stormwater ponds, three sumps and an existing wetland. The stormwater system was designed to treat and attenuate stormwater runoff from District lands. The construction of the stormwater management system has been completed and is fully functional. All roads, curbs, stormwater inlets and piping are installed and

functional.

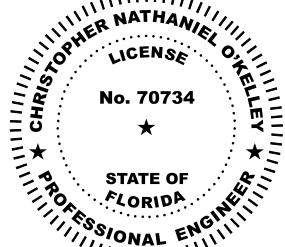
The District is responsible for maintaining those portions of the system that are outside of the public rights-of-way. Hillsborough County is responsible for stormwater curbs, inlets, and piping in the public rights-of-way.

Hardscape, Landscape, and Irrigation

The District has landscaping, irrigation and hardscaping within District common areas and rights-of-way. A majority of the landscaping, irrigation and hardscaping has been installed, including an entry sign located at the project entrance along West Lake Drive. Common area landscaping and irrigation has been installed along the West Lake Drive boundary and within District lands. The District owns and maintains fencing along District boundaries and also along the perimeter of the wildlife habitat area located on the NE portion of the site. All of the District fencing has been installed. Unless fencing is along a District boundary, fencing of interior gated portions of the District will not be owned and maintained by the District.

CURRENTLY PROPOSED EXPANSIONS

The District does not anticipate constructing additional facilities or expansions within the next five years. The District also does not anticipate any of the recently installed facilities within the next ten years. In general, the existing facilities appear to operate at or near capacity.



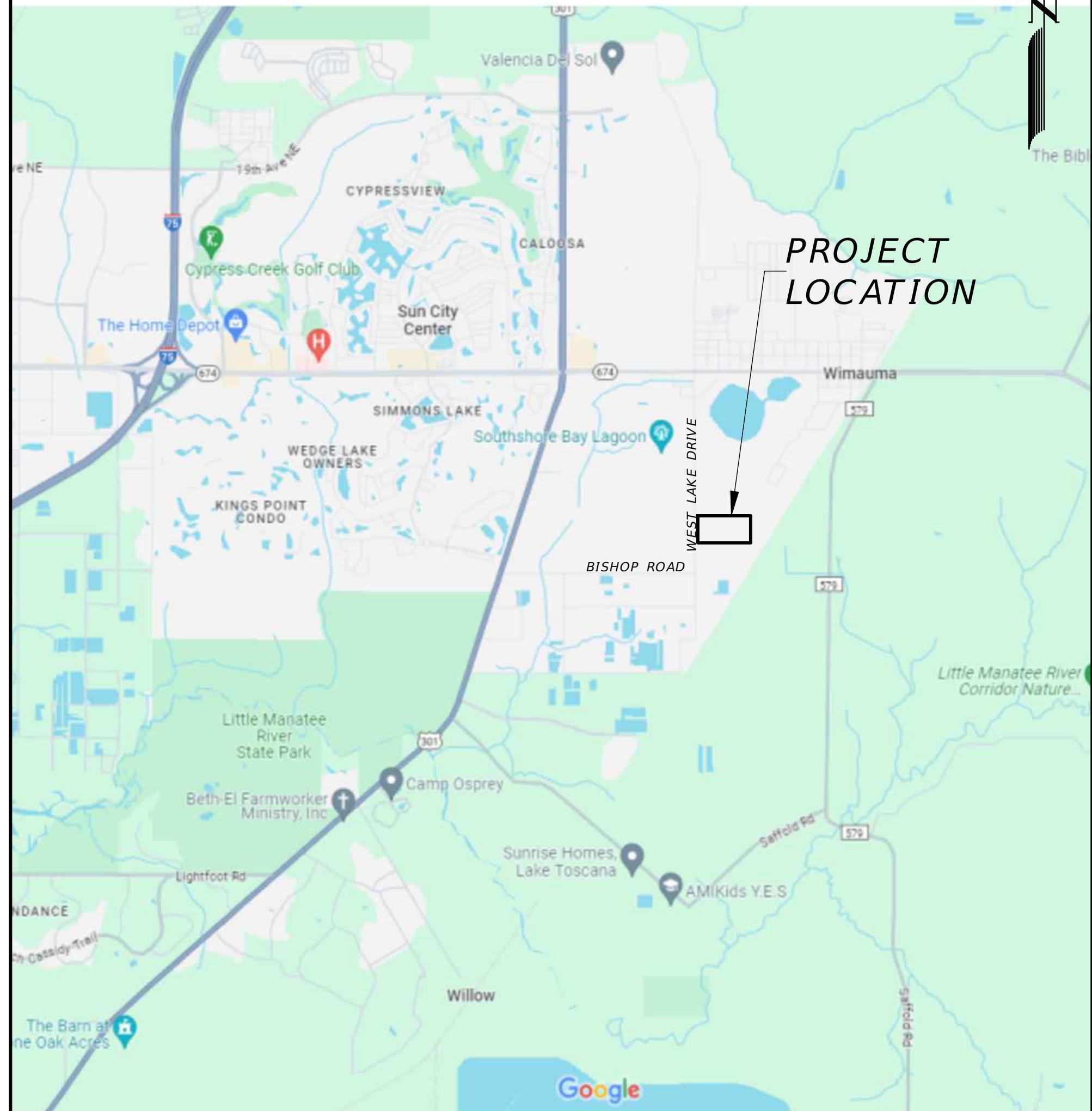
**This item has been digitally signed and sealed by
CHRISTOPHER N. O'KELLEY, P.E. on the date adjacent to the
seal. Signature must be verified on any electronic copies.**

Christopher O'Kelley, P.E.
FL Registration No. 70734

EXHIBIT A

GENERAL LOCATION MAP

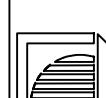
WEST LAKE CDD
EXHIBIT A - GENERAL LOCATION MAP



This Sketch Prepared For: WEST LAKE CDD

SHEET NO. 1 8E 1

© 2007 Kellie + Kellie
Barview Land Design.



CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

3010 W Azeele St, Suite 150
Tampa, Florida 33609
Phone: 813-223-3919
FAX: 813-223-3975

The logo for Clearview, featuring a stylized 'C' shape composed of several vertical bars of varying heights.

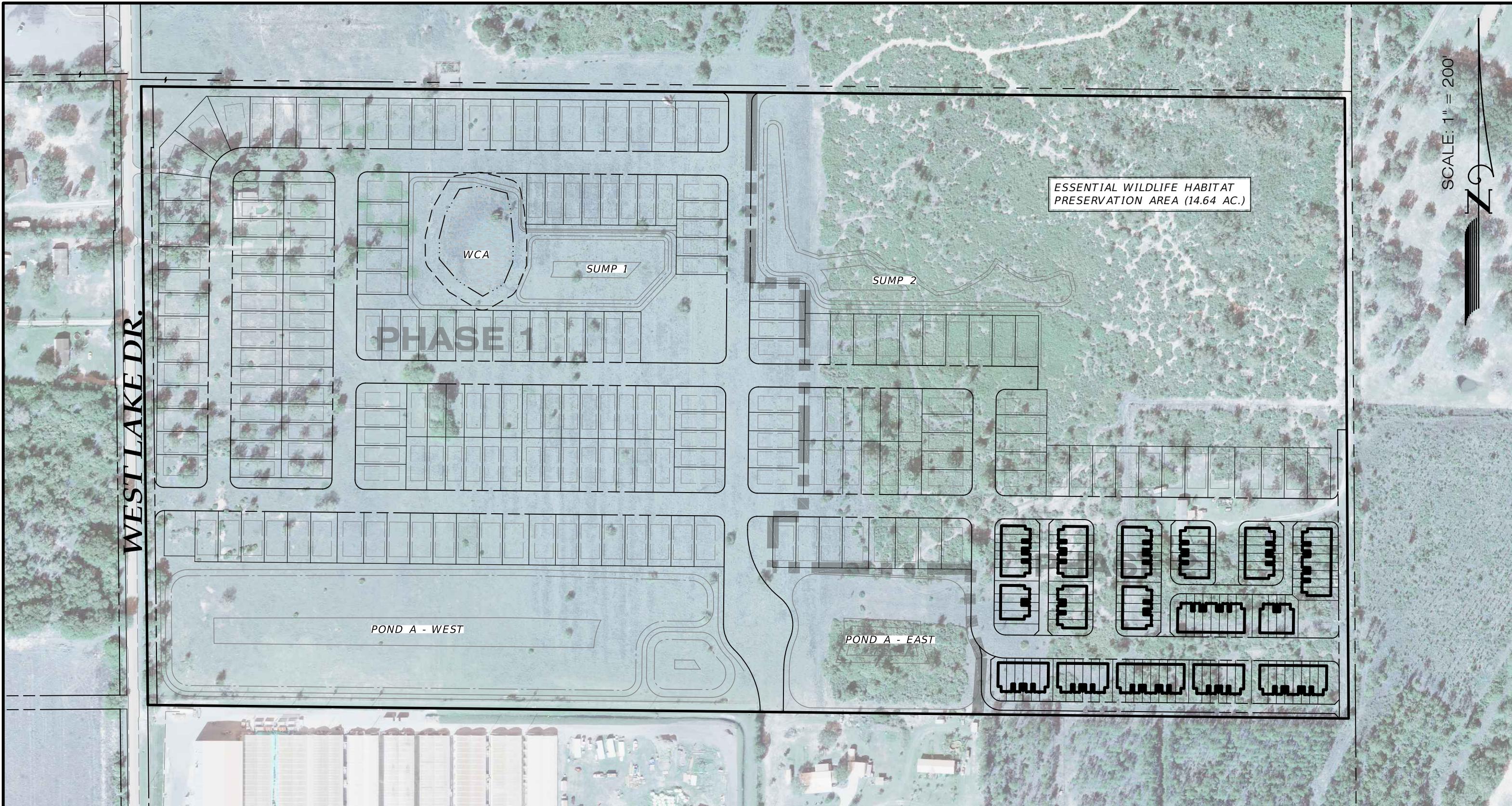
www.clearvi

Drawn: cno Checked: cno Order No.:

Date: 2-15-2024 Dwg: CDD EXHIBITS
SECTION 16-TOWNSHIP 32S-RANGE 20E

EXHIBIT B

SITE PLAN



WEST LAKE CDD
EXHIBIT B - AERIAL SITE PLAN

This Sketch Prepared For: WEST LAKE CDD

SHEET NO. 1 OF 1

Carview Land Design, P.L.
Registered Business No. RV28858



CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

1010 W Azeele St, Suite 150
ampa, Florida 33609
hone: 813-223-3919
AX: 813-223-3975
www.clearviewland.com

Drawn: cno Checked:cno Order No.: CDD-WL-001
Date: 2-15-2024 Dwg: CDD EXHIBITS
SECTION 10, TOWNSHIP 10, SEC. 10, RANGE 20E

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kathryn C. Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Quit Claim Deed
(Platted Easements)

This Quit Claim Deed is made as of October 21, 2025, by **AG EHC II (LEN) Multi State 3, LLC**, a Delaware limited liability company ("Grantor"), whose mailing address is 245 Park Avenue, New York, NY 10167, in favor of the **WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("Grantee"), whose mailing address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to all of the following described land in Hillsborough County, Florida ("Property"):

All easements identified as (CDD) Drainage Easements on the plat of West Lake Phase 1, recorded in Plat Book 147 Pages 131-142 of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

All easements identified as (CDD) Drainage Easements on the plat of West Lake Phase 2, recorded in Plat Book 148 Pages 157-170 of the Public Records of Hillsborough County, Florida

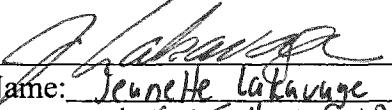
AND all easements, reservations, and other rights whatsoever related thereto, reserved unto Grantor on the aforesaid plat.

TO HAVE AND TO HOLD all of said right, title, interest, claim, and demand of Grantor in said land, and all improvements thereon, unto Grantee for its use and benefit forever.

[signature page to follow]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:


Name: Jeannette LaFave
Address: 8585 E Hartford Dr. Ste 118
Scottsdale, Az 85255


Name: Wendy Shocket
Address: 8585 E Hartford Dr., Ste 118
Scottsdale, Az 85255

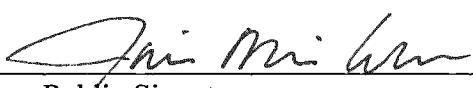
**AG EHC II (LEN) Multi State 3,
LLC,**
a Delaware limited liability company,

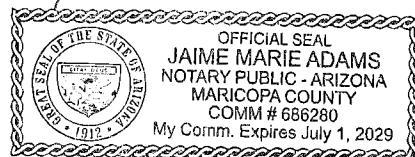
By: **Essential Housing Asset
Management, LLC,**
an Arizona limited liability company,
Its Authorized Agent,

By: 
Steven S. Benson
Manager

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, on October 21, 2025, by Steven S. Benson as
Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, as
Authorized Agent of AG EHC II (LEN) Multi State 3, LLC, a Delaware limited liability company,
on behalf of the company, who is personally known to me or has produced
as identification.


Notary Public Signature



Notary Stamp

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kathryn C. Hopkinson, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 21 day of October, 2025, by **AG EHC II (LEN) Multi State 3, LLC**, a Delaware limited liability company ("Grantor"), whose mailing address is 245 Park Avenue, New York, NY 10167, in favor of the **WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("Grantee"), whose address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property located in Hillsborough County, Florida ("Property"):

Tract B-1, Tract B-2, Tract B-3, Tract B-4, Tract B-5, Tract B-6, and Tract B-8, of West Lake Phase 1, according to the Plat thereof, as recorded in Plat Book 147, Pages 131-142, of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

Tract B-1, Tract B-8, Tract B-10, and Tract B-11, of West Lake Phase 2, according to the Plat thereof, as recorded in Plat Book 148, Pages 157-170, of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

Tract A-1, Tract A-2, and Tract A-3, of West Lake Phase 2, according to the Plat thereof, as recorded in Plat Book 148, Pages 157-170, of the Public Records of Hillsborough County, Florida

TOGETHER WITH, with all appurtenances, hereditaments, and improvements located thereon and pertaining thereto.

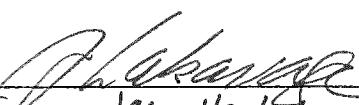
TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2025 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not re impose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

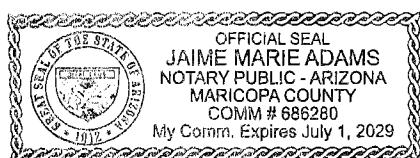
Signed, Sealed and Delivered in the
Presence of:


Name: Jeanne He LaCausse
Address: 8595 E Hartford, Ste 18
Scottsdale, AZ 85255


Name: Wendy Shrecker
Address: 8595 E Hartford Dr, Ste 18
Scottsdale, AZ 85255

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on October 21, 2025, 2025, by Steven S. Benson as Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, as Authorized Agent of AG EHC II (LEN) Multi State 3, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced as identification.



Notary Public Signature


Jaime Marie Adams

Notary Stamp

CERTIFICATE OF AG LANDBANK

AG EHC II (LEN) Multi State 3, LLC, a Delaware limited liability company (the "AG Landbank"), DOES HEREBY CERTIFY, that:

1. This Certificate of Landbank is furnished pursuant to Section 8(c)(13) of the Bond Purchase Contract dated October 14, 2025 (the "Purchase Contract") between West Lake Community Development District (the "District") and FMSbonds, Inc. (the "Underwriter") relating to the sale by the District of its \$6,015,000 original aggregate principal amount of West Lake Community Development District Special Assessment Bonds, Series 2025 (the "Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract.

2. The AG Landbank is a limited liability company organized and existing under the laws of the State of Delaware and is authorized to conduct business in the State of Florida.

3. Representatives of the AG Landbank have provided information to the District to be used in connection with the offering by the District of its Bonds, pursuant to a Preliminary Limited Offering Memorandum dated October 6, 2025, and a final Limited Offering Memorandum dated October 14, 2025 (collectively, the "Limited Offering Memoranda").

4. The Declaration of Consent to Jurisdiction of West Lake Community Development District and to Imposition of Special Assessments, dated April 23, 2025, executed by the AG Landbank and to be recorded in the public records of Hillsborough County, Florida (the "Declaration of Consent"), the Continuing Disclosure Agreement to be dated as of the Closing Date by and among the District, the AG Landbank, Millrose Properties Florida II, LLC, the Development Manager and the dissemination agent named therein (the "Continuing Disclosure Agreement" and together with the Declaration of Consent, the "AG Landowner Documents") constitute valid and binding obligations of the AG Landbank, enforceable against the AG Landbank in accordance with their respective terms. The execution and delivery by the AG Landbank of the AG Landowner Documents does not violate any judgment, order, writ, injunction or decree binding on AG Landbank or any indenture, agreement, or other instrument to which the AG Landbank is a party. There are no proceedings pending against or threatened in writing before any court or administrative agency relating to the AG Landbank which are either not covered by insurance or which singularly or collectively would have a material, adverse effect on the AG Landbank's ability to perform its obligations under the AG Landowner Documents.

5. The AG Landbank has reviewed and approved the AG Landowner Documents and the information contained in the Limited Offering Memoranda under the captions "THE DEVELOPMENT," "THE PRIMARY LANDOWNERS" (as it relates to the AG Landbank), "LITIGATION – The Primary Landowners" (as it relates to the AG Landbank only), and "CONTINUING DISCLOSURE" (as it relates to the AG Landbank only) and with respect to the AG Landbank under the captions "BONDOWNERS' RISKS" and warrants and represents that such information did not as of their respective dates, and does not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. In addition, the AG Landbank is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact

**MINUTES OF MEETING
WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of West Lake Community Development District was held on Wednesday, October 8, 2025, and called to order at 1:04 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Lori Campagna Vice Chairperson
Nancy Symonds Assistant Secretary
Ben Gainer Assistant Secretary

Also present were:

Debby Wallace District Manager
Kathryn Hopkinson District Counsel
Brian Lamb VP Developer Services

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Wallace called the meeting to order, and a quorum was established.

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Staff Reports

AND ORDER OF BEING A District Counsel

**A. District Counsel
B. District Engineer**

C. District Manager

32 Ms. Wallace informed the Board of the next scheduled meeting for November 12, 2025 at
33 1:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

THIRD ORDER OF BUSINESS

Business Administration/Consent Agenda

A. Approval of Meeting Minutes

1. August 25, 2025 Special Meeting Minutes
2. September 10, 2025 Regular Board Meeting Minutes
3. September 24, 2025 Public Hearing & Special Meeting Minutes

On MOTION by Mr. Gainer seconded by Ms. Symonds, with all in favor, items A1-3, including revisions, were approved. 3-0

44

B. Acceptance of Financials

45

1. August 2025

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Item presented, no motion.

47

C. Approval of Check Registers

48

1. August 2025

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Item presented, no motion.

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D. Consideration of Operations and Maintenance Invoices

51

1. August 2025

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On MOTION by Mr. Gainer seconded by Ms. Campagna, with all in favor, Operations and Maintenance Invoices-August 2025, in the amount of \$22,983.20, were approved. 3-0

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FOURTH ORDER OF BUSINESS**Business Items**

54

A. Consideration of FY2024-2025 FY2024/2025 Performance Measures-Standards & Annual Reporting Form

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On MOTION by Ms. Campagna seconded by Mr. Gainer, with all in favor, FY2024/2025 Performance Measures-Standards & Annual Reporting Form, was approved. 3-0

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B. Consideration of HB7013 – FY2026 Special Districts Performance Measures and Standards

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On MOTION by Ms. Campagna seconded by Mr. Gainer, with all in favor, HB7013 – FY2026 Special Districts Performance Measures and Standards, correcting second page removing fiscal year and adding beginning October 1, 2025, was approved. 3-0

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- Mr. Lamb discussed Bond Pre-close.

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FIFTH ORDER OF BUSINESS**Adjournment**

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There being nothing further,

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On MOTION by Ms. Campagna seconded by Mr. Gainer, with all in favor, meeting adjourned at 1:11pm. 3-0

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Deborah Wallace
District Manager

Kelly Evans/Lori Campagna
Chairperson/Vice Chairperson

West Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
ASSETS	
Cash In Bank	\$ 23,689
Accounts Receivable	30,000
Prepaid Insurance	7,345
TOTAL ASSETS	\$ 61,034
LIABILITIES	
Accounts Payable	\$ 6,134
TOTAL LIABILITIES	6,134
FUND BALANCES	
Nonspendable:	
Prepaid Insurance	7,345
Unassigned:	47,555
TOTAL FUND BALANCES	54,900
TOTAL LIABILITIES & FUND BALANCES	\$ 61,034

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Interest - Investments	\$ -	\$ 63	\$ 63	0.00%
Special Assmnts- Tax Collector	-	55,000	55,000	0.00%
Developer Contribution	376,525	124,000	(252,525)	32.93%
TOTAL REVENUES	376,525	179,063	(197,462)	47.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	10,000	11,600	(1,600)	116.00%
Field Management	12,000	-	12,000	0.00%
Trustees Fees	6,400	-	6,400	0.00%
District Management	25,000	18,750	6,250	75.00%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	3,500	-	3,500	0.00%
District Counsel	5,000	29,962	(24,962)	599.24%
District Engineer	3,500	-	3,500	0.00%
Special Services	2,500	-	2,500	0.00%
Construction Accounting	6,100	2,000	4,100	32.79%
Auditing Services	5,200	-	5,200	0.00%
Accounting Services	17,500	7,000	10,500	40.00%
Website ADA Compliance	1,800	3,150	(1,350)	175.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
General Liability	5,000	693	4,307	13.86%
Public Officials Insurance	5,000	567	4,433	11.34%
Property & Casualty Insurance	25,000	645	24,355	2.58%
Legal Advertising	1,500	14,046	(12,546)	936.40%
Bank Fees	200	546	(346)	273.00%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Website Admin Services	1,500	875	625	58.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	200	(25)	114.29%
Total Administration	145,625	90,034	55,591	61.83%
<u>Utility Services</u>				
Electric Utility	5,000	-	5,000	0.00%
Utility - Water & Sewer	1,200	-	1,200	0.00%
Street Lights	50,000	9,083	40,917	18.17%
Internet Services	1,650	-	1,650	0.00%
Total Utility Services	57,850	9,083	48,767	15.70%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Aquatics - Contract	9,000	3,420	5,580	38.00%
Landscape and Irrigation Maintenance - Contract	75,000	20,942	54,058	27.92%
Well - R&M	1,000	684	316	68.40%
Landscape - Annuals	4,000	-	4,000	0.00%
Landscaping - Mulch	2,000	-	2,000	0.00%
R&M Landscape	2,000	-	2,000	0.00%
Landscaping - Plant Replacement	4,000	-	4,000	0.00%
Debris Cleanup	3,000	-	3,000	0.00%
Irrigation Repairs	5,000	-	5,000	0.00%
Aquatic Plant Replacement	1,000	-	1,000	0.00%
Total Other Physical Environment	106,000	25,046	80,954	23.63%
<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	124,163	252,362	32.98%
Excess (deficiency) of revenues				
Over (under) expenditures		54,900	54,900	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)				
FUND BALANCE, ENDING		\$ 54,900		

Bank Account Statement

West Lake CDD

Bank Account No. 9792

Statement No. 09-25

Statement Date

09/30/2025

G/L Account No. 101002 Balance	23,689.08	Statement Balance	27,697.41
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	23,689.08	Subtotal	27,697.41
Negative Adjustments	0.00	Outstanding Checks	-4,008.33
Ending G/L Balance	23,689.08	Ending Balance	23,689.08

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
09/30/2025		JE000018	Interest - Investments	Interest Income	63.80	63.80	0.00
Total Deposits							
					63.80	63.80	0.00
Checks							
08/14/2025	Payment	1075	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
08/21/2025	Payment	1079	EGIS INSURANCE ADVISORS, LLC	Check for Vendor V00018	-1,905.00	-1,905.00	0.00
08/27/2025	Payment	1080	TIMES PUBLISHING COMPANY	Check for Vendor V00005	-1,137.00	-1,137.00	0.00
08/27/2025	Payment	1081	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
08/27/2025	Payment	1083	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
08/27/2025	Payment	1084	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
08/27/2025	Payment	1085	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017	-2,726.22	-2,726.22	0.00
09/02/2025	Payment	1086	TIMES PUBLISHING COMPANY	Check for Vendor V00005	-2,221.05	-2,221.05	0.00
09/02/2025	Payment	1087	STEADFAST MAINTENANCE	Check for Vendor V00016	-4,641.60	-4,641.60	0.00
09/09/2025	Payment	1088	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
09/10/2025	Payment	1089	TIMES PUBLISHING COMPANY	Check for Vendor V00005	-393.00	-393.00	0.00
09/10/2025	Payment	1090	INFRAMARK	Check for Vendor V00007	-3,208.33	-3,208.33	0.00
09/10/2025	Payment	1091	SITEX AQUATICS, LLC	Check for Vendor V00015	-684.00	-684.00	0.00
09/10/2025	Payment	1092	STEADFAST MAINTENANCE	Check for Vendor V00016	-4,641.60	-4,641.60	0.00
09/11/2025	Payment	1093	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
09/11/2025	Payment	1094	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
09/11/2025	Payment	1096	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
09/17/2025	Payment	1098	EGIS INSURANCE ADVISORS, LLC	Check for Vendor V00018	-7,345.00	-7,345.00	0.00

Bank Account Statement

West Lake CDD

Bank Account No. 9792

Statement No. 09-25

Statement Date

09/30/2025

09/25/2025	Payment	1099	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
09/22/2025		JE000017	Bank Fees	Bank Fees	-171.04	-171.04	0.00
Total Checks					-30,873.84	-30,873.84	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/14/2025	Payment	1072	INFRAMARK	Check for Vendor V00007	-3,208.33
09/11/2025	Payment	1095	BRADLEY GILLEY	Check for Vendor V00011	-200.00
09/25/2025	Payment	1100	KELLY ANN EVANS	Check for Vendor V00009	-200.00
09/25/2025	Payment	1101	BRADLEY GILLEY	Check for Vendor V00011	-200.00
09/25/2025	Payment	1102	NANCY SYMONDS	Check for Vendor V00013	-200.00
Total Outstanding Checks					-4,008.33

Outstanding Deposits

Total Outstanding Deposits

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1086	09/02/25	V00005	TIMES PUBLISHING COMPANY	52095-082725	LEGAL ADVERTISING 08/27/25	LEGAL ADVERTISING	548002-51301	\$2,221.05
001	1087	09/02/25	V00016	STEADFAST MAINTENANCE	SA-14183	Landscape Maint. Svcs - Aug'25	Landscape Maintenance	534171-53908	\$4,641.60
001	1088	09/09/25	V00009	KELLY ANN EVANS	KE-082525	BOARD 8/25/25	Supervisor Fees	511100-51301	\$200.00
001	1089	09/10/25	V00005	TIMES PUBLISHING COMPANY	52098-090325	Legal Advertising	NOTICE OF AUDIT MEETING	548002-51301	\$393.00
001	1090	09/10/25	V00007	INFRAMARK	158208	District Management	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1090	09/10/25	V00007	INFRAMARK	158208	District Management	DISTRICT MANGEMENT	531136-51301	\$2,083.33
001	1090	09/10/25	V00007	INFRAMARK	158208	District Management	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1091	09/10/25	V00015	SITEX AQUATICS, LLC	10179-B	Aquatic Maintenance	Aquatics - Contract	534067-53908	\$684.00
001	1092	09/10/25	V00016	STEADFAST MAINTENANCE	SA-15059	Landscape Maintenance	Landscape and Irrigation Maintenance - Contract	534171-53908	\$4,641.60
001	1093	09/11/25	V00008	LORI A. CAMPAGNA	LC-091025	BOARD 9/10/25	Supervisor Fees	511100-51301	\$200.00
001	1094	09/11/25	V00009	KELLY ANN EVANS	KE-091025	BOARD 9/10/25	Supervisor Fees	511100-51301	\$200.00
001	1095	09/11/25	V00011	BRADLEY GILLEY	BG-091025	BOARD 9/10/25	Supervisor Fees	511100-51301	\$200.00
001	1096	09/11/25	V00013	NANCY SYMONDS	NS-091025	BOARD 9/10/25	Supervisor Fees	511100-51301	\$200.00
001	1098	09/17/25	V00018	EGIS INSURANCE ADVISORS, LLC	29077	INSURANCE-POLICY 1001251229 10/01/25-10/01/26	INSURANCE	155100-51301	\$7,345.00
001	1099	09/25/25	V00008	LORI A. CAMPAGNA	LC-092425	BOARD 9/24/25	Supervisor Fees	511100-51301	\$200.00
001	1100	09/25/25	V00009	KELLY ANN EVANS	KE-092425	BOARD 9/24/25	Supervisor Fees	511100-51301	\$200.00
001	1101	09/25/25	V00011	BRADLEY GILLEY	BG-092425	BOARD 9/24/25	Supervisor Fees	511100-51301	\$200.00
001	1102	09/25/25	V00013	NANCY SYMONDS	NS-092425	BOARD 9/24/25	Supervisor Fees	511100-51301	\$200.00

Fund Total **\$24,934.58**

Total Checks Paid **\$24,934.58**

West Lake CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK	9/5/2025	158208	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK	9/5/2025	158208	\$2,083.33		DISTRICT MANGEMENT
INFRAMARK	9/5/2025	158208	\$125.00	\$3,208.33	WEBSITE MAINTENANCE/ADMIN
SITEX AQUATICS, LLC	9/1/2025	10179-B	\$684.00	\$684.00	Aquatic Maintenance
STEADFAST MAINTENANCE	9/1/2025	SA-15059	\$4,641.60	\$4,641.60	Landscape Maintenance
TECO TAMPA ELECTRIC COMPANY	9/12/2025	091225-221009530249	\$1,986.20	\$1,986.20	ELECTRIC
Monthly Contract Subtotal			\$10,520.13	\$10,520.13	
 Regular Services					
BRADLEY GILLEY	9/10/2025	BG-091025	\$200.00	\$200.00	BOARD 9/10/25
BRADLEY GILLEY	9/24/2025	BG-092425	\$200.00	\$200.00	BOARD 9/24/25
EGIS INSURANCE ADVISORS, LLC	9/8/2025	29077	\$7,345.00	\$7,345.00	INSURANCE
KELLY ANN EVANS	9/10/2025	KE-091025	\$200.00	\$200.00	BOARD 9/10/25
KELLY ANN EVANS	9/24/2025	KE-092425	\$200.00	\$200.00	BOARD 9/24/25
LORI A. CAMPAGNA	9/10/2025	LC-091025	\$200.00	\$200.00	BOARD 9/10/25
LORI A. CAMPAGNA	9/24/2025	LC-092425	\$200.00	\$200.00	BOARD 9/24/25
NANCY SYMONDS	9/10/2025	NS-091025	\$200.00	\$200.00	BOARD 9/10/25
NANCY SYMONDS	9/24/2025	NS-092425	\$200.00	\$200.00	BOARD 9/24/25
STRALEY ROBIN VERICKER	9/16/2025	27152	\$4,147.50	\$4,147.50	DISTRICT COUNSEL SERVICES
TIMES PUBLISHING COMPANY	9/3/2025	52098-090325	\$393.00	\$393.00	NOTICE OF AUDIT MEETING
Regular Services Subtotal			\$13,485.50	\$13,485.50	
TOTAL			\$24,005.63	\$24,005.63	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#
158208

DATE
9/5/2025

CUSTOMER ID
C5143

NET TERMS
Due On Receipt

PO#

DUE DATE
9/5/2025

BILL TO

West Lake Community Development
District
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					3,208.33

Subtotal	\$3,208.33
Tax	\$0.00
Total Due	\$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

West Lake CDD
West Lake CDD
Inframark
313 Campus St
Celebration, FL 34744

Invoice details

Invoice no.: 10179-b

Terms: Net 30

Invoice date: 09/01/2025

Due date: 10/01/2025



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
9/1/2025	SA-15059

Please make all Checks payable to:
Steadfast Alliance

Bill To

West Lake CDD
C/O Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33598

Ship To

West Lake CDD
5637 Yellow Hornbill Ave
Wimauma, FL 33598

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
				Net 30	SM1218 West Lake CDD	
Quantity	Description			Rate	Serviced Date	Amount
0	Landscape Maintenance @ West Lake CDD for the Month of September 2025.			0.00		0.00
0.8	Landscape Maintenance - Billed at 80%			5,250.00		4,200.00
0.8	Irrigation Management - Billed at 80%			552.00		441.60
0	Fertilization and Pesticide Program			266.50		0.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$4,641.60
Payments/Credits	\$0.00
Balance Due	\$4,641.60



WEST LAKE COMM DEV DISTRICT
5637 YELLOW HORNBILL AVE
WIMAUMA, FL 33598-7636

Statement Date: September 12, 2025

Amount Due: \$1,986.20

Due Date: October 03, 2025

Account #: 221009530249

Account Summary

Current Service Period: August 08, 2025 - September 08, 2025

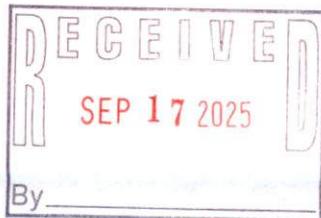
Previous Amount Due	\$7,097.22
Payment(s) Received Since Last Statement	-\$7,097.22
Miscellaneous Credits	-\$488.82
Credit balance after payments and credits	-\$488.82
Current Month's Charges	\$2,475.02

Amount Due by October 03, 2025 **\$1,986.20**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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your account online.



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with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009530249

Due Date: October 03, 2025

Amount Due: \$1,986.20

Payment Amount: \$ _____

652618955003

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

00003826 FTECO109122523370510 00000 02 01000000 10884 002

WEST LAKE COMM DEV DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

6526189550032210095302490000001986202



Service For:
5637 YELLOW HORNBILL AVE
WIMAUMA, FL 33598-7636

Account #: 221009530249
Statement Date: September 12, 2025
Charges Due: October 03, 2025

Service Period: Aug 08, 2025 - Sep 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$2475.02
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$2,475.02

Total Current Month's Charges **\$2,475.02**



Miscellaneous Credits

Sales Tax Credit	-\$488.82
Total Current Month's Credits	-\$488.82

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Lake Community Development District

Board Meeting Date: September 10, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/> x	\$200
2	Lori Campagna	<input type="checkbox"/> x	\$200
3	Brad Gilley	<input type="checkbox"/> x	\$200
4	Nancy Symonds	<input type="checkbox"/> x	\$200
5	Ben Gainer	<input type="checkbox"/> x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:


District Manager Signature

9/10/2025

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: West Lake Community Development District

Board Meeting Date: September 24, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/>	\$200
2	Lori Campagna	<input type="checkbox"/>	\$200
3	Brad Gilley	<input checked="" type="checkbox"/>	\$200
4	Nancy Symonds	<input type="checkbox"/>	\$200
5	Ben Gainer		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Deborah Wallace

District Manager Signature

9/24/2025

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

INVOICE



West Lake Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Customer	West Lake Community Development District
Acct #	1647
Date	09/08/2025
Customer Service	Christina Wood
Page	1 of 1

Payment Information	
Invoice Summary	\$ 7,345.00
Payment Amount	
Payment for:	Invoice#29077 1001251229

Thank You

Please detach and return with payment



Customer: West Lake Community Development District

Invoice	Effective	Transaction	Description	Amount
29077	10/01/2025	Renew policy	Policy #1001251229 10/01/2025-01/01/2026 Florida Insurance Alliance / Colony Insurance Company Package - Renew policy Due Date: 9/8/2025	7,345.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 7,345.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date 09/08/2025
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Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

West Lake Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

West Lake Community Development District
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251229

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY		
Total Insured Values –Building and Contents – Per Schedule on file totalling		\$170,463
Loss of Business Income		\$1,000,000
Additional Expense		\$1,000,000
Inland Marine		
Scheduled Inland Marine		Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coincurrence
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **\$2,045**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	<p>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.</p> <p>See item Four for Hired or Borrowed Autos.</p>	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	<p>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism</p> <p>See item Four for Hired or Borrowed Autos.</p>	Not Included
Physical Damage Collision Coverage	N/A	<p>Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto</p> <p>See item Four for Hired or Borrowed Autos.</p>	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000

Public Officials and Employment Practices Liability Deductible \$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**West Lake Community Development District
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607**

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251229

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$2,045
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,915
Public Officials and Employment Practices Liability	\$2,385
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$7,345

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

West Lake Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

**West Lake Community Development District
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607**

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/> Building and Content TIV	\$170,463	As per schedule attached
<input type="checkbox"/> Inland Marine		Not Included
<input type="checkbox"/> Auto Physical Damage		Not Included

Signature: _____ Date: _____

Name: _____

Title: _____



Property Schedule

Schedule Items Effective As of: 10/01/2025

West Lake Community Development District**Policy No.:** 1001251229**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value		Total Insured Value	
					Roof Covering	Covering Replaced		
1	Monument Yellow Hornbill Ave. Wimauma FL 33598		2025 Masonry non combustible	10/01/2025	\$50,000		\$50,000	
				10/01/2026				
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value		Total Insured Value	
					Roof Covering	Covering Replaced		
2	6' Tan PVC Perimeter Fence (2,688LF) East & South Perimeter Wimauma FL 33598		2025 Property in the Open	10/01/2025	\$84,788		\$84,788	
				10/01/2026				
Unit #	Description Address		Year Built Const Type	Eff. Date Term Date	Building Value		Total Insured Value	
					Roof Covering	Covering Replaced		
3	6' Black Chain Link Fence w/2 Access Gates (2,435LF) NE Wetland Preservation Area Wimauma FL 33598		2025 Property in the Open	10/01/2025	\$35,675		\$35,675	
				10/01/2026				
		Total:		Building Value \$170,463	Contents Value \$0		Insured Value \$170,463	

Sign: _____

Print Name: _____

Date: _____

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Lake Community Development District

Board Meeting Date: September 10, 2025

Name	In Attendance Please X	Paid
1 Kelly Evans	<input type="checkbox"/> x	\$200
2 Lori Campagna	<input type="checkbox"/> x	\$200
3 Brad Gilley	<input type="checkbox"/> x	\$200
4 Nancy Symonds	<input type="checkbox"/> x	\$200
5 Ben Gainer	<input type="checkbox"/> x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:



District Manager Signature

9/10/2025

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: West Lake Community Development District

Board Meeting Date: September 24, 2025

Name	In Attendance	Paid
	Please X	
1 Kelly Evans	<input type="checkbox"/>	\$200
2 Lori Campagna	<input type="checkbox"/>	\$200
3 Brad Gilley	<input type="checkbox"/>	\$200
4 Nancy Symonds	<input type="checkbox"/>	\$200
5 Ben Gainer		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Deborah Wallace

District Manager Signature

9/24/2025

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Lake Community Development District

Board Meeting Date: September 10, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/> x	\$200
2	Lori Campagna	<input type="checkbox"/> x	\$200
3	Brad Gilley	<input type="checkbox"/> x	\$200
4	Nancy Symonds	<input type="checkbox"/> x	\$200
5	Ben Gainer	<input type="checkbox"/> x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:



District Manager Signature

9/10/2025

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: West Lake Community Development District

Board Meeting Date: September 24, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/>	\$200
2	Lori Campagna	<input checked="" type="checkbox"/>	\$200
3	Brad Gilley	<input type="checkbox"/>	\$200
4	Nancy Symonds	<input type="checkbox"/>	\$200
5	Ben Gainer		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Deborah Wallace

District Manager Signature

9/24/2025

Date

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9/10/2025

Date

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3	Brad Gilley	<input type="checkbox"/>	\$200
4	Nancy Symonds	<input type="checkbox"/>	\$200
5	Ben Gainer		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Deborah Wallace

District Manager Signature

9/24/2025

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

West Lake CDD
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

September 16, 2025
Client: 001632
Matter: 000001
Invoice #: 27152

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/7/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/12/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; REVIEW CDD BUDGET DOCUMENTS; TELEPHONE CALL WITH B. LAMB.	1.0	\$405.00
8/13/2025	JMV	TELEPHONE CALL WITH D. WALLACE; REVIEW AGENDA PACKET; REVIEW CDD BUDGET ISSUES; REVIEW CDD ASSESSMENT ISSUES.	2.0	\$810.00
8/13/2025	LC	REVIEW CORRESPONDENCE RE SPECIAL MEETING DATES TO AMEND BUDGET AND COLLECTION PROCESS FOR SAME; PREPARE RESOLUTION SETTING PUBLIC HEARING FOR AMENDMENT TO BUDGET AND COLLECTION OF SAME; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR SAME; PREPARE RESOLUTION ADOPTING AMENDED BUDGET AND RESOLUTION IMPOSING AND LEVYING OPERATION AND MAINTENANCE ASSESSMENTS FOR SAME.	2.9	\$565.50
8/13/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.8	\$300.00
8/15/2025	KCH	REVIEW AND REVISE THE FOLLOWING: RESOLUTION ADOPTING AMENDED BUDGET AND AMENDING THE COLLECTION PROCEDURE; REVIEW MAILED NOTICE LETTER; REVIEW NOTICES OF PUBLIC HEARING; REVIEW REOSLUTION ADOPTING AMENDED BUDGET; REVIEW RESOLUTION IMPOSING SPECIAL ASSESSMENTS; REVIEW AMENDED BUDGET FUNDING AGREEMENT.	2.5	\$937.50

September 16, 2025
Client: 001632
Matter: 000001
Invoice #: 27152

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
8/20/2025	LC	WORK ON MAILED NOTICE LETTER AND PUBLICATION ADS FOR AMENDED BUDGET.	0.4	\$78.00
8/20/2025	KCH	REVIEW AND REVISE RESOLUTIONS FOR AMENDED BUDGET AND AMENDED COLLECTION METHOD; REVIEW AND REVISE ADS FOR PUBLIC HEARINGS ON AMENDED BUDGET AND AMENDED COLLECTION; REVIEW AND REVISE AMENDED DEVELOPER FUNDING AGREEMENT.	2.0	\$750.00
8/25/2025	KCH	PREPARE FOR AND ATTEND SPECIAL MEETING IN PERSON.	0.7	\$262.50
Total Professional Services			12.5	\$4,147.50
Total Services				\$4,147.50
Total Disbursements				\$0.00
Total Current Charges				\$4,147.50
Previous Balance				\$489.00
<i>Less Payments</i>				(\$489.00)
PAY THIS AMOUNT				\$4,147.50

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

DVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
9/3/25-9/3/25	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
9/3/2025	Deirdre Bonett	TB335630
Total Amount Due		Invoice Number
\$393.00		52098-090325

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
9/3/25	9/3/25	52098	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Public Hearing Affidavit Fee	2	1.00x48.00 L	\$391.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
9/3/25-9/3/25	WEST LAKE CDD	
Billing Date	Sales Rep	Customer Account
9/3/2025	Deirdre Bonett	TB335630
Total Amount Due		Invoice Number
\$393.00		52098-090325

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

WEST LAKE CDD
 c/o INFRAMARK
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-6008

52098

Tampa Bay Times

Published Daily

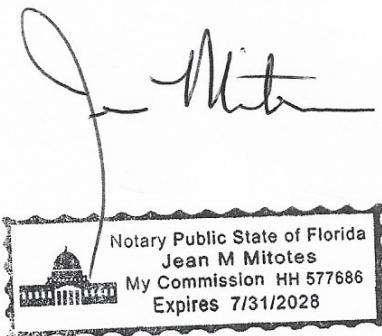
STATE OF FLORIDA} ss
COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Public Hearing was published in said newspaper by print in the issues of 09/03/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant Deirdre Bonett
Sworn to and subscribed before me this 09/03/2025

Signature of Notary of Public
Personally known X or produced identification.
Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the West Lake Community Development District

The Board of Supervisors (the "Board") of the West Lake Community Development District (the "District") will hold a public hearing and special meeting Wednesday September 24, 2025, at 1:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 amended budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at dwallace2@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be held in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Debby Wallace
District Manager
September 3 2025

52098