

**WEST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

DECEMBER 10, 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
Hanna Yi, Accountant II

Regular Meeting Agenda Wednesday, December 10, 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. Audience Comments – *Three- (3) Minute Time Limit*

3. Business Items

A. Consideration of Arbitrage Rebate Counselors, LLC Proposal.....Page 4

1. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2025 Annual Arbitrage Calculation

B. Consideration of SchoolStatus Website Management Proposal # KMN4-VKZN4-

B8L5U-MIGZA.....Page 5

4. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

D. Aquatic Reports.....Page 7

1. Sitex Aquatics – October Inspection/Treatment Report

2. Sitex Aquatics – November Inspection/Treatment Report

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

5. Consent Agenda

A. Approval of Meeting Minutes.....Page 9

1. November 12, 2025 Regular Meeting Minutes

B. Acceptance of Financials.....Page 11

1. October 2025

C. Acceptance of the Check Registers.....Page 19

1. October 2025

D. Consideration of Operations and Maintenance Report.....Page 20

1. October 2025

6. Supervisor Requests

7. Adjournment

The next meeting is scheduled for Wednesday, January 14, 2026 at 1:00 p.m.

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

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

Re: Proposal – Annual Arbitrage Calculations – West Lake CDD – \$6,015,000 Special Assessment Bonds, Series 2025 (the “2025 Series”)

Dear West Lake Community Development District:

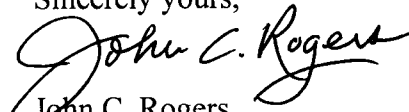
Arbitrage Rebate Counselors hereby contracts with West Lake Community Development District to provide annual arbitrage calculations for the above-referenced 2025 Series.

The annual arbitrage calculations for the 2025 Series will cover the one-year period October 28, 2025 to October 28, 2026, and each successive one-year period thereafter ending on October 28th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2025 Series is \$400.00. West Lake CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Bill To:

West Lake CDD
Deborah Wallace
2005 Pan Am Circle Suite 300
Tampa, Florida 33607

Shipping To:

West Lake CDD
Deborah Wallace
2005 Pan Am Circle Suite 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Deborah Wallace**Signature:****Title:** _____**Date:** _____



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: West Lake

APPLICATOR: Ryan DATE: 10.23.2025

WEED TREATMENT – SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1-5		X			Grass Mix
1	X				Algacide/Terrestrial Mix
2	X				Algacide/Terrestrial Mix
3	X				
4	X				
5	X				

COMMENTS:

All ponds treated for shoreline grasses. Ponds 1-5 were treated for algae.
Follow-up for algae may be needed in 14 days.



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: West Lake

APPLICATOR: Ryan DATE: 11.17.2025

WEED TREATMENT – SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1-5		X			Grass Mix

COMMENTS:

All ponds treated for shoreline grasses.

**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, November 12, 2025, and called to order at 1:08 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Debby Wallace	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Chris O'Kelly	District Engineer <i>(via phone)</i>

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.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Review of the Public Facilities Report

Mr. O'Kelly presented and reviewed the Public Facilities Report. Discussion ensued.

On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor, Public Facilities Report, was approved. 5-0

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

On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor, Quit Claim Deed by AG EHC II (LEN) Multi State 3, LLC, and Special Warranty Deed by AG EHC II (LEN) Multi State 3, LLC, were ratified. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes October 8, 2025 Regular Meeting Minutes**
- B. Acceptance of Financials September 2025 Financials**
- C. Approval of Check Registers September 2025 Check Register**
- D. Consideration of Operations and Maintenance Invoices September 2025 O&M Report**

On MOTION by Ms. Campagna seconded by Mr. Gainer, with all in favor, the Consent Agenda, with sub-corrections as discussed, was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

SIXTH ORDER OF BUSINESS

Supervisors' Requests and Comments

The Board directed Mr. O'Kelly to create an "Ownership Map and Maintenance Map".

SEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Mr. Gilley seconded by Ms. Symonds, with all in favor, meeting adjourned at 1:23 pm. 5-0

Deborah Wallace
District Manager

Kelly Evans
Chairperson

West Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2025		CAPITAL PROJECTS FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND		
<u>ASSETS</u>				
Cash In Bank	\$ 31,158	\$ -	\$ -	\$ 31,158
Investments:				
Cost of Issuance Fund	-	-	38,650	38,650
Interest Account	-	41,620	-	41,620
Reserve Fund	-	101,749	-	101,749
TOTAL ASSETS	\$ 31,158	\$ 143,369	\$ 38,650	\$ 213,177
<u>LIABILITIES</u>				
Accounts Payable	\$ -	\$ -	\$ -	-
Due To Developer	54,900	-	-	54,900
TOTAL LIABILITIES	54,900	-	-	54,900
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	143,369	-	143,369
Capital Projects	-	-	38,650	38,650
Unassigned:	(23,742)	-	-	(23,742)
TOTAL FUND BALANCES	(23,742)	143,369	38,650	158,277
TOTAL LIABILITIES & FUND BALANCES	\$ 31,158	\$ 143,369	\$ 38,650	\$ 213,177

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Interest - Investments	\$ -	\$ 73	\$ 73	0.00%
Special Assmnts- Tax Collector	375,928	-	(375,928)	0.00%
TOTAL REVENUES	375,928	73	(375,855)	0.02%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	600	11,400	5.00%
Field Management	12,000	-	12,000	0.00%
Trustees Fees	6,400	-	6,400	0.00%
District Management	25,000	2,083	22,917	8.33%
Assessment Roll	5,000	-	5,000	0.00%
Disclosure Report	5,000	-	5,000	0.00%
District Counsel	20,000	3,309	16,691	16.55%
District Engineer	7,500	-	7,500	0.00%
Construction Accounting	6,100	1,000	5,100	16.39%
Auditing Services	5,200	-	5,200	0.00%
Accounting Services	17,500	-	17,500	0.00%
Website ADA Compliance	2,000	-	2,000	0.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
General Liability	5,000	2,915	2,085	58.30%
Public Officials Insurance	5,000	2,385	2,615	47.70%
Property & Casualty Insurance	30,000	2,045	27,955	6.82%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	200	183	17	91.50%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Website Admin Services	1,500	125	1,375	8.33%
Dues, Licenses & Fees	350	175	175	50.00%
Total Administration	171,900	14,820	157,080	8.62%
<u>Utility Services</u>				
Electric Utility	12,000	-	12,000	0.00%
Street Lights	53,000	2,505	50,495	4.73%
Total Utility Services	65,000	2,505	62,495	3.85%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Aquatics - Contract	8,202	684	7,518	8.34%
Landscape and Irrigation Maintenance - Contract	80,000	5,806	74,194	7.26%
Well - R&M	2,500	-	2,500	0.00%
Landscaping - Mulch	2,000	-	2,000	0.00%
Landscaping - Plant Replacement	10,000	-	10,000	0.00%
Debris Cleanup	10,000	-	10,000	0.00%
Irrigation Repairs	5,000	-	5,000	0.00%
Total Other Physical Environment	117,702	6,490	111,212	5.51%
<u>Contingency</u>				
Miscellaneous Contingency	21,326	-	21,326	0.00%
Total Contingency	21,326	-	21,326	0.00%
TOTAL EXPENDITURES	375,928	23,815	352,113	6.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(23,742)	(23,742)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ (23,742)		

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2025 Debt Service Fund (200)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	143,369	143,369	0.00%
TOTAL FINANCING SOURCES (USES)	-	143,369	143,369	0.00%
Net change in fund balance	\$ -	\$ 143,369	\$ 143,369	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 143,369		

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2025 Capital Projects Fund (300)
(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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	-	11,950	(11,950)	0.00%
Bond Counsel	-	58,000	(58,000)	0.00%
Disclosure Report	-	3,500	(3,500)	0.00%
District Counsel	-	70,500	(70,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,600	(1,600)	0.00%
Underwriting Counsel	-	48,500	(48,500)	0.00%
Total Administration	-	194,050	(194,050)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	5,477,934	(5,477,934)	0.00%
Total Construction In Progress	-	5,477,934	(5,477,934)	0.00%
TOTAL EXPENDITURES	-	5,671,984	(5,671,984)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,671,984)	(5,671,984)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	5,710,634	5,710,634	0.00%
TOTAL FINANCING SOURCES (USES)	-	5,710,634	5,710,634	0.00%
Net change in fund balance	\$ -	\$ 38,650	\$ 38,650	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 38,650		

Bank Account Statement

West Lake CDD

Bank Account No. 9792
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101002 Balance	31,158.02	Statement Balance	34,766.35
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	34,766.35
Subtotal	31,158.02	Outstanding Checks	-3,608.33
Negative Adjustments	0.00	Ending Balance	31,158.02
Ending G/L Balance	31,158.02		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/08/2025		JE000020	Accounts Receivable	Lennar Corp. - Ck #2545325 - 10/02/2025 - In	30,000.00	30,000.00	0.00
10/31/2025		JE000038	Interest - Investments	Interest Income	72.55	72.55	0.00
Total Deposits					30,072.55	30,072.55	0.00
Checks							
							0.00
09/11/2025	Payment	1095	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
09/25/2025	Payment	1102	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
10/09/2025	Payment	1103	STRALEY ROBIN VERICKER	Check for Vendor V00003	-4,147.50	-4,147.50	0.00
10/09/2025	Payment	1104	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
10/09/2025	Payment	1105	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
10/09/2025	Payment	1106	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017	-1,986.20	-1,986.20	0.00
10/09/2025	Payment	1107	BENJAMIN D. GAINER	Check for Vendor V00019	-200.00	-200.00	0.00
10/17/2025	Payment	1108	FLORIDA COMMERCE	Check for Vendor V00004	-175.00	-175.00	0.00
10/17/2025	Payment	1109	SITEX AQUATICS, LLC	Check for Vendor V00015	-684.00	-684.00	0.00
10/17/2025	Payment	1110	STEADFAST MAINTENANCE	Check for Vendor V00016	-5,806.00	-5,806.00	0.00
10/24/2025	Payment	1111	STRALEY ROBIN VERICKER	Check for Vendor V00003	-3,308.50	-3,308.50	0.00
10/24/2025	Payment	1112	INFRAMARK	Check for Vendor V00007	-3,208.33	-3,208.33	0.00
10/24/2025	Payment	1113	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017	-2,504.81	-2,504.81	0.00
10/21/2025		JE000039	Bank Fees	Bank Fees (Truist Service)	-183.27	-183.27	0.00
Total Checks					-23,003.61	-23,003.61	0.00
Adjustments							

Bank Account Statement

West Lake CDD

Bank Account No. 9792

Statement No. 10-25

Statement Date

10/31/2025

Total Adjustments

Outstanding Checks

08/14/2025	Payment	1072	INFRAMARK	Check for Vendor V00007	-3,208.33
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
Total Outstanding Checks					-3,608.33

Outstanding Deposits

Total Outstanding Deposits

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(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
GENERAL FUND - 001									
001	1103	10/09/25	V00003	STRALEY ROBIN VERICKER	27152	DISTRICT COUNSEL AUGUST 2025	DISTRICT COUNSEL SERVICES	531146-51401	\$4,147.50
001	1104	10/09/25	V00008	LORI A. CAMPAGNA	LC-100825	BOARD 10/08/25	Supervisor Fees	511100-51301	\$200.00
001	1105	10/09/25	V00013	NANCY SYMONDS	NS-100825	BOARD 10/08/25	Supervisor Fees	511100-51301	\$200.00
001	1106	10/09/25	V00017	TECO TAMPA ELECTRIC COMPANY	091225-221009530249	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543062-53150	\$1,986.20
001	1107	10/09/25	V00019	BENJAMIN D. GAINER	BG-100825	BOARD 10/08/25	Supervisor Fees	511100-51301	\$200.00
001	1108	10/17/25	V00004	FLORIDA COMMERCE	93823	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1109	10/17/25	V00015	SITEX AQUATICS, LLC	10289-B	OCT 25-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$684.00
001	1110	10/17/25	V00016	STEADFAST MAINTENANCE	SA-15758	OCT 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	534171-53908	\$5,806.00
001	1111	10/24/25	V00003	STRALEY ROBIN VERICKER	27291	District Counsel	DISTRICT COUNSEL SERVICES	531146-51401	\$3,308.50
001	1112	10/24/25	V00007	INFRAMARK	160882	District Management	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	1112	10/24/25	V00007	INFRAMARK	160882	District Management	DISTRICT MANGEMENT	531136-51301	\$2,083.33
001	1112	10/24/25	V00007	INFRAMARK	160882	District Management	WEBSITE ADMIN	549936-51301	\$125.00
001	1113	10/24/25	V00017	TECO TAMPA ELECTRIC COMPANY	101325-0249	SOLAR LIGHTING AGREEMENT	SOLAR STREET LIGHTS	543062-53150	\$2,504.81
Fund Total									\$22,420.34

Total Checks Paid	\$22,420.34
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West Lake CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK	10/15/2025	160882	\$1,000.00		ACCOUNTING SERVICES
INFRAMARK	10/15/2025	160882	\$2,083.33		DISTRICT MANGEMENT
INFRAMARK	10/15/2025	160882	\$125.00	\$3,208.33	WEBSITE ADMIN
SITEX AQUATICS, LLC	10/1/2025	10289-B	\$684.00	\$684.00	AQUATIC MAINTENANCE
STEADFAST MAINTENANCE	10/1/2025	SA-15758	\$5,806.00	\$5,806.00	LANDSCAPE MAINTENANCE
TECO TAMPA ELECTRIC COMPANY	10/13/2025	101325-0249	\$2,504.81	\$2,504.81	SOLAR STREET LIGHTS
Monthly Contract Subtotal			\$12,203.14	\$12,203.14	
Regular Services					
BENJAMIN D. GAINER	10/8/2025	BG-100825	\$200.00	\$200.00	BOARD 10/08/25
FLORIDA COMMERCE	10/1/2025	93823	\$175.00	\$175.00	DISTRICT FILING FEES
LORI A. CAMPAGNA	10/8/2025	LC-100825	\$200.00	\$200.00	BOARD 10/08/25
NANCY SYMONDS	10/8/2025	NS-100825	\$200.00	\$200.00	BOARD 10/08/25
STRALEY ROBIN VERICKER	10/7/2025	27291	\$3,308.50	\$3,308.50	DISTRICT COUNSEL SERVICES
Regular Services Subtotal			\$4,083.50	\$4,083.50	
TOTAL			\$16,286.64	\$16,286.64	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

160882

CUSTOMER ID

C5143

PO#

DATE

10/15/2025

NET TERMS

Due On Receipt

DUE DATE

10/15/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
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 34747

Invoice details

Invoice no.: 10289-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: Two Ponds & Three Wet Slumps	1	\$684.00	\$684.00
Total						\$684.00



Steadfast Alliance

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

Invoice

Date	Invoice #
10/1/2025	SA-15758

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 October 2025.		0.00		0.00
0.95	Landscape Maintenance - Billed at 80%		5,250.00		4,987.50
1	Irrigation Management - Billed at 80%		552.00		552.00
1	Fertilization and Pesticide Program		266.50		266.50

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	\$5,806.00
Payments/Credits	\$0.00
Balance Due	\$5,806.00



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

Account #: 221009530249
Statement Date: October 13, 2025
Charges Due: November 03, 2025

Service Period: Sep 09, 2025 - Oct 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 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**



Other Fees and Charges

Lighting Late Payment Fee	\$29.79
Total Other Fees and Charges	\$29.79

Total Current Month's Charges

\$2,504.81

00004025-0009746-Page 2 of 4

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

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party may not pay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>West Lake Community Development District</u>
Board Meeting Date:	<u>October 8, 2025</u>

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

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

Approved for payment:

Deborah Wallace

District Manager Signature

10/8/2025

Date

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

FloridaCommerce, Special District Accountability Program

check mailed Separately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93823
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



West Lake Community Development District (Hillsborough)

Mr. Brian Lamb
Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

- | | |
|---------------------------------------|--|
| 2. Telephone: | 813-873-7300 Ext: |
| 3. Fax: | |
| 4. Email: | Brian.Lamb@Inframark.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | Not on file - Due by the end of the first fiscal year after creation. <i>westlakecdd.com</i> |
| 8. County(ies): | Hillsborough |
| 9. Special Purpose(s): | Community Development |
| 10. Boundary Map on File: | 09/12/2024 |
| 11. Creation Document on File: | 09/12/2024 |
| 12. Date Established: | 09/11/2024 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinance 24-23 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>West Lake Community Development District</u>
Board Meeting Date:	<u>October 8, 2025</u>

	Name	In Attendance Please X	Paid
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4	Nancy Symonds	<input checked="" type="text"/>	\$200
5	Ben Gainer	<input checked="" type="text"/>	\$200

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

Approved for payment:

Deborah Wallace

District Manager Signature

10/8/2025

Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>West Lake Community Development District</u>
Board Meeting Date:	<u>October 8, 2025</u>

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

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

Approved for payment:

Deborah Wallace

District Manager Signature

10/8/2025

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

October 07, 2025

Client: 001632

Matter: 000001

Invoice #: 27291

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/5/2025	AM	REVIEW STATUES FOR 2026 GENERAL ELECTIONS FOR QUALIFIED ELECTORS.	0.2	\$39.00
9/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.7	\$262.50
9/11/2025	KCH	REVIEW UPDATED LANDSCAPE MAINTENANCE MAP.	0.2	\$75.00
9/16/2025	KCH	DISCUSS BUDGET WITH K. EVANS AND B. LAMB; REVIEW NOTICE OF SPECIAL MEETING.	1.3	\$487.50
9/17/2025	JMV	RESEARCH AND REVIEW PROPERTY OWNER CONVEYANCE RECORDS.	3.0	\$1,215.00
9/17/2025	WAS	REVIEW COMMUNICATIONS REGARDING DISTRICT BOUNDARIES.	0.2	\$67.00
9/17/2025	KCH	REVIEW OWNERSHIP AND MASTER DECS OF CONSENT; DISCUSS SAME WITH J. VERICKER AND L. CAMPAGNA; REVIEW APPRAISOR WEBSITE AND REVIEW DEEDS RELATING TO TRAIL OF OWNERSHIP.	1.0	\$375.00
9/18/2025	KCH	REVISE RESOLUTIONS ADOPTING AMENDED BUDGET AND LEVYING ASSESSMENTS; REVIEW AGENDA PACKAGE.	1.4	\$525.00
9/24/2025	KCH	ATTEND SPECIAL BOS MEETING IN PERSON.	0.7	\$262.50
Total Professional Services			8.7	\$3,308.50

October 07, 2025
Client: 001632
Matter: 000001
Invoice #: 27291

Page: 2

Total Services	\$3,308.50	
Total Disbursements	\$0.00	
Total Current Charges		\$3,308.50
Previous Balance		\$4,147.50
PAY THIS AMOUNT		\$7,456.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27152	September 16, 2025	\$4,147.50	\$0.00	\$0.00	\$0.00	\$7,456.00
Total Remaining Balance Due						\$7,456.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$7,456.00	\$0.00	\$0.00	\$0.00