

West Lake Community Development District

February 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 286 534 389 986 9 PASSCODE: bg6wi2fp

[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Wednesday, February 11, 2026 – 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 Resolution 2026-01; Supplemental Assessment Resolution - Final Terms of 2025 Bonds

B. Consideration of Resolution 2026-02; Removing Assistant Treasurer

4. Consent Agenda

A. Approval of Meeting Minutes

1. January 14, 2026 Regular Meeting Minutes

B. Acceptance of Financials

1. January 2026

C. Acceptance of the Check Registers

1. January 2026

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

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

1. Steadfast Maintenance Reports
2. Sitex Aquatics February Report

6. Supervisor Requests

7. Adjournment

The next meeting is scheduled for March 11, 2026 at 1:00 p.m.

Third Order of Business

3A

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT RELATED TO ITS SERIES 2025 BONDS; APPROVING AND RATIFYING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE BONDS; APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the West Lake Community Development District (the “**District**”) issued its \$6,015,000 Special Assessment Bonds, Series 2025 (the “**Series 2025 Bonds**”) to finance a portion of the public improvements (the “**2025 Project**”) as described in the First Supplemental Engineer’s Report dated September 2024 (the “**Engineer’s Report**”) attached hereto as **Exhibit A**;

WHEREAS, the Series 2025 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated September 24, 2025, and adopted pursuant to Resolution No. 2025-01 (the “**Assessment Resolution**”), equalizing, approving, confirming, and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2025 Bonds have been established, it is necessary to approve and ratify the First Supplemental Special Assessment Methodology Report dated October 14, 2025, (the “**Supplemental Assessment Report**”) and attached hereto as **Exhibit B**.

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments, and certificates in connection with the Series 2025 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Engineer’s Report is hereby approved and ratified.
 - c. The 2025 Project will serve a proper, essential, and valid public purpose.
 - d. The 2025 Project will specially benefit the developable acreage located within the District as set forth in the Engineer’s Report. It is reasonable, proper, just, and right to assess the portion of the costs of the 2025 Project to be financed with the Series 2025 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.

- e. The Series 2025 Bonds will finance the construction and acquisition of a portion of the 2025 Project.
- f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Bonds.** The special assessments for the Series 2025 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and Adopted on February 11, 2026.

Attest:

**West Lake
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Exhibit A. First Supplemental Engineer’s Report dated September 2025

Exhibit B. First Supplemental Special Assessment Methodology Report dated October 14, 2025

West Lake

COMMUNITY DEVELOPMENT DISTRICT

First Supplemental Engineer's 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

September 2025

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**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
FIRST SUPPLEMENTAL ENGINEER'S REPORT**

PURPOSE

This report supplements the District Engineer's Report, dated September 2024 ("**Master Report**") for the purpose of describing the District's CIP to be known as the "**2025 Project**" aka "**Assessment Area One Project.**"

2025 PROJECT

The District's 2025 Project consists of the entire 79.37 acres CIP boundary that is necessary for the development of what is known as "Phase 1 and Phase 2" (together, "**Assessment Area One**") of the District. A legal description and sketch for Assessment Area One is included in **Exhibit C**.

Product Mix

Table 1 below shows the product types that will be part of the 2025 Project:

Table 1

Product Type	Total Units
40' wide single family detached lot	129
50' wide single family detached lot	93
18' wide townhomes	98
TOTAL	320

List of 2025 Project Improvements

The various improvements that are part of the overall CIP, including those that are part of the 2025 Project, are described in detail in the Master Report, and those descriptions are incorporated herein. The 2025 Project includes, generally stated, the following items: public roadway improvements, stormwater management, water and wastewater utilities, utility relocations including the differential cost of undergrounding electrical conduit, hardscape, landscape, irrigation and soft costs, etc. Also, the 2025 Project includes the offsite improvements, which includes roadway improvements, intersection improvements and utilities extensions within West Lake Drive and State Road 674.

Permitting & Construction Status

All necessary permits and approvals for the development of the 2025 Project have been obtained and include the following in the table below. The construction of the 2025 Project was initiated in 2023 and is ongoing. With the exception of the West Lake Drive and State Road 674 intersection

improvements, approximately 95% of the 2025 Project has been completed. These intersection improvements are approximately 50% complete. The 2025 Project is anticipated to be fully completed by December 1, 2025.

Project / Permit Name	Permit Description	Permit No.	Approval Date	Expiration Date
West Lake Parcel	Hillsborough County PD	RZ-PD (21-0959)	6/2/2022	NA
Pippen Parcel	Hillsborough County PD	RZ-PD (22-0443)	10/17/2022	NA
West Lake Subdivision	Hillsborough County Preliminary Plat	Project ID# 6289	5/22/2022	NA
West Lake Subdivision	Hillsborough County Master Water & Sewer Plan	Project ID# 6289	1/23/2023	NA
West Lake Subdivision (Including Offsite Roadway & Traffic Signals)	Hillsborough County Construction Plan	Project ID# 6289, ROW-23-0000792S, NR(S) #6289	8/17/2023	8/17/2025
West Lake Subdivision	Hillsborough County Public Schools Concurrency	HCPS Project Number 869	10/28/2022	NA
West Lake Amenity Center, Entry Monument & Passive Parks	Hillsborough County Construction Plan	Project ID# 6289	5/31/2024	5/31/2026
West Lake Subdivision- Wetland Delineation	SWFWMD Petition for Formal Determination of Wetlands & OSWs	42045479.000	2/17/2022	2/17/2027
West Lake Subdivision	SWFWMD Environmental Resource Permit	43046510.000	5/26/2023	5/26/2028
West Lake Drive Phase 1A & Future Outparcel	SWFWMD Environmental Resource Permit	43046619.000	10/23/2023	10/23/2028
West Lake Drive Phase 1B	SWFWMD Environmental Resource Permit	43046619.003	12/18/2023	12/18/2028
West Lake Drive Phase 2	SWFWMD Environmental Resource Permit	43046619.001	9/11/2023	9/11/2028
US Fish and Wildlife Service	Listed Species Avoidance	West Lake Project Site, Hillsborough County, FL	12/17/21	12/17/2023
SR 674 Water Main	FDOT Utility Permit	2023.H-796-0093	12/13/2023	
SR 674 Force Main	FDOT Utility Permit	2023-H-796-00235	5/16/2024	
SR 674 @ West Lake	FDOT Construction Agreement	2022-C-796-00019	5/7/2024	
West Lake Subdivision	Health Dept. Water System Permit	0125332-2275-DSGP DEP	2/7/2024	2/7/2029
West Lake Drive Water Main	Health Dept. Water System Permit	0125332-2274-DSGP DEP	2/5/2024	2/5/2029
West Lake Subdivision	EPC Wastewater System Permit	0444197-001-DWC	2/1/2024	1/31/2029

West Lake Drive Force Main	EPC Wastewater System Permit	0444197-002-DWC	2/1/2024	1/31/2029
West Lake	EPC Wetland Impact Authorization	76245	6/16/2023	6/16/2028
West Lake Phase 1	Final Plat	Plat Book 147, Pages 131-142	5/9/2024	NA
West Lake Phase 2	Final Plat	Plat Book 148, Pages 157-170	1/14/2025	NA
West Lake	FDEP State 404 Program	File No. 0432127-001-SFG, Hillsborough County	11/17/2023	12/22/2025

Assessment Area One Opinion Of Probable Construction Costs & O&M Responsibilities

Table 2 below presents, among other things, the Opinion of Probable Cost for the Assessment Area One lots for the 2025 Project. It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing, both for 2025 Project.

Table 2

Improvement	Estimated Cost	Financing Entity	Operation & Maintenance Entity
Roadway Improvements, including Traffic Signals & Earthwork (Excluding Lots)	\$7,725,217.96	CDD	County
Stormwater Management System	\$5,061,630.18	CDD	CDD / County
Water Distribution System	\$5,111,432.44	CDD	County
Sewer Wastewater Collection System	\$4,123,572.89	CDD	County
Utility Relocations	\$1,100,000.00	CDD	County
Hardscape, Landscape & Irrigation System	\$625,000.00	CDD	CDD
Subtotal	\$23,746,853.37	CDD	N/A
Professional Services & Fees	\$3,562,028.01	CDD	N/A
Contingency (10%)	\$2,374,685.34	As above	As above
TOTAL	\$29,683,566.72		

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
- b. The developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, in a form acceptable to the District's bond counsel.

- d. The CDD will be responsible for the operation and maintenance of sidewalks and landscaping within non-County rights-of-way and within the boundaries of the District, all pursuant to Hillsborough County requirements.
- e. Hillsborough County Utilities will only maintain utility lines in public rights-of-way or County-owned easements.
- f. Curb and gutter for the roadway improvements are not counted twice in connection with the stormwater costs.

CONCLUSION

The CIP has been platted, designed and permitted in accordance with current governmental regulations and requirements. Construction has commenced in Phase 1 and Phase 2 and significant progress has been reported. There is no reason to believe the construction of the remainder of the 2025 Project will not be obtained by the anticipated dates mentioned above. The CIP will serve its intended function so long as the construction is completed in substantial compliance with the design.

It is further our opinion that:

- the estimated cost to the 2025 Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure.
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals have been obtained; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

As described above, this report identifies the benefits from the 2025 Project, special and peculiar, to all lands within the District. The general public, property owners outside of Assessment Area One will benefit from the provisions of the District's CIP; however, these are incidental to the District's 2025 Project, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within Assessment Area One and enables properties within its boundaries to be developed.

The 2025 Project will be owned by the District or other governmental units and such 2025 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2025 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2025 Project, and any cost estimates set forth herein,

do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the 2025 Project or the fair market value.

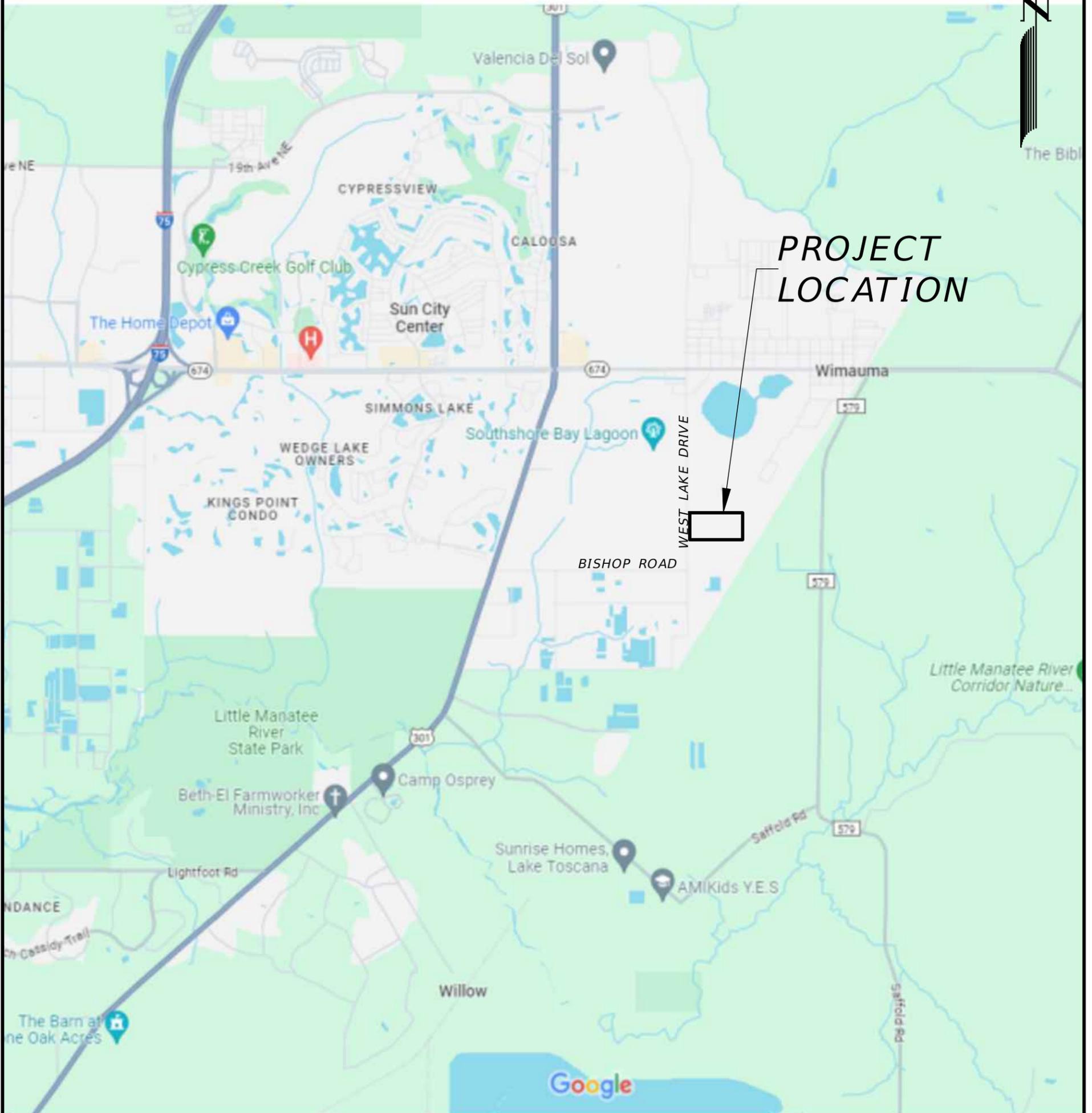
Please note that the 2025 Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the 2025 Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Christopher O'Kelley, P.E
Clearview Land Design, P.L.
West Lake Community Development District Engineer
FL Registration No.: 70734

EXHIBIT A

ASSESSMENT AREA ONE GENERAL LOCATION MAP

WEST LAKE CDD EXHIBIT A – GENERAL LOCATION MAP



This Sketch Prepared For: **WEST LAKE CDD**

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.

SHEET NO. 1 OF 1

Clearview Land Design, P.L.
Registered Business No. ry28858



CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE

3010 W Azeela St, Suite 150
Tampa, Florida 33609
Phone: 813-223-3919
FAX: 813-223-3975
www.clearviewland.com

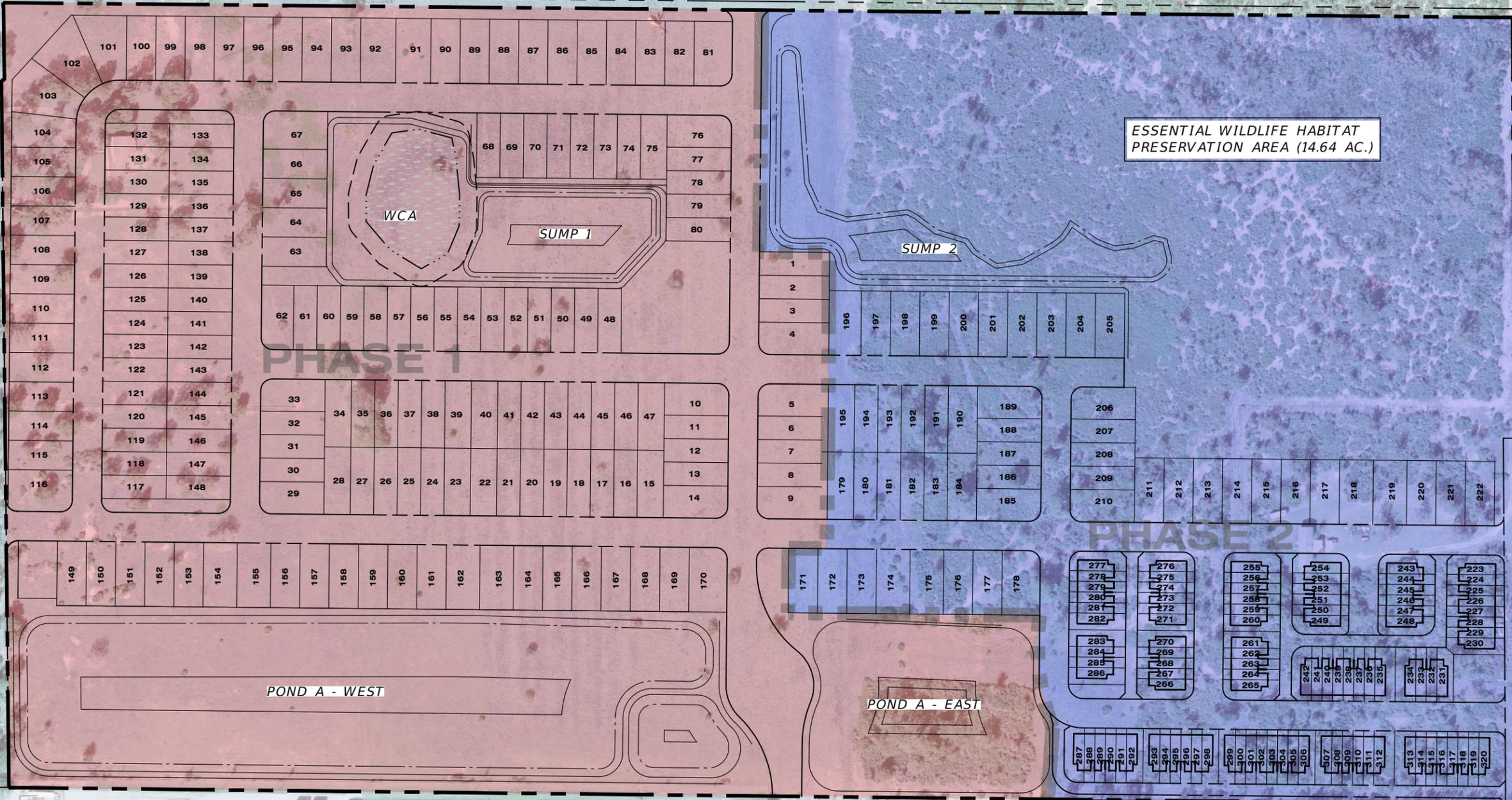
Drawn: **ono** | Checked: **ono** | Order No.: CDD-WL-001
Date: **2-15-2024** | Dwg: **CDD EXHIBITS**
SECTION 16-TOWNSHIP 32S-RANGE 20E

EXHIBIT B

ASSESSMENT AREA ONE

SITE PLAN

WEST LAKE DR.



SCALE: 1" = 200'



ASSESSMENT AREA ONE

- PHASE 1
- PHASE 2

**WEST LAKE CDD
EXHIBIT B – ASSESSMENT AREA ONE**

This Sketch Prepared For: WEST LAKE CDD

REVISIONS			
Description	Date	Dwn.Ck'd	Order No.

SHEET NO. 1 OF 1

Clearview Land Design, P.L.
Registered Business No. ry28858

	CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE	3010 W Azeela St, Suite 150 Tampa, Florida 33609 Phone: 813-223-3919 FAX: 813-223-3975 www.clearviewland.com
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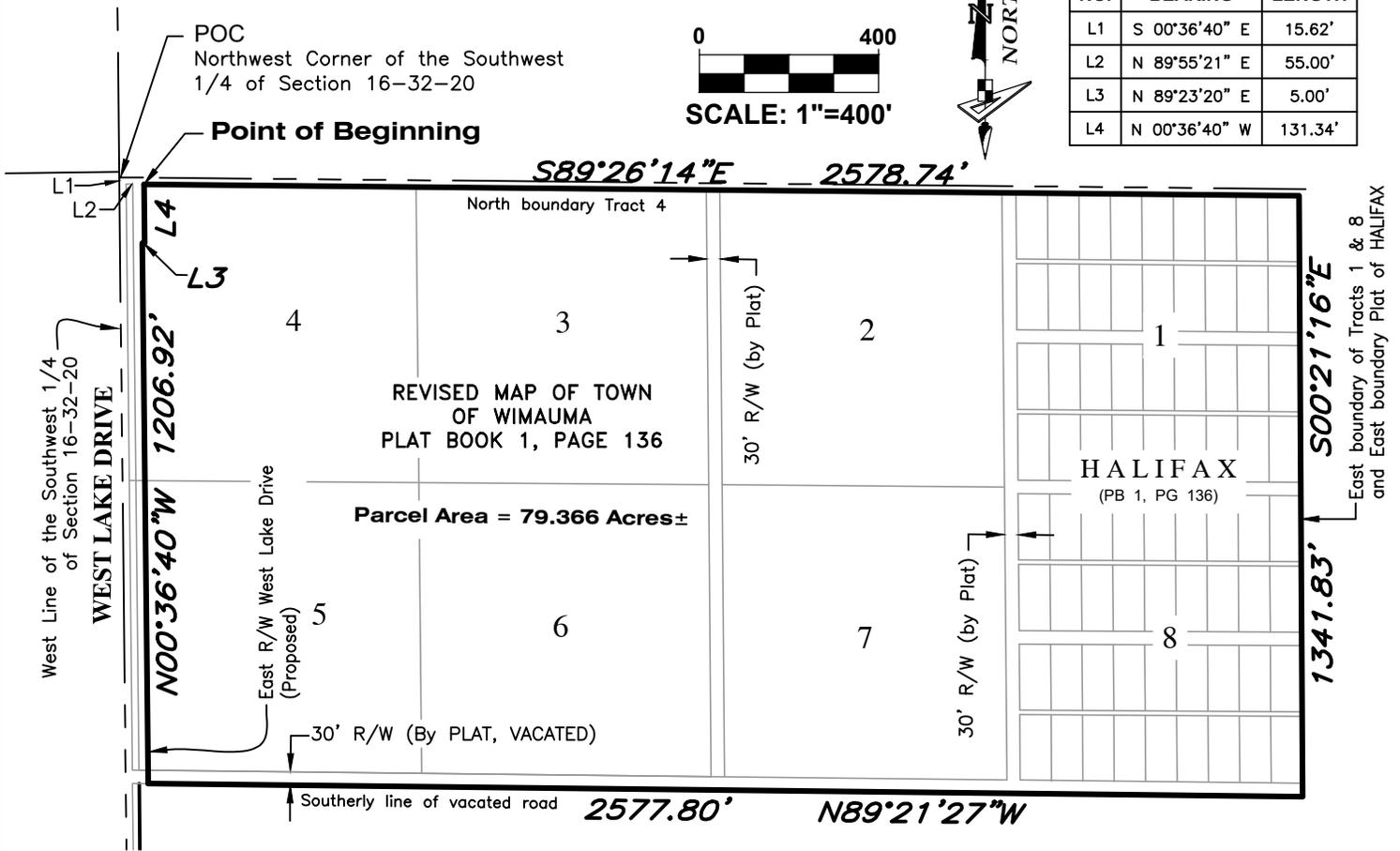
Drawn: ono	Checked: ono	Order No.: CDD-WL-001
Date: 9-3-2025 Dwg: CDD EXHIBITS		
SECTION 16-TOWNSHIP 32S-RANGE 20E		

EXHIBIT C

ASSESSMENT AREA ONE DESCRIPTION SKETCH

Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°36'40" E	15.62'
L2	N 89°55'21" E	55.00'
L3	N 89°23'20" E	5.00'
L4	N 00°36'40" W	131.34'



DESCRIPTION: West Lake CDD (Prepared by GeoPoint Surveying, Inc.)

Tracts 1 through 8 inclusive and right-of-ways thereof, in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East of **DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA**, and Plat of **HALIFAX**, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, all being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 16, run thence along the West line of the Southwest 1/4 of said Section 16, S.00°36'40"E., a distance of 15.62 feet; thence leaving said West line, N.89°55'21"E., a distance of 55.00 feet to the **POINT OF BEGINNING**, thence along the North boundary of Tracts 1 through 4, **REVISED MAP OF TOWN OF WIMAUMA**, according to the map or plat thereof, recorded in Plat Book 1, Page 136 of the Public Records of Hillsborough County, Florida, S.89°26'14"E., a distance of 2,578.74 feet to the East boundary of said Tract 1, thence along said East boundary also the East boundary of Tract 8 and East boundary of said Plat of **HALIFAX**, respectfully, S.00°21'16"E., a distance of 1,341.83 feet; to the Southerly line of a vacated road, thence along said Southerly line N.89°21'27"W., a distance of 2,577.80 feet to the East right-of-way line of West Lake Drive (proposed), thence along said East right-of-way line, N.00°36'40"W., a distance of 1,206.92 feet; thence N.89°23'20"E., a distance of 5.00 feet; thence N.00°36'40"W., a distance of 131.34 feet to the **POINT OF BEGINNING**.

SURVEYOR'S NOTE:

- 1) Bearings shown hereon are based on the West Line of the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, having a Grid bearing of S.00°36'40"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LEGEND

- | | |
|--------------------------------|----------------------------|
| (D) -----Per Deed | POB-----Point of Beginning |
| (P) -----Per Plat | R/W -----Right-Of Way |
| POC-----Point of Commencement | |
| O.R.-----Official Records Book | |

PROJECT: WEST LAKE DRIVE
 PHASE: DS CDD PARCEL
 DRAWN: DMM | DATE: 11/13/23 | CHECKED BY: JDW/BC

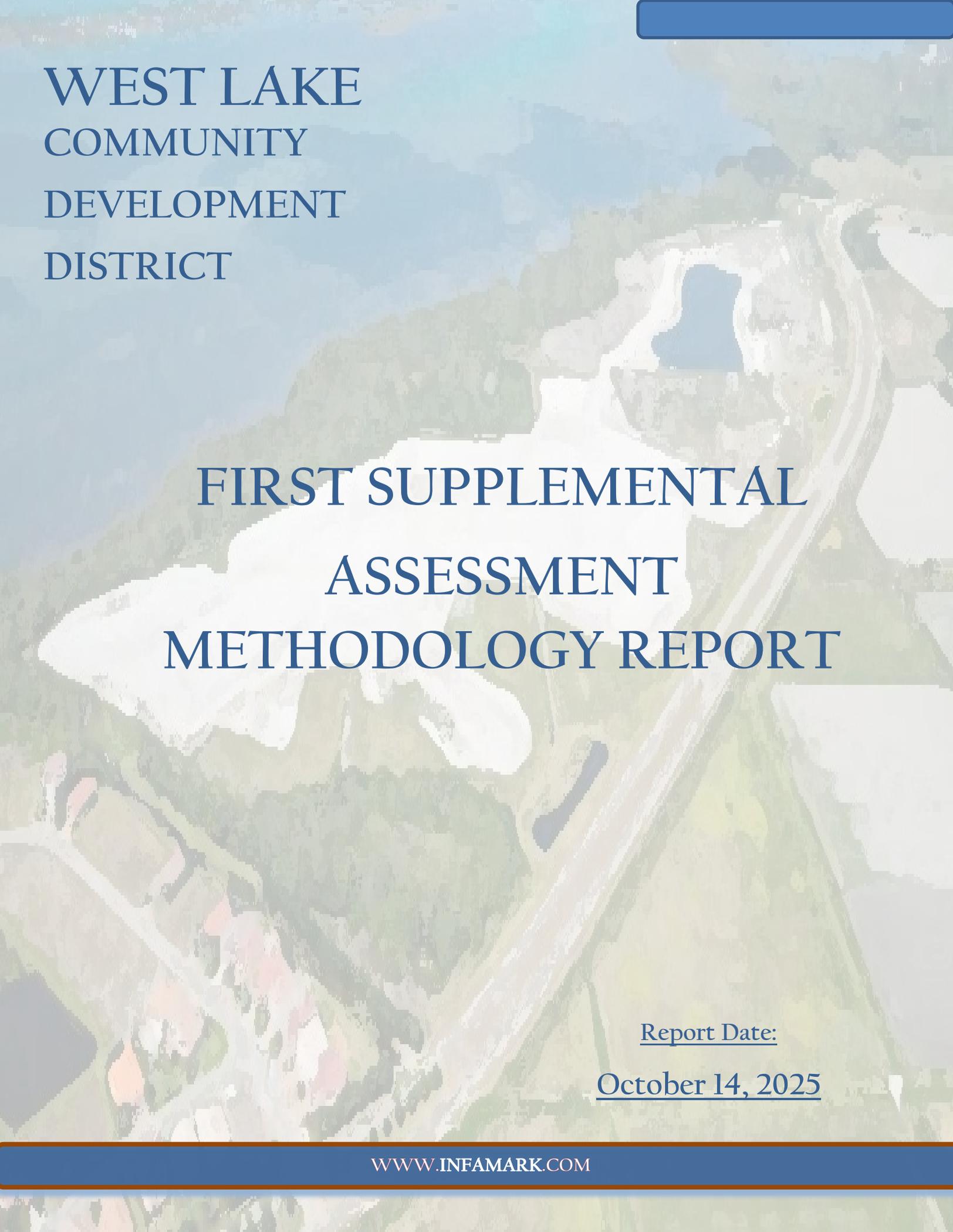
Prepared For: LENNAR

REVISIONS		
DATE	DESCRIPTION	DRAWN BY

John D. Weigle
 FLORIDA PROFESSIONAL
 SURVEYOR & MAPPER NO. **LS5246**

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768





WEST LAKE
COMMUNITY
DEVELOPMENT
DISTRICT

FIRST SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

Report Date:

October 14, 2025

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I. INTRODUCTION

This West Lake Community Development District *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated September 25, 2024. This First Supplemental Report is specifically to support the issuance of the Bonds (as defined below), which will fund a portion of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessable Property” – all property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program outlined by the Engineer’s Report.

“Developer” – Lennar Homes, LLC.

“Development” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – West Lake Community Development District containing 79.37 gross acres in Hillsborough County, Florida.

“Engineer’s Report” – *Report of District Engineer* dated September 2024 and *First Supplemental Engineer’s Report*, dated September 2025.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the benefit and lien values assignment.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated September 25, 2024, as provided to support benefit and maximum assessments on private developable property within the District.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar lot products and sizes for the development of the vertical construction.

“2025 Project” – the portion of the CIP to be financed with the herein defined Bonds

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the 2025 Project;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within the District that will be assessed because of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefits from the 2025 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to the 2025 Project allocable to Assessable Property within the District. It is the District's CIP that will create the public infrastructure that enables the assessable properties within the District to be developed and improved. Without these public improvements, which include off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, irrigation, and hardscape, the development of land within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within the District because of the benefit received from the CIP and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2025 (the "Bonds") to finance the construction and/or acquisition of a portion of the CIP, representing the 2025 Project, which will provide special benefit to the assessable parcels within the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District representing the 2025 Project. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject (the Series 2025 Special Assessment).

IV. DISTRICT OVERVIEW

The District area encompasses 79.37 acres and is located in Hillsborough County, Florida, within Sections 18 and 19, Township 31 South, and Range 20 East. The primary developer of the Assessable Properties within the District is Lennar Homes, LLC (the "Developer"), who has created the overall development plan for the CIP as outlined and supported by the Engineer's Report. The development plan for the District contemplates 320 single-family lots (the "Development Plan"). The public improvements described in the Engineer's Report include off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the CIP of the District. As designed, the CIP represents the total CIP in an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within the District. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the CIP. The CIP includes off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, irrigation, and hardscape. The cost of the CIP is estimated to be \$29,683,566.72, of which approximately \$5,477,933.69, representing the 2025 Project, will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specifically benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The CIP contains a "system of improvements" for the Development except for common improvements which benefit the entire District; all of which are for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the public improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the

added use of the property added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for the CIP contains a mix of townhome and single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is being done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP are demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefiting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the CIP, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any special assessments greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments including publicly owned (State/County/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, the special assessments will be apportioned and levied on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development Plan for the CIP. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting of Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit for the District and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the CIP are demonstrated in Table 4A and 4B. The Developer may choose to pay down or contribute infrastructure on a portion or all the long-term

assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out how special assessments will be assigned and establish a lien on assessable land within the District. The Bonds will be secured by the special assessments which will be levied on Assessable Properties located within the District in accordance with table 5. According to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed before any development. In the undeveloped state, all the lands within the District are assumed to receive benefit from the CIP and all of the Assessable Property would be assessed to repay the Bonds.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments with the estimated benefit that each platted unit within the District receives from the CIP, with the balance of the debt assigned on a per unit basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a maximum assessment according to its Product Type classification as outlined in Tables 5. If the land is sold in bulk to a third party before platting, then the District will assign the special assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors outlined in the Assessment Methodology. All 320 lots have been platted.

The third condition is the “completed development state.” In this condition, all the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 318.75 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion the CIP through the issuance of Bonds secured ultimately by benefiting properties within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 3.

X. TRUE-UP MODIFICATION

The special assessments allocated and levied to a parcel may be prepaid in full or in part at any time, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to platted units, the District's special assessment program is predicated on the development of lots in the manner described in Table 5. If there is a change to the plan that results in a net decrease in the overall principal amount of the special assessments able to be assigned to the units described in Table 1, then a true-up or principal reduction payment will be required to correct the deficiency.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made. All lots have been platted and would only be applicable if re-platted.

XI. ADDITIONAL STIPULATIONS

Inframark LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark LLC makes no representations regarding said information transactions beyond the restatement of the information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

Planned Development Program, Product Types and Assignment of Equivalent Assessment Units (EAUs)

2025 PROJECT AREA DEVELOPMENT PROGRAM			
<u>2025 PROJECT AREA - SERIES 2025 BONDS</u>			
<u>PRODUCT TYPE</u>	<u>EAU FACTOR</u>	<u>TOTAL UNITS</u>	<u>TOTAL EAUs</u>
Townhomes	0.75	98	73.50
Single Family 40	1.00	129	129.00
Single Family 50	1.25	93	116.25
TOTAL		320	318.75

Table 1 Notations:

- 1) EAU factors assigned based on product type as identified by District Engineer and do not reflect front footage of planned lots.
- 2) Any development plan changes will require recalculations pursuant to the true-up provisions within this Report.

TABLE 2

CAPITAL IMPROVEMENT PROGRAM COSTS		
<u>2025 PROJECT</u>		
<u>ITEM</u>	<u>2025 Project</u>	<u>TOTAL</u>
Roads, Drainage, Traffic Signals & Earthwork (Excluding Lots)	\$12,786,848.04	\$12,786,848.04
Water Distribution System	\$5,111,432.44	\$5,111,432.44
Wastewater Collection System	\$4,123,572.89	\$4,123,572.89
Utility Relocations	\$1,100,000.00	\$1,100,000.00
Landscape & Hardscape	\$625,000.00	\$625,000.00
Professional and Permit Fees	\$3,562,028.01	\$3,562,028.01
Contingency	\$2,374,685.34	\$2,374,685.34
	\$29,683,566.72	\$29,683,568.00
	Proceeds from Series 2025 Bonds	\$5,477,933.69
	Developer/Other Sources	\$24,205,634.31

Table 2 Notations:

Cost based on values provided within the September, 2025, First Supplemental Engineer's Report.

*Offsite Utility improvements will be funded by the Developer/Other Sources and not from net proceeds of the Series 2025 Bonds

TABLE 3

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2025 LONG TERM BONDS*		
Average Coupon Rate		5.43%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$6,015,000.00
General Construction Fund		\$5,477,933.69
Original Issue Discount		\$40,697.10
Capitalized Interest		\$41,620.46
Debt Service Reserve Fund	25%	\$101,748.75
Underwriter's Discount	2%	\$120,300.00
Cost of Issuance		\$232,700.00
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$406,995.00
Collection Costs and Discount:	6.0%	\$25,978.40
TOTAL ANNUAL ASSESSMENT		\$432,973.40

Table 3 Notations:

* Annual Assessment is net of collection cost and prepayment discounts.

Table 4A

CIP DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS						
PRODUCT TYPE	PER UNIT EAU	TOTAL EAUs	% OF EAUS	UNITS	NET BENEFIT	
					PRODUCT TYPE	UNIT
Townhomes	0.750	73.50	23.06%	98	\$6,844,681	\$69,844
Single Family 40	1.000	129.00	40.47%	129	\$12,013,114	\$93,125
Single Family 50	1.250	116.25	36.47%	93	\$10,825,771	\$116,406
		318.75	100%	320	\$29,683,567	

Table 4B

CIP DEVELOPER CONTRIBUTIONS				
PRODUCT TYPE	UNITS	PER PRODUCT TYPE		
		NET BENEFIT	DEVELOPER CONTRIBUTION	NET FINANCED AMOUNT
Townhomes	98	\$6,844,681.27	\$5,657,644.23	\$1,187,037.04
Single Family 40	129	\$12,013,114.06	\$9,756,128.67	\$2,256,985.39
Single Family 50	93	\$10,825,771.39	\$8,791,860.14	\$2,033,911.26
	320	\$29,683,566.72	\$24,205,633.03	\$5,477,933.69

Table 5

ASSESSMENT AREA ONE - 2025 PROJECT DEVELOPMENT PROGRAM ASSIGNMENT OF SERIES 2025 BOND ASSESSMENTS					
PRODUCT TYPE	UNITS ⁽²⁾	PRODUCT TYPE		PER UNIT	
		TOTAL PRINCIPAL	ANNUAL ASSESSMENT	PRINCIPAL	ANNUAL ASSESSMENT
Townhomes	98	\$1,303,416	\$88,200	\$13,300	\$900
Single Family 40	129	\$2,478,264	\$167,700	\$19,211	\$1,300
Single Family 50	93	\$2,233,320	\$151,125	\$24,014	\$1,625
	320	\$6,015,000	\$407,025		

Table 4B Notations:

- 1) Any development program changes will require recalculations according to the True-Up provisions within this report.
- 2) The unit count is an approximation and is subject to change upon the final plat.
- 3) Annual assessments are net of collection costs and early payment discounts.

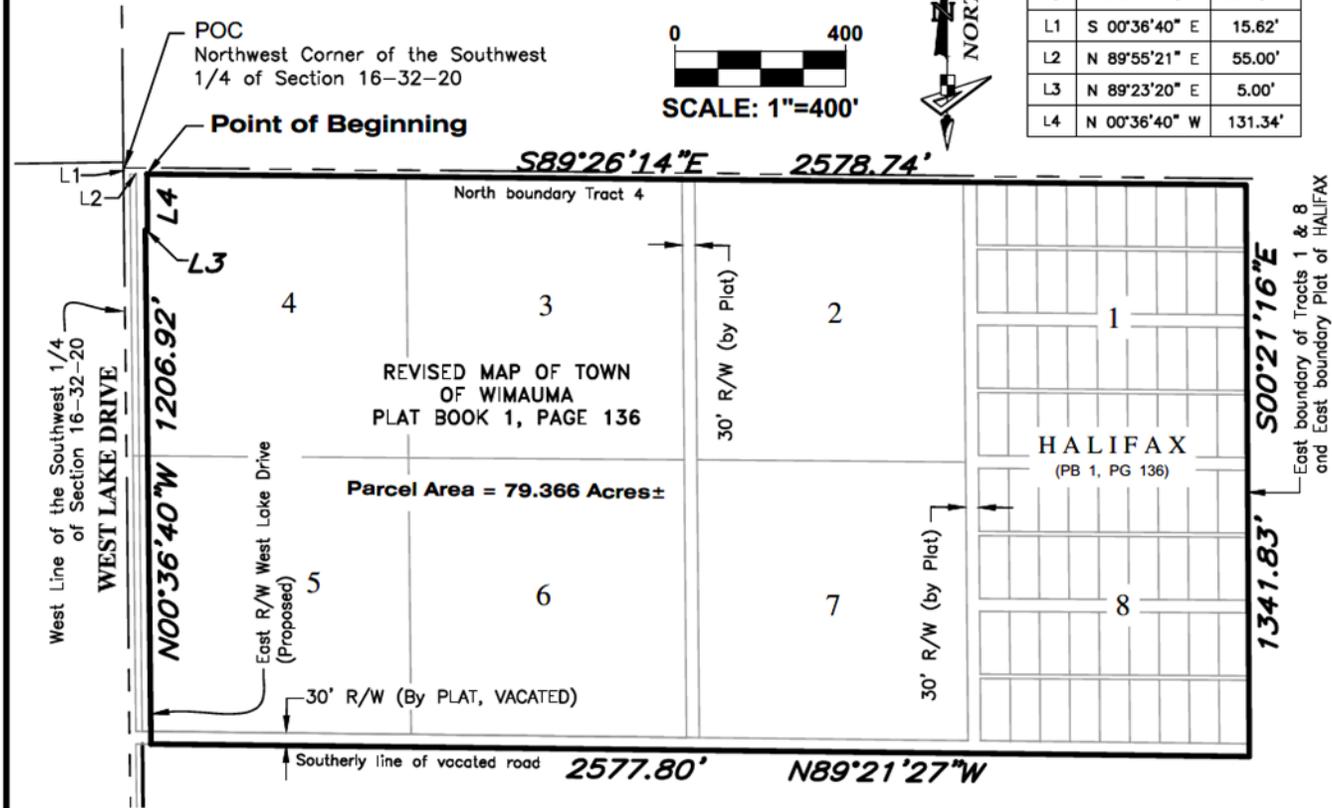
EXHIBIT A

PARCEL ID'S AND FOLIOS

EXHIBIT B
LEGAL DESCRIPTION

Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°36'40" E	15.62'
L2	N 89°55'21" E	55.00'
L3	N 89°23'20" E	5.00'
L4	N 00°36'40" W	131.34'



DESCRIPTION: West Lake CDD (Prepared by GeoPoint Surveying, Inc.)

Tracts 1 through 8 inclusive and right-of-ways thereof, in the Southwest 1/4 of Section 16, Township 32 South, Range 20 East of DAVIS & DOWDELL ADDITION TO TOWN OF WIMAUMA, and Plat of HALIFAX, as recorded in Plat Book 1, page 136, of the Public Records of Hillsborough County, Florida, all being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 16, run thence along the West line of the Southwest 1/4 of said Section 16, S.00°36'40"E., a distance of 15.62 feet; thence leaving said West line, N.89°55'21"E., a distance of 55.00 feet to the **POINT OF BEGINNING**, thence along the North boundary of Tracts 1 through 4, **REVISED MAP OF TOWN OF WIMAUMA**, according to the map or plat thereof, recorded in Plat Book 1, Page 136 of the Public Records of Hillsborough County, Florida, S.89°26'14"E., a distance of 2,578.74 feet to the East boundary of said Tract 1, thence along said East boundary also the East boundary of Tract 8 and East boundary of said Plat of **HALIFAX**, respectfully, S.00°21'16"E., a distance of 1,341.83 feet; to the Southerly line of a vacated road, thence along said Southerly line N.89°21'27"W., a distance of 2,577.80 feet to the East right-of-way line of West Lake Drive (proposed), thence along said East right-of-way line, N.00°36'40"W., a distance of 1,206.92 feet; thence N.89°23'20"E., a distance of 5.00 feet; thence N.00°36'40"W., a distance of 131.34 feet to the **POINT OF BEGINNING**.

SURVEYOR'S NOTE:

- 1) Bearings shown hereon are based on the West Line of the Southwest 1/4 of Section 16, Township 32 South, Range 20 East, having a Grid bearing of S.00°36'40"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LEGEND

- (D) -----Per Deed
- (P) -----Per Plat
- POC-----Point of Commencement
- O.R.-----Official Records Book
- POB-----Point of Beginning
- RW -----Right-Of Way

PROJECT: WEST LAKE DRIVE		
PHASE: DS CDD PARCEL		
DRAWN: DMM	DATE: 11/13/23	CHECKED BY: JDW/BK
REVISIONS		
DATE	DESCRIPTION	DRAWN BY

Prepared For: LENNAR

John D. Weigle
 FLORIDA PROFESSIONAL
 SURVEYOR & MAPPER NO. **LS5246**

213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Third Order of Business

3B

RESOLUTION 2026-02

A RESOLUTION REMOVING LEAH POPELKA AS ASSISTANT TREASURER AND APPOINTING ERIC DAVIDSON AS TREASURER AND ANGEL MONTAGNA AS ASSISTANT TREASURER OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the West Lake Community Development District desires to remove Leah Popelka as Assistant Treasurer and appoint Eric Davidson as Treasurer and Angel Montagna as Assistant Treasurer;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WEST LAKE COMMUNITY DEVELOPMENT DISTRICT:

1. Leah Popelka is removed as Assistant Treasurer.
2. Eric Davidson is appointed as Treasurer.
3. Angel Montagna is appointed as Assistant Treasurer.

Adopted this 11th day of February, 2026.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Fourth Order of Business

4A

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

1 The regular meeting of the Board of Supervisors of West Lake Community Development
2 District was held on Wednesday, January 14, 2026 and called to order at 1:02 p.m., at the Offices of
3 Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Kelly Evans	Chairperson
8	Ben Gainer	Vice Chairperson
9	Nancy Symonds	Assistant Secretary
10	Lori Campagna	Assistant Secretary
11	Brad Gilley	Assistant Secretary

12
13 Also present were:

14		
15	Debby Wallace	District Manager
16	Kathryn Hopkinson	District Counsel <i>(via phone)</i>

17
18 *This is not a certified or verbatim transcript but rather represents the context and summary*
19 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
20 *Office for any related costs for an audio copy.*

21
22 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

24
25 **SECOND ORDER OF BUSINESS**

Audience Comment

26 There being none, the next order of business followed.

27
28 **THIRD ORDER OF BUSINESS**

Business Items

29 **A. Consideration of Transferring General Funds from Truist to Valley Bank**

30
31 On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor, the
32 authorization for Transferring of General Funds from Truist to Valley Bank
33 by Inframark, was approved. 5-0

34
35 **FOURTH ORDER OF BUSINESS**

Consent Agenda

36 **A. Approval of Meeting Minutes; December 10, 2025 Regular Meeting**

37 **B. Acceptance of Financials; November, December 2025**

38 **C. Acceptance of the Check Registers; November, December 2025**

39 **D. Consideration of Operations and Maintenance Reports; November, December 2025**

40
41 On MOTION by Mr. Gilley seconded by Mr. Gainer, with all in favor, the
42 Consent Agenda, was approved. 5-0

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FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being none, the next item followed.

C. District Manager

Ms. Wallace advised the Board, the next meeting will be held on February 11, 2026 at 1:00 p.m., and of the entry monument lighting recently repaired. Also, discussion regarding Fiscal Year 2026/2027 Budget Schedule – the Board discussed April 8, 2026 for Proposed budget meeting and July 8, 2026 for Final Budget Public Hearing.

1. Sitex Aquatics January 2026 Monthly Report

The Site Aquatics report was presented a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Supervisors’ Requests

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being nothing further,

On MOTION by Ms. Evans seconded by Ms. Symonds, with all in favor, meeting adjourned at 1:16 p.m. 5-0

Deborah Wallace
District Manager

Kelly Evans
Chairperson

Fourth Order of Business

4B

*West Lake
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025		TOTAL
		DEBT SERVICE FUND	CAPITAL PROJECTS FUND	
ASSETS				
Cash In Bank	\$ 369,717	\$ -	\$ -	\$ 369,717
Cash in Transit	-	613	-	613
Investments:				
Cost of Issuance Fund	-	-	175	175
Interest Account	-	196	-	196
Reserve Fund	-	101,749	-	101,749
Revenue Fund	-	408,085	-	408,085
TOTAL ASSETS	\$ 369,717	\$ 510,643	\$ 175	\$ 880,535
LIABILITIES				
Accounts Payable	\$ -	\$ -	\$ -	-
Due To Developer	54,900	-	-	54,900
TOTAL LIABILITIES	54,900	-	-	54,900
FUND BALANCES				
Restricted for:				
Debt Service	-	510,643	-	510,643
Capital Projects	-	-	175	175
Unassigned:	314,817	-	-	314,817
TOTAL FUND BALANCES	314,817	510,643	175	825,635
TOTAL LIABILITIES & FUND BALANCES	\$ 369,717	\$ 510,643	\$ 175	\$ 880,535

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 1,398	\$ 1,398	0.00%
Special Assmnts- Tax Collector	375,928	376,820	892	100.24%
TOTAL REVENUES	375,928	378,218	2,290	100.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,400	9,600	20.00%
Field Management	12,000	-	12,000	0.00%
Trustees Fees	6,400	-	6,400	0.00%
District Management	25,000	14,417	10,583	57.67%
Assessment Roll	5,000	2,833	2,167	56.66%
Disclosure Report	5,000	1,667	3,333	33.34%
District Counsel	20,000	6,310	13,690	31.55%
District Engineer	7,500	-	7,500	0.00%
Construction Accounting	6,100	2,917	3,183	47.82%
Auditing Services	5,200	-	5,200	0.00%
Accounting Services	17,500	3,917	13,583	22.38%
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	602	(402)	301.00%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Website Admin Services	1,500	625	875	41.67%
Dues, Licenses & Fees	350	175	175	50.00%
Total Administration	171,900	43,208	128,692	25.14%
<u>Utility Services</u>				
Electric Utility	12,000	-	12,000	0.00%
Utility - Water & Sewer	-	34	(34)	0.00%
Street Lights	53,000	11,617	41,383	21.92%
Total Utility Services	65,000	11,651	53,349	17.92%

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	2,736	5,466	33.36%
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	8,542	109,160	7.26%
<u>Contingency</u>				
Miscellaneous Contingency	21,326	-	21,326	0.00%
Total Contingency	21,326	-	21,326	0.00%
TOTAL EXPENDITURES	375,928	63,401	312,527	16.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	314,817	314,817	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 314,817		

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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>				
Interest - Investments	\$ -	\$ 909	\$ 909	0.00%
Special Assmnts- Tax Collector	-	407,985	407,985	0.00%
TOTAL REVENUES	-	408,894	408,894	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	41,620	(41,620)	0.00%
Total Debt Service	-	41,620	(41,620)	0.00%
TOTAL EXPENDITURES	-	41,620	(41,620)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	367,274	367,274	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	\$ -	\$ 510,643	\$ 510,643	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 510,643		

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
TOTAL REVENUES	-	25	25	0.00%
EXPENDITURES				
Administration				
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%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,600	(1,600)	0.00%
Underwriting Counsel	-	48,500	(48,500)	0.00%
Total Administration	-	232,550	(232,550)	0.00%
Construction In Progress				
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	-	5,710,484	(5,710,484)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,710,459)	(5,710,459)	0.00%
OTHER FINANCING SOURCES (USES)				
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	\$ -	\$ 175	\$ 175	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		-		
FUND BALANCE, ENDING		\$ 175		

Bank Account Statement

West Lake CDD

Bank Account No. 9792
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101002 Balance	369,716.98	Statement Balance	374,467.48
		Outstanding Deposits	425.00
Positive Adjustments	0.00		
Subtotal	369,716.98	Subtotal	374,892.48
Negative Adjustments	0.00	Outstanding Checks	-5,175.50
Ending G/L Balance	369,716.98	Ending Balance	369,716.98

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/30/2026		JE000065	Interest - Investments	Interest Income	750.90	750.90	0.00
01/16/2026		JE000066	Special Assmnts- Tax Collector	FY2026 Tax Roll Assessments	1,179.81	1,179.81	0.00
Total Deposits					1,930.71	1,930.71	0.00
Checks							
							0.00
12/17/2025	Payment	1134	STRALEY ROBIN VERICKER	Check for Vendor V00003	-622.50	-622.50	0.00
12/30/2025	Payment	1136	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017	-2,475.02	-2,475.02	0.00
01/07/2026	Payment	1137	INFRAMARK LLC	Check for Vendor V00007	-4,791.66	-4,791.66	0.00
01/07/2026	Payment	1138	SITEX AQUATICS, LLC	Check for Vendor V00015	-684.00	-684.00	0.00
01/09/2026	Payment	1139	BOCC	Check for Vendor V00021	-20.76	-20.76	0.00
01/09/2026	Payment	1140	WEST LAKE CDD	Check for Vendor V00023	-316,102.46	-316,102.46	0.00
01/16/2026	Payment	1141	STRALEY ROBIN VERICKER	Check for Vendor V00003	-696.00	-696.00	0.00
01/21/2026		JE000064	Bank Fees	Bank Fees	-151.89	-151.89	0.00
Total Checks					-325,544.29	-325,544.29	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
09/25/2025	Payment	1100	KELLY ANN EVANS	Check for Vendor V00009			-200.00
12/11/2025	Payment	1129	BRADLEY GILLEY	Check for Vendor V00011			-200.00
01/26/2026	Payment	1142	WEST LAKE CDD	Check for Vendor V00023			-613.33
01/28/2026	Payment	1143	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017			-4,162.17
Total Outstanding Checks							-5,175.50

Bank Account Statement

West Lake CDD

Bank Account No. 9792

Statement No. 01-26

Statement Date

01/31/2026

Outstanding Deposits

12/03/2025	JE000050	Reversal ACH Water Utility	425.00
Total Outstanding Deposits			425.00

Fourth Order of Business

4C

WEST LAKE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

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

001	1137	01/07/26	INFRAMARK LLC	167840	District Management	DISTRICT MANGEMENT	531136-51301	\$2,083.33
001	1137	01/07/26	INFRAMARK LLC	167840	District Management	WESITE ADMIN	549936-51301	\$125.00
001	1137	01/07/26	INFRAMARK LLC	167840	District Management	ASSESSMENT ROLL	531141-51301	\$708.33
001	1137	01/07/26	INFRAMARK LLC	167840	District Management	DISSEMINATION SERVICES	531142-51301	\$416.67
001	1137	01/07/26	INFRAMARK LLC	167840	District Management	ACCOUNTING SERVICES	532004-51301	\$1,458.33
001	1138	01/07/26	SITEX AQUATICS, LLC	10597-B	JAN 26-Aquatic Maintenance	Aquatic Maintenance	534067-53908	\$684.00
001	1139	01/09/26	BOCC	122225-9389	WATER 11/20/25-12/21/25	WATER	543021-53150	\$20.76
001	1141	01/16/26	STRALEY ROBIN VERICKER	27857	DEC 25-District Counsel	District Counsel	531146-51301	\$696.00
001	1143	01/28/26	TECO TAMPA ELECTRIC COMPANY	011526-221009530249	Street Light Utility	Street Lights	543062-53150	\$4,162.17
Fund Total								\$10,354.59

SERIES 2025 DEBT SERVICE FUND - 200

200	1140	01/09/26	WEST LAKE CDD	01082026-0108	SERIES 2025 FY26 DS	Cash in Transit	103200	\$316,102.46
200	1142	01/26/26	WEST LAKE CDD	01212026-0121	SERIES 2025 FY26 DS	SERIES 2025 FY26 DS 12.03.25	103200	\$613.33
Fund Total								\$316,715.79

Total Checks Paid	\$327,070.38
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Fifth Order of Business

5C



Daily Logs List

Jan 22, 2026

Job: SM1218 West Lake

Title:

Added By: Estela Osorio

Log Notes:

Detail work was done, including:

- Trimming at the pool area
- Spraying weeds
- Removing loose tree straps
- Trimming the hedge line at the front of the property

Weather Conditions:

Mostly sunny

Thu, Jan 22, 2026, 4:51 PM



86°F

55°F

Wind: 6 mph
Humidity: 89%
Total Precip: 0"

Attachments: 11





Daily Logs List

Jan 27, 2026

Job: SM1218 West Lake
Title: West Lake Maintenance Report
Added By: Francisco Sanchez

Log Notes:
 Regular service was provided to the property. Areas were mowed, edged and blown off as needed.

Area behind the fence was cleaned up, trash was removed and mowed.

Weather Conditions:

Sunny

Tue, Jan 27, 2026, 3:49 PM



53°F
39°F

Wind: 10 mph
Humidity: 58%
Total Precip: 0"

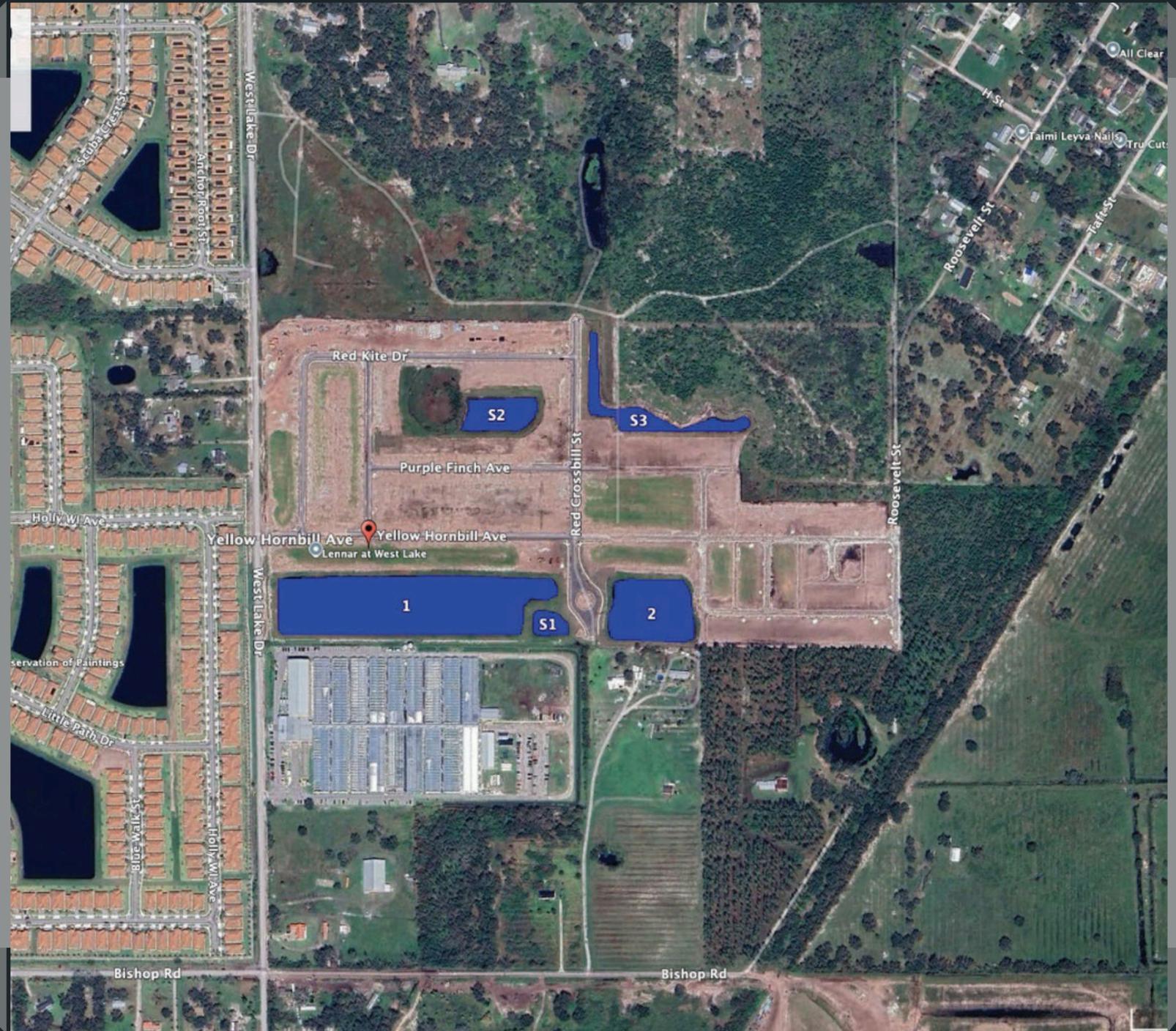
Attachments: 4





MONTHLY REPORT

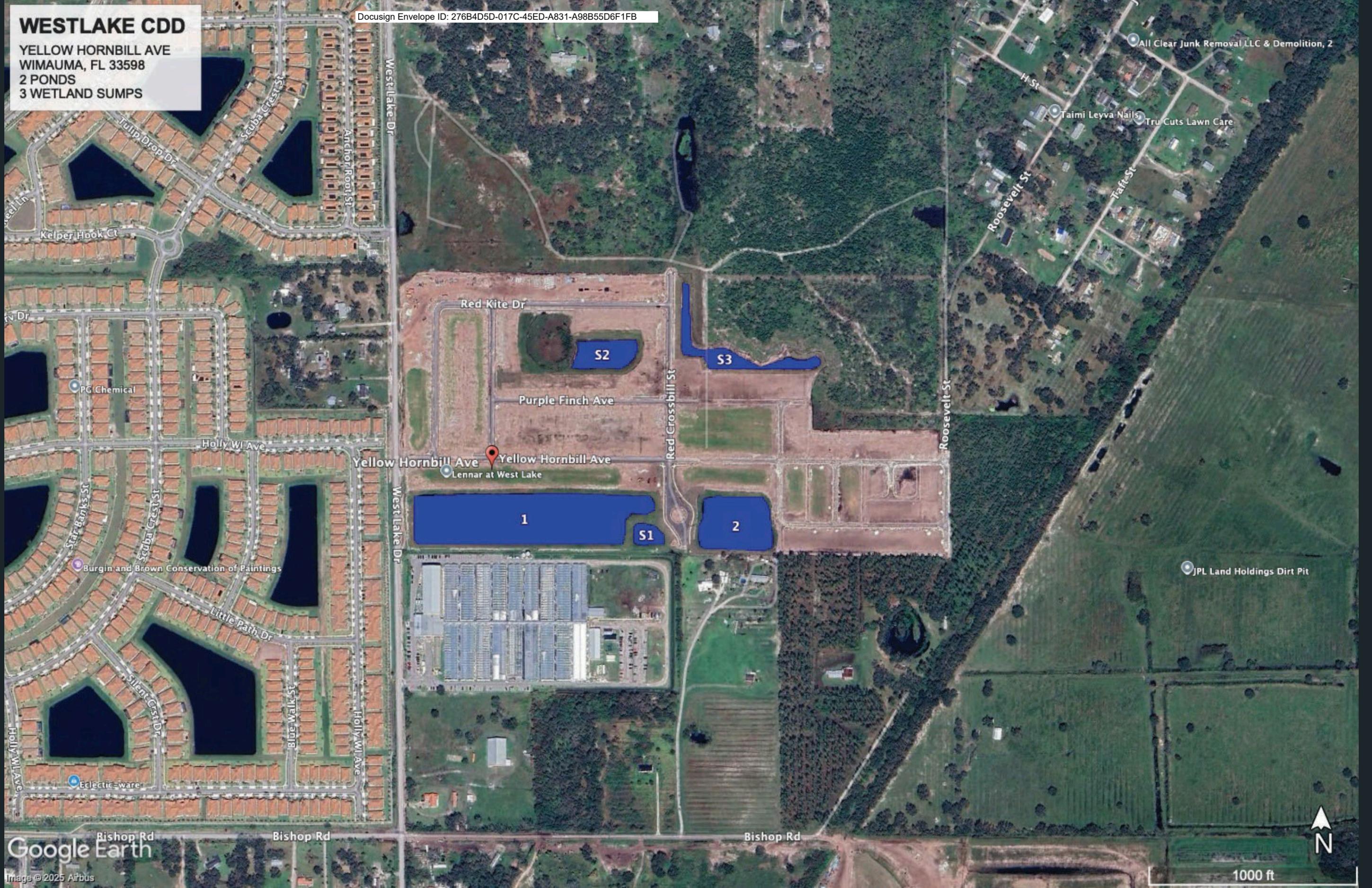
FEBRUARY, 2026



WESTLAKE CDD

YELLOW HORNBILL AVE
WIMAUMA, FL 33598
2 PONDS
3 WETLAND SUMPS

DocuSign Envelope ID: 276B4D5D-017C-45ED-A831-A98B55D6F1FB



SUMMARY:

Very nice having the cold temperatures this year. Points to remember when having these cold days in Florida in regards to storm water ponds. Algae, plants, and larvae go dormant during these times so expect that when warm days come we will receive a bloom or some sort. Algae and larvae pop during warm winter days. Our teams will be diligent in algae service calls out side of contractual visits. Hope fully this cool air sticks around for a bit as summer is right around the corner.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #S1 Treated for Shoreline Vegetation.



Pond #S2 Treated for Shoreline Vegetation.



Pond #S3 Treated for Shoreline Vegetation.