

# *West Lake Community Development District*

**March 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, March 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. Ratification of Steadfast Monument Electrical Repair Proposal

### 4. Consent Agenda

A. Approval of Meeting Minutes

1. February 11, 2026 Regular Meeting Minutes

B. Acceptance of Financials

1. February 2026

C. Acceptance of the Check Register

1. February 2026

D. Consideration of Operations and Maintenance Report

1. February 2026

### 5. Staff Reports

A. District Counsel

B. District Engineer

**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

**C. District Manager**

- 1. Steadfast Daily Logs List**
- 2. March Sitex Aquatics Report**

**6. Supervisor Requests**

**7. Adjournment**

*The next meeting is scheduled for April 8, 2026 at 1:00 p.m.*

# **Third Order of Business**

**3A**



30435 Commerce Drive Unit 102 • San Antonio, FL 33576 • Phone: 844-347-0702 • Fax: 813-501-1432

West Lake CDD  
Job Address:  
Parish, FL

**Print Date:** 2-12-2026

## Proposal for West Lake Electrical Repair

Thank you for considering Steadfast for your project needs. We are pleased to present our proposal, which reflects our commitment to delivering high-quality results tailored to your requirements.

Steadfast proposes to furnish all labor, materials, equipment, and supervision necessary to construct, as an independent contractor, the following described work:

Items	Description	Qty/Unit	Unit Price	Price
Electrical Electrical	Replace low voltage cabling to the low voltage landscape lights	1	\$750.00	\$750.00

**Total Price: \$750.00**

Our team is dedicated to ensuring this project is completed efficiently, safely, and to the highest standard of quality. We look forward to collaborating with you to bring your vision to life.

### **Client/Owner Certification and Authorization**

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein. I agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

I confirm that my action here represents my electronic signature and is binding.

**Signature:** Deborah Wallace

**Date:** 2/12/2026

**Print Name:** Deborah Wallace, District Manager, West Lake CDD

Approved by Chair and DM 2/12/2026

# **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, February 11, 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

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 Resolution 2026-01; Supplemental Assessment Resolution – Final**  
30 **Terms of 2025 Bonds**

31  
32 

On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor 33 Resolution 2026-01; Supplemental Assessment Resolution – Final Terms of 34 2025 Bonds, was adopted. 5-0
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35  
36 **B. Consideration of Resolution 2026-02; Removing Assistant Treasurer**

37           The following was resolved as indicated below:

- 38  
39
  - Leah Popelka is removed as Assistant Treasurer,
  - 40           • Eric Davidson is appointed as Treasurer and
  - 41           • Angel Montagna is appointed as Assistant Treasurer

On MOTION by Ms. Evans seconded by Mr. Gainer, with all in favor Resolution 2026-02; Removing Leah Popelka as Assistant Treasurer, and appointing the persons as detailed above, was adopted. 5-0

**FOURTH ORDER OF BUSINESS** **Consent Agenda**  
**A. Approval of Meeting Minutes - January 14, 2026 Regular Meeting**  
**B. Acceptance of Financials - January 2026**  
**C. Acceptance of the Check Registers - January 2026**

On MOTION by Mr. Gilley seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 5-0

**FIFTH ORDER OF BUSINESS** **Staff Reports**

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

There being no reports, the next item followed.

- B. District Manager**

Ms. Wallace advised next scheduled meeting, March 11, 2026.

- i. Steadfast Maintenance Reports**
- ii. Sitex Aquatics February Report**

The *Steadfast* Maintenance and *Site Aquatics* reports were presented, copies of which were included in the agenda package.

**SIXTH ORDER OF BUSINESS** **Supervisors' Requests**

- All Board members requested W2's for Supervisor Pay and direct deposit, if possible.

**SEVENTH ORDER OF BUSINESS** **Adjournment**

There being nothing further,

On MOTION by Ms. Campagna seconded by Ms. Gainer, with all in favor, meeting adjourned at 1:11 p.m. 5-0

\_\_\_\_\_  
Deborah Wallace  
District Manager

\_\_\_\_\_  
Kelly Evans  
Chairperson

# **Fourth Order of Business**

**4B**

*West Lake  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2025		TOTAL
		DEBT SERVICE FUND	CAPITAL PROJECTS FUND	
<b><u>ASSETS</u></b>				
Cash In Bank	\$ 351,163	\$ -	\$ -	\$ 351,163
Investments:				
Cost of Issuance Fund	-	-	176	176
Interest Account	-	196	-	196
Reserve Fund	-	101,749	-	101,749
Revenue Fund	-	409,559	-	409,559
<b>TOTAL ASSETS</b>	<b>\$ 351,163</b>	<b>\$ 511,504</b>	<b>\$ 176</b>	<b>\$ 862,843</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due To Developer	54,900	-	-	54,900
<b>TOTAL LIABILITIES</b>	<b>54,900</b>	<b>-</b>	<b>-</b>	<b>54,900</b>
<b><u>FUND BALANCES</u></b>				
Restricted for:				
Debt Service	-	511,504	-	511,504
Capital Projects	-	-	176	176
Unassigned:	296,263	-	-	296,263
<b>TOTAL FUND BALANCES</b>	<b>296,263</b>	<b>511,504</b>	<b>176</b>	<b>807,943</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 351,163</b>	<b>\$ 511,504</b>	<b>\$ 176</b>	<b>\$ 862,843</b>

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,827	\$ 1,827	0.00%
Special Assmnts- Tax Collector	375,928	376,820	892	100.24%
<b>TOTAL REVENUES</b>	<b>375,928</b>	<b>378,647</b>	<b>2,719</b>	<b>100.72%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,400	7,600	36.67%
Field Management	12,000	-	12,000	0.00%
Trustees Fees	6,400	-	6,400	0.00%
District Management	25,000	16,500	8,500	66.00%
Assessment Roll	5,000	3,542	1,458	70.84%
Disclosure Report	5,000	2,083	2,917	41.66%
District Counsel	20,000	7,553	12,447	37.77%
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	5,375	12,125	30.71%
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	732	(532)	366.00%
Financial/Revenue Collections	3,500	-	3,500	0.00%
Website Admin Services	1,500	750	750	50.00%
Dues, Licenses & Fees	350	175	175	50.00%
<b>Total Administration</b>	<b>171,900</b>	<b>51,372</b>	<b>120,528</b>	<b>29.88%</b>
<b><u>Utility Services</u></b>				
Electric Utility	12,000	142	11,858	1.18%
Utility - Water & Sewer	-	96	(96)	0.00%
Street Lights	53,000	15,742	37,258	29.70%
<b>Total Utility Services</b>	<b>65,000</b>	<b>15,980</b>	<b>49,020</b>	<b>24.58%</b>

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Other Physical Environment</u></b>				
Aquatics - Contract	8,202	3,420	4,782	41.70%
Landscape and Irrigation Maintenance - Contract	80,000	11,612	68,388	14.52%
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%
<b>Total Other Physical Environment</b>	<u>117,702</u>	<u>15,032</u>	<u>102,670</u>	<u>12.77%</u>
<b><u>Contingency</u></b>				
Miscellaneous Contingency	21,326	-	21,326	0.00%
<b>Total Contingency</b>	<u>21,326</u>	<u>-</u>	<u>21,326</u>	<u>0.00%</u>
<b>TOTAL EXPENDITURES</b>	<b>375,928</b>	<b>82,384</b>	<b>293,544</b>	<b>21.91%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	296,263	296,263	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		-		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ 296,263</u></u>		

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,770	\$ 1,770	0.00%
Special Assmnts- Tax Collector	-	407,985	407,985	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>409,755</b>	<b>409,755</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	41,620	(41,620)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>41,620</b>	<b>(41,620)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>41,620</b>	<b>(41,620)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	368,135	368,135	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	143,369	143,369	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>143,369</b>	<b>143,369</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 511,504</u>	<u>\$ 511,504</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 511,504</u></b>		

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 26	\$ 26	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26</b>	<b>26</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>232,550</b>	<b>(232,550)</b>	<b>0.00%</b>
<b>Construction In Progress</b>				
Construction in Progress	-	5,477,934	(5,477,934)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>5,477,934</b>	<b>(5,477,934)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>5,710,484</b>	<b>(5,710,484)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,710,458)	(5,710,458)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Bond Proceeds	-	5,710,634	5,710,634	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>5,710,634</b>	<b>5,710,634</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 176	\$ 176	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 176</b>		

# Bank Account Statement

West Lake CDD

**Bank Account No.** 9792

**Statement No.** 02-26

**Statement Date** 02/28/26

<b>G/L Account No. 101002 Balance at 02/28/26</b>	351,163.40	<b>Statement Balance</b>	356,015.74
<b>Positive Adjustments</b>	0.00	<b>Outstanding Deposits</b>	425.00
<b>Subtotal</b>	351,163.40	<b>Subtotal</b>	356,440.74
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-5,277.34
<b>Ending G/L Balance</b>	351,163.40	<b>Ending Balance</b>	351,163.40

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							0.00
02/27/2026		JE000073	Interest - Investments	Interest Income	428.89	428.89	0.00
<b>Total Deposits</b>					428.89	428.89	0.00
<b>Checks</b>							0.00
12/11/2025		1129	BRADLEY GILLEY	Check for Vendor V00011	-200.00	-200.00	0.00
01/26/2026		1142	WEST LAKE CDD	Check for Vendor V00023	-613.33	-613.33	0.00
01/28/2026		1143	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017	-4,162.17	-4,162.17	0.00
02/03/2026		1146	INFRAMARK LLC	Check for Vendor V00007	-4,791.66	-4,791.66	0.00
02/03/2026		1147	SITEX AQUATICS, LLC	Check for Vendor V00015	-684.00	-684.00	0.00
02/03/2026		1148	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017	-20.73	-20.73	0.00
02/03/2026		1149	BOCC	Check for Vendor V00021	-30.54	-30.54	0.00
02/09/2026		1151	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00	-200.00	0.00
02/09/2026		1152	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
02/09/2026		1154	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
02/09/2026		1155	STEADFAST MAINTENANCE	Check for Vendor V00016	-5,806.00	-5,806.00	0.00
02/09/2026		1156	BENJAMIN D. GAINER	Check for Vendor V00019	-200.00	-200.00	0.00
02/17/2026		1157	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,243.00	-1,243.00	0.00
02/18/2026		1159	KELLY ANN EVANS	Check for Vendor V00009	-200.00	-200.00	0.00
02/18/2026		1161	NANCY SYMONDS	Check for Vendor V00013	-200.00	-200.00	0.00
02/23/2026		JE000074	Bank Fees	Bank Fees	-129.20	-129.20	0.00
<b>Total Checks</b>					-18,880.63	-18,880.63	0.00

# Bank Account Statement

West Lake CDD

**Bank Account No.** 9792

**Statement No.** 02-26

**Statement Date** 02/28/26

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## Outstanding Checks

09/25/25	Payment	1100	KELLY ANN EVANS	Check for Vendor V00009	-200.00
02/09/26	Payment	1153	BRADLEY GILLEY	Check for Vendor V00011	-200.00
02/18/26	Payment	1158	LORI A. CAMPAGNA	Check for Vendor V00008	-200.00
02/18/26	Payment	1160	BRADLEY GILLEY	Check for Vendor V00011	-200.00
02/18/26	Payment	1162	BENJAMIN D. GAINER	Check for Vendor V00019	-200.00
02/26/26	Payment	1163	TECO TAMPA ELECTRIC COMPANY	Check for Vendor V00017	-4,245.92
02/26/26	Payment	1164	BOCC	Check for Vendor V00021	-31.42
<b>Total Outstanding Checks</b>					<b>-5,277.34</b>

## Outstanding Deposits

12/03/25		JE000050	Deposits - Water	Reversal ACH Water Utility	425.00
<b>Total Outstanding Deposits</b>					<b>425.00</b>

# **Fourth Order of Business**

**4C**

**WEST LAKE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1146	02/03/26	INFRAMARK LLC	170688	FEB 26-District Management	DISTRICT MANGEMENT	531136-51301	\$2,083.33
001	1146	02/03/26	INFRAMARK LLC	170688	FEB 26-District Management	website maint	549936-51301	\$125.00
001	1146	02/03/26	INFRAMARK LLC	170688	FEB 26-District Management	Assessment Roll	531141-51301	\$708.33
001	1146	02/03/26	INFRAMARK LLC	170688	FEB 26-District Management	DISSEMINATION SERVICES	531142-51301	\$416.67
001	1146	02/03/26	INFRAMARK LLC	170688	FEB 26-District Management	Accounting	532004-51301	\$1,458.33
001	1147	02/03/26	SITEX AQUATICS, LLC	10700-B	Aquatic Maintenance	Aquatics - Contract	534067-53908	\$684.00
001	1148	02/03/26	TECO TAMPA ELECTRIC COMPANY	211034755671 011526	SERVICE 12/10/25 - 01/09/26	Electric Utility	543004-53150	\$20.73
001	1149	02/03/26	BOCC	012126-8641369389	WATER 12/21/25-01/21/26	Water Utility	543021-53150	\$30.54
001	1151	02/09/26	LORI A. CAMPAGNA	LC-011426	BOARD 01/14/26	Supervisor Fees	511100-51301	\$200.00
001	1152	02/09/26	KELLY ANN EVANS	KE-011426	BOARD 01/14/26	Supervisor Fees	511100-51301	\$200.00
001	1153	02/09/26	BRADLEY GILLEY	BG-011426	BOARD 01/14/26	Supervisor Fees	511100-51301	\$200.00
001	1154	02/09/26	NANCY SYMONDS	NS-011426	BOARD 01/14/26	Supervisor Fees	511100-51301	\$200.00
001	1155	02/09/26	STEADFAST MAINTENANCE	SA-19913	Landscape Maintenance	Landscape and Irrigation Maintenance - Contract	534171-53908	\$5,806.00
001	1156	02/09/26	BENJAMIN D. GAINER	BG-011426	BOARD 01/14/26	Supervisor Fees	511100-51301	\$200.00
001	1157	02/17/26	STRALEY ROBIN VERICKER	27933	District Counsel Through 01/31/26	District Counsel	531146-51301	\$1,243.00
001	1158	02/18/26	LORI A. CAMPAGNA	LC-021126	BOARD 02/11/26	Supervisor Fees	511100-51301	\$200.00
001	1159	02/18/26	KELLY ANN EVANS	KE-021126	BOARD 02/11/26	Supervisor Fees	511100-51301	\$200.00
001	1160	02/18/26	BRADLEY GILLEY	BG-021126	BOARD 02/11/26	Supervisor Fees	511100-51301	\$200.00
001	1161	02/18/26	NANCY SYMONDS	NS-021126	BOARD 02/11/26	Supervisor Fees	511100-51301	\$200.00
001	1162	02/18/26	BENJAMIN D. GAINER	BG-021126	BOARD 02/11/26	Supervisor Fees	511100-51301	\$200.00
001	1163	02/26/26	TECO TAMPA ELECTRIC COMPANY	021326-221009530249	Street Light 01/10/26-02/09/25	Street Lights	543062-53150	\$4,125.04
001	1163	02/26/26	TECO TAMPA ELECTRIC COMPANY	021326-211037109892	ELECTRIC 02/02/26-02/09/26	ELECTRIC	543004-53150	\$120.88
001	1164	02/26/26	BOCC	021926-8641369389	Water 01/21/26-02/18/26	Water	543021-53150	\$31.42
<b>Fund Total</b>								<b>\$18,853.27</b>

<b>Total Checks Paid</b>	<b>\$18,853.27</b>
--------------------------	--------------------

# **Fourth Order of Business**

**4D**

**West Lake CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	2/1/2026	170688	\$2,083.33			DISTRICT MANGEMENT
INFRAMARK LLC	2/1/2026	170688	\$125.00			website maint
INFRAMARK LLC	2/1/2026	170688	\$708.33			Assessment Roll
INFRAMARK LLC	2/1/2026	170688	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	2/1/2026	170688	\$1,458.33	\$4,791.66	\$4,791.66	Accounting
SITEX AQUATICS, LLC	2/1/2026	10700-B	\$684.00			Aquatic Maintenance
STEADFAST MAINTENANCE	2/1/2026	SA-19913	\$5,806.00			Landscape Maintenance
<b>Monthly Contract Subtotal</b>			<b>\$11,281.66</b>			
<b>Utilities</b>						
BOCC	1/21/2026	012126-8641369389	\$30.54			Water Utility
BOCC	2/19/2026	021926-8641369389	\$31.42		\$61.96	Water
TECO TAMPA ELECTRIC COMPANY	1/15/2026	211034755671011526	\$20.73			SERVICE 12/10/25 - 01/09/26
TECO TAMPA ELECTRIC COMPANY	2/13/2026	021326-221009530249	\$4,125.04			Street Lights
TECO TAMPA ELECTRIC COMPANY	2/13/2026	021326-211037109892	\$120.88		\$4,266.65	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$4,328.61</b>			
<b>Regular Services</b>						
BENJAMIN D. GAINER	1/14/2026	BG-011426	\$200.00			BOARD 01/14/26
BENJAMIN D. GAINER	2/11/2026	BG-021126	\$200.00		\$400.00	BOARD 02/11/26
BRADLEY GILLEY	1/14/2026	BG-011426	\$200.00			BOARD 01/14/26
BRADLEY GILLEY	2/11/2026	BG-021126	\$200.00		\$400.00	BOARD 02/11/26
KELLY ANN EVANS	1/14/2026	KE-011426	\$200.00			BOARD 01/14/26
KELLY ANN EVANS	2/11/2026	KE-021126	\$200.00		\$400.00	BOARD 02/11/26
LORI A. CAMPAGNA	1/14/2026	LC-011426	\$200.00			BOARD 01/14/26
LORI A. CAMPAGNA	2/11/2026	LC-021126	\$200.00		\$400.00	BOARD 02/11/26
NANCY SYMONDS	1/14/2026	NS-011426	\$200.00			BOARD 01/14/26
NANCY SYMONDS	2/11/2026	NS-021126	\$200.00		\$400.00	BOARD 02/11/26

**West Lake CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
STRALEY ROBIN VERICKER	2/12/2026	27933	\$1,243.00			District Counsel
<b>Regular Services Subtotal</b>			<b>\$3,243.00</b>			
<b>Miscellaneous</b>						
VOID	1/30/2026	VOID A	\$0.01			Postage and Freight
VOID	2/3/2026	VOID-A	\$0.01		\$0.02	Postage and Freight
<b>Miscellaneous Subtotal</b>			<b>\$0.02</b>			
<b>TOTAL</b>			<b>\$18,853.29</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

170688

**DATE**

2/1/2026

**BILL TO**

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

**CUSTOMER ID**

C5143

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

2/1/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Assessment Roll	1	Ea	708.33		708.33
Dissemination Services	1	Ea	416.67		416.67
Accounting Services	1	Ea	1,458.33		1,458.33
<b>Subtotal</b>					<b>4,791.66</b>

<b>Subtotal</b>	\$4,791.66
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,791.66

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.: 10700-b  
Terms: Net 30  
Invoice date: 02/01/2026  
Due date: 03/03/2026

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



# Steadfast Alliance

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

## Invoice

Date	Invoice #
2/1/2026	SA-19913

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
SM1218 / 402 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 February 2026.		0.00		0.00
0.95	Landscape Maintenance - Billed at 95%		5,250.00		4,987.50
1	Irrigation Management		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.

<b>Total</b>	\$5,806.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$5,806.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WEST LAKE COMMUNITY DEVELOPMENT DISTRICT	8641369389	01/21/2026	02/11/2026

Service Address: 5617 YELLOW HORNBILL AVE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703518680	12/21/2025	4841	01/21/2026	7105	2264 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$6.84
Water Base Charge	\$13.58
Water Usage Charge	\$2.54

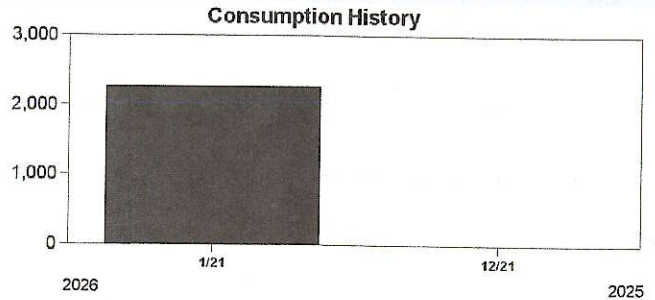
**Miscellaneous Charges**

Late Payment Charge	\$1.04
<b>Total Miscellaneous Charges</b>	<b>\$1.04</b>

**Summary of Account Charges**

Previous Balance	\$20.76
Net Payments - Thank You	\$-20.76
Bill Adjustments	\$1.04
<b>Total Account Charges</b>	<b>\$29.50</b>

<b>AMOUNT DUE</b>	<b>\$30.54</b>
-------------------	----------------



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8641369389



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000  
Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



WEST LAKE COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

7,101 8

<b>DUE DATE</b>	02/11/2026
<b>AMOUNT DUE</b>	\$30.54
<b>AMOUNT PAID</b>	



0086413693895 00000030544

# Hillsborough County Water Resources

Website: [HCFLGov.net/Water](http://HCFLGov.net/Water)

Customer Service: (813) 307-1000

Online Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Email: [WaterDept@HCFLGov.net](mailto:WaterDept@HCFLGov.net)

Use the Customer Service phone number to access these Water Resources services and more:

Billing/Account Questions  
Credit/Collections

Emergency Line (24/7)  
Water Quality Information Line (24/7)

Water Restrictions Information  
Water Restrictions Violation Hotline

## Authorized Payment Locations:

**Brandon Support Operations Complex**  
332 N. Falkenburg Rd.  
Tampa, FL 33619  
Walk-in and drive-thru:  
Mon.-Fri., 8 a.m.-5 p.m.  
Bill Pay Kiosk & Payment Drop Box

**Jimmy B Keel Library**  
2902 W. Bearss Ave  
Tampa, FL 33618  
Bill Pay Kiosk  
**South Shore Library**  
15816 Beth Shields Way  
Ruskin, FL 33573  
Bill Pay Kiosk



**IMPORTANT:** Attempting to pay through an unauthorized online application, webpage, or payment center may result in payment posting delays and/or cause interruption of services.

## Explanation of Charges:

**CUSTOMER BILL CHARGE** is the net cost for all customers' account management activities and is charged on every bill generated during the fiscal year.

**PURCHASED WATER CHARGE** is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass-through charge is applied to all billable potable water consumption.

**WATER BASE CHARGE** is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost, and operating costs not related to the amount of water produced or treated.

**WATER CONSUMPTION CHARGE** includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

**RECLAIMED WATER CHARGE** is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

**SEWER BASE FACILITY CHARGE** is designed to recover a portion of the fixed costs

for the wastewater system. Fixed costs include debt service, personnel costs, and operating costs not related to the amount of wastewater treated and effluent disposal.


**SEWER USAGE CHARGE** includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

**DEPOSITS** is a new or increased security deposit required to reduce bad-debt losses on an account.

**ADJUSTMENTS** includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collection activities, unauthorized usage charges, etc.

## SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5) of the Florida Statutes (Public Records Law), Hillsborough County deems Social Security numbers as protected information and they will not be subject to any public records request. Social Security numbers are requested for the purpose of establishing deposits and for recovery efforts of unpaid utility charges.

 **Go Green** – You can help reduce the environmental impact of paper billing. Visit [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill) to select paperless options for billing and payments.

The Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Hillsborough County will be participating in the U.S. Environmental Protection Agency's fifth round of the Unregulated Contaminant Monitoring Rule (UCMR5) during 2024. The County's UCMR5 results and more information are available at [HCFLGov.net/UCMR](http://HCFLGov.net/UCMR) or by calling Ed Watson at (813) 246-3146.

## Hillsborough County accepts:



(AMSCOT locations accept CASH only. Service charges apply.)

**Online Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)**

**Mail Payments: P.O. Box 89637, Tampa, FL 33689-0410**

**Pay by Phone: (813) 307-1000**



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
WEST LAKE COMMUNITY DEVELOPMENT DISTRICT	8641369389	02/19/2026	03/12/2026

Service Address: 5617 YELLOW HORNBILL AVE

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703518680	01/21/2026	7105	02/18/2026	9833	2728 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$8.24
Water Base Charge	\$13.58
Water Usage Charge	\$3.06

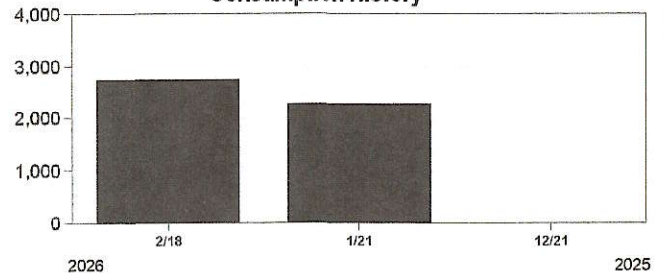
**Summary of Account Charges**

Previous Balance	\$30.54
Net Payments - Thank You	\$-30.54
Total Account Charges	\$31.42
<b>AMOUNT DUE</b>	<b>\$31.42</b>

**Important Message**

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at [HCFL.gov/WaterRestrictions](http://HCFL.gov/WaterRestrictions) or call (813) 275-7094 for a recorded summary.

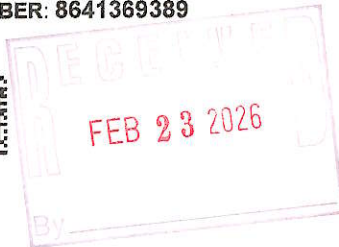
**Consumption History**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8641369389



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 307-1000  
Internet Payments: [HCFL.gov/WaterBill](http://HCFL.gov/WaterBill)  
Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)



**THANK YOU!**



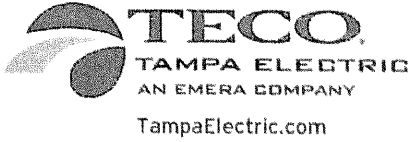
WEST LAKE COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

3,851 8

<b>DUE DATE</b>	03/12/2026
<b>AMOUNT DUE</b>	\$31.42
<b>AMOUNT PAID</b>	



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LENNAR HOMES LLC  
 5603 YELLOW HORNBILL AVE  
 WIMAUMA, FL 33598-7636

Statement Date: January 15, 2026

Amount Due:	\$20.73
<b>Due Date:</b> February 05, 2026	
<b>Account #:</b> 211034755671	

**Account Summary**

<b>Current Service Period:</b> December 10, 2025 - January 09, 2026	
Previous Amount Due	\$22.43
Payment(s) Received Since Last Statement	-\$22.43
Miscellaneous Credits	-\$2.02
Credit balance after payments and credits	-\$2.02
<b>Current Month's Charges</b>	<b>\$22.75</b>
<b>Amount Due by February 05, 2026</b>	<b>\$20.73</b>

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



Scan here to view your account online.

**2026**  
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at [TECOaccount.com](http://TECOaccount.com).


00004057-0008979-Page 1 of 2

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 211034755671  
**Due Date:** February 05, 2026

 **Pay your bill online at TampaElectric.com**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due:	\$20.73
Payment Amount:	\$ _____

687186743474



00004057 FTECO101152623424010 00000 02 01000000 11115 001  
 LENNAR HOMES LLC  
 4301 W BOY SCOUT BLVD, STE 600  
 TAMPA, FL 33607-5732

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

6871867434742110347556710000000020730



**Service For:**  
 5603 YELLOW HORNBILL AVE  
 WIMAUMA, FL 33598-7636

Account #: 211034755671  
 Statement Date: January 15, 2026  
 Charges Due: February 05, 2026

## Meter Read

**Service Period:** Dec 10, 2025 - Jan 09, 2026

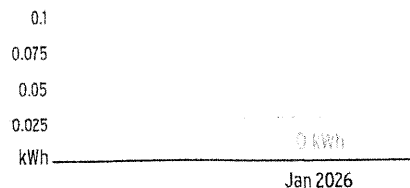
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933094	01/09/2026	0	0		0 kWh	1	31 Days

## Charge Details

## Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.98</b>
State Tax		\$1.77
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$22.75</b>



## Important Messages

**Annual Deposit Interest Credit.** This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

**Total Current Month's Charges** **\$22.75**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$2.02
<b>Total Current Month's Credits</b>	<b>-\$2.02</b>

00004057-0008879-Page 2 of 2

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- 
**Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- 
**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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 will relay 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.



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

Statement Date: February 13, 2026

Amount Due: \$4,125.04

Due Date: March 06, 2026

Account #: 221009530249

### Account Summary

Current Service Period: January 10, 2026 - February 09, 2026

Previous Amount Due	\$4,162.17
Payment(s) Received Since Last Statement	-\$4,162.17
<b>Current Month's Charges</b>	<b>\$4,125.04</b>

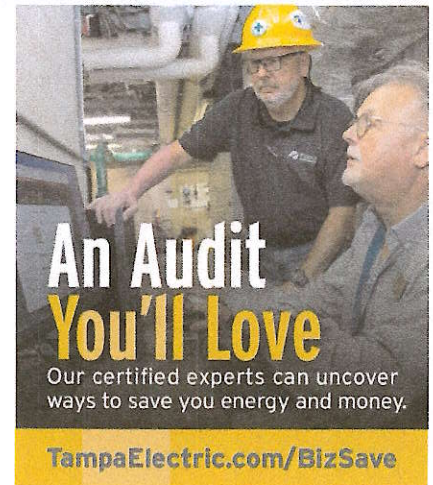
**Amount Due by March 06, 2026 \$4,125.04**

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



Scan here to view your account online.

00003719-0008405-Page 1 of 8



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

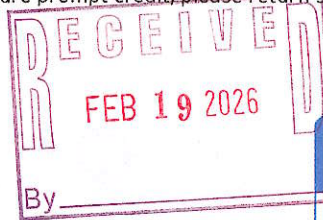
Account #: 221009530249

Due Date: March 06, 2026

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$4,125.04

Payment Amount: \$ \_\_\_\_\_

611878462924

00003719 FTECO102132623134410 00000 02 01000000 10779 004

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

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6118784629242210095302490000004125041





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

Account #: 221009530249  
Statement Date: February 13, 2026  
Charges Due: March 06, 2026

**Service Period:** Jan 10, 2026 - Feb 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

	<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>			
	Lighting Energy Charge		\$0.00
	Monthly Charge		\$4125.04
	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
	<b>Lighting Charges</b>		<b>\$4,125.04</b>

**Total Current Month's Charges** **\$4,125.04**

00003718-0008405-Page 2 of 8

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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 will relay 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.



WEST LAKE COMM DEV DISTRICT  
 5603 YELLOW HORNBILL AVE  
 WIMAUMA, FL 33598-7636

Statement Date: February 13, 2026

Amount Due: \$120.88

Due Date: March 06, 2026  
 Account #: 211037109892

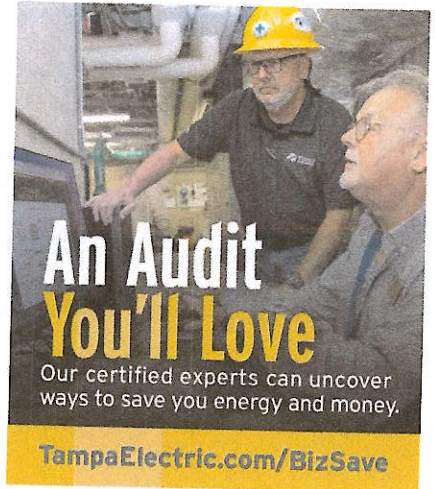
Account Summary

<b>Current Service Period:</b> February 02, 2026 - February 09, 2026	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$120.88</b>
<b>Amount Due by March 06, 2026</b>	<b>\$120.88</b>

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



Scan here to view your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 211037109892  
 Due Date: March 06, 2026

**Pay your bill online at TampaElectric.com**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$120.88

Payment Amount: \$ \_\_\_\_\_

674841152840

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

Mail payment to:  
 TECO  
 P.O. BOX 31318  
 TAMPA, FL 33631-3318

Make check payable to: TECO  
 Please write your account number on the memo line of your check.

6748411528402110371098920000000120885

00003719-0008407-Page 5 of 8



**Service For:**  
 5603 YELLOW HORNBILL AVE  
 WIMAUMA, FL 33598-7636

Account #: 211037109892  
 Statement Date: February 13, 2026  
 Charges Due: March 06, 2026

## Meter Read

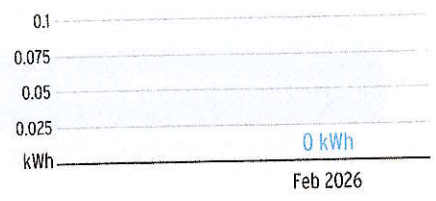
**Service Period:** Feb 02, 2026 - Feb 09, 2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933094	02/09/2026	0	0		0 kWh	1	8 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

**Prorated Bill.** Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

**Quarterly Fuel Source Update**  
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Electric Charges		
Daily Basic Service Charge	8 days @ \$0.66000	\$5.28
Florida Gross Receipt Tax		\$0.14
<b>Electric Service Cost</b>		<b>\$5.42</b>
State Tax		\$0.46
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$5.88</b>

Other Fees and Charges		
Electric Security Deposit		\$100.00
Elec Connection Chrg Same		\$15.00
<b>Total Other Fees and Charges</b>		<b>\$115.00</b>

**Total Current Month's Charges \$120.88**

00003719-0008407-Page 6 of 8

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill

- Bank Draft**  
 Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: West Lake Community Development District  
Board Meeting Date: January 14, 2026

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

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

Approved for payment:

Deborah Wallace

District Manager Signature

1/14/2026

Date

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

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District Manager Signature

2/11/2026  
Date

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1/14/2026

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\_\_\_\_\_  
District Manager Signature

2/11/2026  
Date

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

# **Fifth Order of Business**

**5C**



## Daily Logs List

---

### Feb 13, 2026

**Job:** SM1218 West Lake  
**Title:** West Lake Maintenance Report  
**Added By:** Victor Figueroa Bueso

**Log Notes:**

Regular maintenance services were completed at the property as needed to preserve overall landscape health and presentation. Following mowing operations, all sidewalks, curbs, drive lanes, and other hard surfaces were thoroughly blown off to remove grass clippings and debris, leaving the community clean and orderly.

The St. Augustine turf areas are currently displaying signs of seasonal dormancy, which is typical during periods of cooler temperatures. These areas will continue to be monitored closely to ensure a smooth transition into active growth as warmer weather returns.

Some plant material throughout the property, particularly in exterior landscape beds and around the pool area—has sustained noticeable freeze damage due to recent cold weather conditions. These impacted areas have been identified and will be carefully monitored to evaluate recovery. As conditions stabilize, we will determine and implement any necessary corrective measures, such as selective pruning, treatment, or replacement, to restore the visual quality and health of these prominent spaces.

Upon completion of services, the property presented a clean and well maintained look.

**Weather Conditions:**

Partly cloudy with fog

Fri, Feb 13, 2026, 9:41 AM



**77°F**

**58°F**

Wind: 8 mph

Humidity: 100%

Total Precip: 0"

Attachments: 22





# Daily Logs List

## Feb 26, 2026

**Job:** SM1218 West Lake  
**Title:** Weekly Maintenance Visit  
**Added By:** Victor Figueroa Bueso

**Log Notes:**

A maintenance crew was dispatched to the property to perform scheduled landscape maintenance services and ensure all areas were properly maintained. The scope of work included mowing to maintain consistent turf height and promote healthy growth, edging along sidewalks and curbs to create clean, defined lines, and line trimming in areas not accessible by mowing equipment to achieve a uniform appearance. All paved and hard surfaces were thoroughly blown off at the conclusion of service to remove grass clippings and debris.

Plant material throughout the property is properly trimmed, well-shaped, and exhibiting healthy growth, contributing to a vibrant landscape presentation.

Following the visit, the property presents a clean, orderly, and well kept appearance.

**Weather Conditions:**

Partly cloudy

Thu, Feb 26, 2026, 3:57 PM



75°F  
60°F

Wind: 11 mph  
Humidity: 88%  
Total Precip: 0"

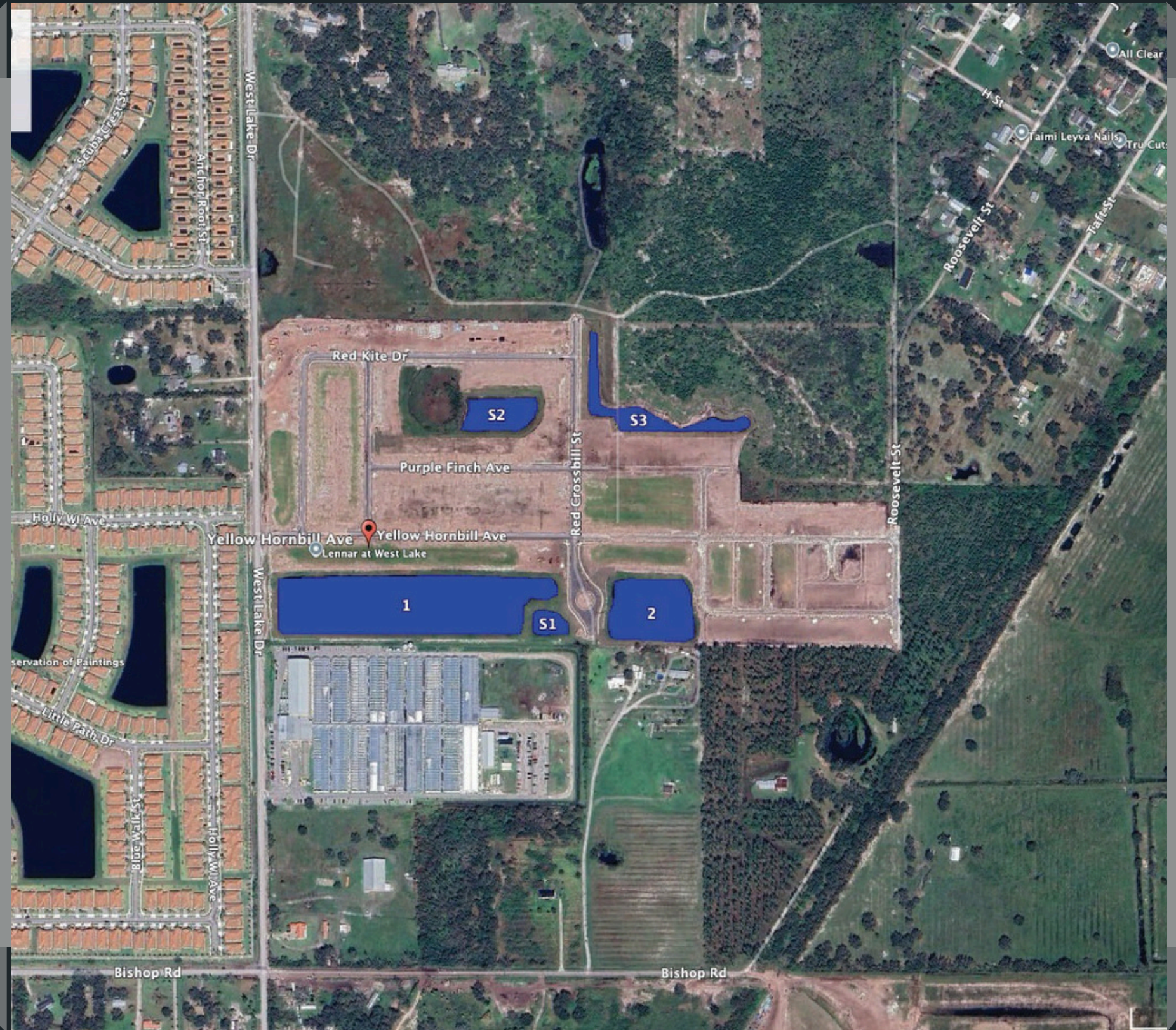
**Attachments:** 13





# MONTHLY REPORT

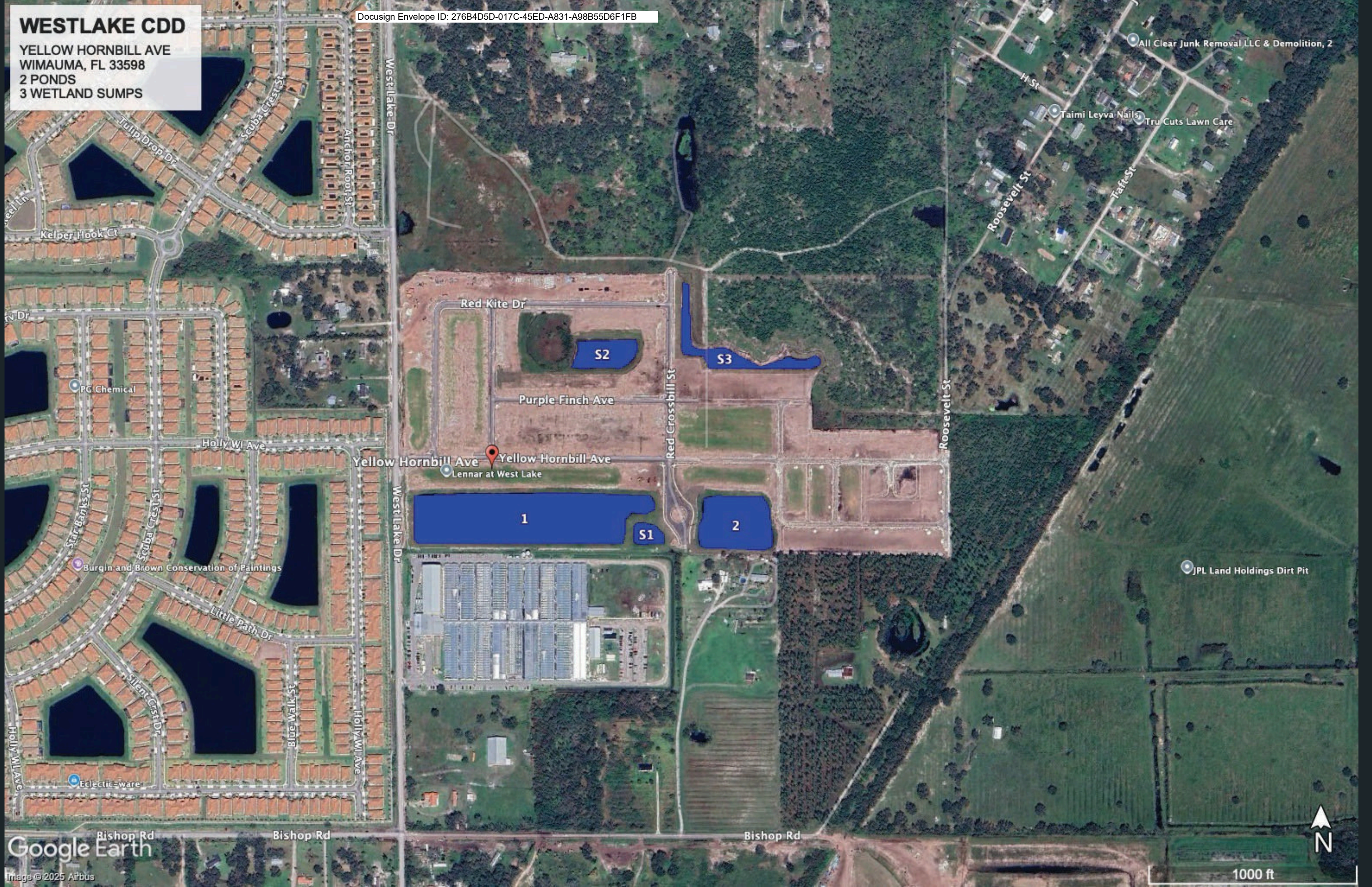
MARCH, 2026



# WESTLAKE CDD

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

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



## SUMMARY:

Holding onto winter for as long as we can. Frequent algae blooms and low water levels are normal this time of year. We will see an increase in submerged vegetation as well. This vegetation has sat dormant in the deeper, colder water. This can be a great time to attack these invasive plants as the water temperature start to warm. As always we appreciate the work!



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.