

**WEST HILLCREST  
COMMUNITY DEVELOPMENT DISTRICT**

**AUGUST 19, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# West Hillcrest Community Development District

**Board of Supervisors:**

Kelly Evans, Chairman  
Lori Campagna, Vice Chairman  
Momo Anselmi, Assistant Secretary  
Brad Gilley, Assistant Secretary  
Jake Walsh, Assistant Secretary

**Staff:**

Deborah Wallace, District Manager  
Brian Lamb, District Secretary  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda Tuesday, August 19, 2025 – 10:45 a.m.

The Regular Meeting of West Hillcrest Community Development District will be held at the **SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

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

**Meeting ID:** 290 455 739 175 9

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

**Passcode:** 5fi6rK9

**Phone Conference ID:** 547 565 804#

### 1. Call to Order/Roll Call

### 2. Public Comment on Agenda Items

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. Business Items

- A. Second Addendum to the Landscape Maintenance Contract with Steadfast Alliance
- B. West Hillcrest Subordination, Non-Disturbance and Attornment Agreement

### 4. Consent Agenda Items

- A. Approval of Meeting Minutes *(July 15, 2025 Regular Meeting Minutes)*
- B. Consideration of Operations and Maintenance Report *(July 2025)*
- C. Acceptance of the Financials & Approval of the Check Registers *(July 2025)*

### 5. Staff Reports

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

#### 1. Sitex Aquatics August Report

**District Office:**

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

**Meeting Location:**

In person: 16615 Crosspointe Run, Land O' Lakes, FL 34638  
Participate remotely: Microsoft Teams [Join the meeting now](#)  
OR dial in for audio only (646) 838-1601  
Meeting ID: 290 455 739 175 9  
Passcode: 5fi6rK9

**6. Board of Supervisors Requests and Comments**

**7. Adjournment**

# **Third Order of Business**

**3A**



# Second Addendum to the Landscape Maintenance Contract

Steadfast  
Maintenance Division  
30435 Commerce Drive, Suite 102  
San Antonio, FL 33576  
844-347-0702  
maint@steadfastalliance.com

## West Hillcrest CDD

July 23, 2025

State Road 52 & Bellamy Brothers Boulevard

EPG West Hillcrest Holdings, LLC

C/O Inframark

2005 Pan Am Circle, Ste 300

Tampa, FL 33607

Attn: Debby Wallace

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

### Total Pre-Existing Landscape Maintenance Program

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$7,571.25	\$90,855.00
Irrigation Inspections	\$480.00	\$5,760.00
Fertilization Plan	\$312.50	\$3,750.00
OTC Injections*	\$90.00	\$1,080.00
<b>Total</b>	<b>\$8,453.75</b>	<b>\$101,445.00</b>

\*Protection of susceptible palms by trunk injection with an antibiotic called oxytetracycline (OTC) every 3 months - (6 trees).

### New Total Contract Rates

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$8405.00	\$100,860.00
Irrigation Inspections	\$600.00	\$7200.00
Fertilization Plan	\$400.00	\$4,800.00
OTC Injections*	\$180.00	\$2,160.00
<b>Total</b>	<b>\$9585.00</b>	<b>\$115,020.00</b>

\*Protection of susceptible palms by trunk injection with an antibiotic called oxytetracycline (OTC) every 3 months - (12 trees).

#### Additional Services

Estimate for service(s) available upon request.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$60.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10')	TBD	\$TBD
Top Choice (annual fire ant program)	TBD	\$TBD

\*Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

#### Service Area

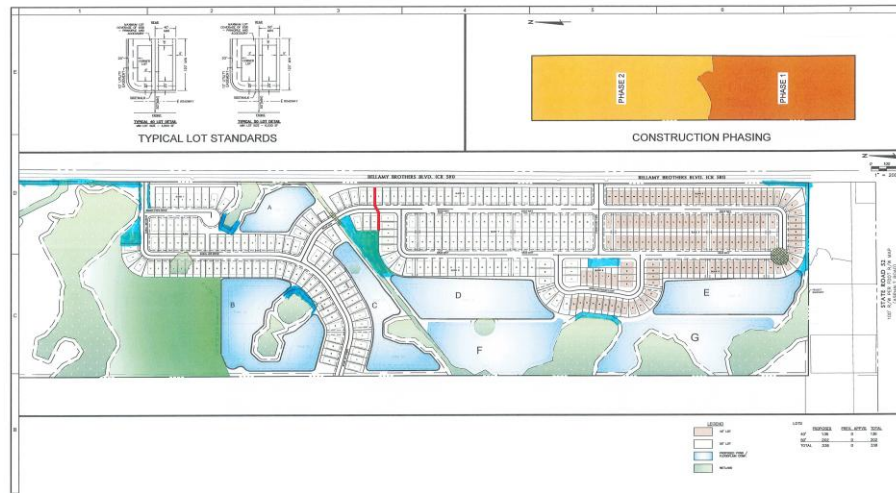
(Please see new service area, **highlighted in blue**, in addition to the original scope of work)

- Maintain South Guardrail and rip-rock area
- Maintain South Wall where the Lennar sign is located
- Maintain South Mailbox Kiosk landscape
- Wetland area K: maintain the buffer between the back of the lots and the wetlands
- Green space area along the ditch on the south side of Wetland area G2 and behind the lots
- OTC injections for 6 new Sylvester Palms at North entrance
- Maintain North entrance Guardrail and rip-rock area
- Maintain North Mailbox Kiosk landscape
- Wetland area F2 maintain top of retaining wall
- Wetland area D Mow top of bank



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Maintenance Division  
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844-347-0702  
maint@steadfastalliance.com



## Agreement

The contract will run for one year starting \_\_\_\_\_. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / HC Property Maintenance, Inc, DBA Steadfast, hereafter referred to as Landscaper / Contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licensees to be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

## Landscape Maintenance Program

- Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
- Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
- Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
- Pruning:** Tree Management Program – All Hardwood trees to be pruned for safety clearance of eye level branches up to 8' eight feet monthly (12 times per year). All palms to be pruned up to 12' twelve feet for low hanging fronds or seedpods monthly (12 times per year). Palms and Hardwoods to be pruned with a pole saw from a flat-footed position. Trees located within a right-of-way ("R/W") shall be maintained as detailed on each "R/W" planting plan. Trees located within the "R/W" shall be maintained as such that fronds do not fall onto the roadway and / or bike path. Pruning of Sabal Palms is not



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included within this maintenance contract. Tree pruning within the maintenance specification does not provide for ladder work or structural pruning of any kind. Tree pruning services may be provided for an additional charge.

5. **Pest Control and Fertilization:** Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
6. **Irrigation:** Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
7. **Weeding:** Weeds will be removed from all plants, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
8. **Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

### **Compensation**

Contractor shall be paid monthly. On the first (1<sup>st</sup>) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

### **Conditions:**

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3% cost of living increase. Either party may cancel this contract, with or without cause, with sixty (60) days written notice, by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



# Second Addendum to the Landscape Maintenance Contract

Steadfast  
Maintenance Division  
30435 Commerce Drive, Suite 102  
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844-347-0702  
maint@steadfastalliance.com

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

_____	Steadfast_____
Client	
_____	_____
Signature of Representative	Signature of Owner or Agent
_____	_____
Title	Title

*Billing Information*

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes?

# **Third Order of Business**

**3B**

**WEST HILLCREST SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT  
AGREEMENT**

This **SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT** (this “Agreement”) is made and entered into as of this 30<sup>th</sup> day of July, 2025, by and among **WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government (the “Customer”), whose address is: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, **VALLEY NATIONAL BANK**, its successors or assigns (the “Lender”) whose address is: 180 Fountain Parkway N, Suite 200, St Petersburg, FL 33716, and **GIG FIBER, LLC**, a Delaware limited liability company (the “Borrower”), whose address is: 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607.

**RECITALS:**

A. Lender has agreed to make a loan (“Loan”) to Borrower secured by, *inter alia*, (i) a security interest pursuant to a Commercial Security Agreement, as the same may be amended (collectively, the “Security Agreement”) on certain equipment owned by Borrower (the “Equipment”) described in **Exhibit “A”** attached hereto, and (ii) a collateral assignment of the Equipment Service Agreement (as hereinafter defined);

B. Customer is the customer under that Outdoor Solar Lighting Equipment Service Agreement dated May 24<sup>th</sup>, 2024, as the same may be amended (collectively, the “Equipment Service Agreement”), pursuant to which Borrower owns and services the Equipment to the Customer in accordance with the terms thereof; and

C. Pursuant to the Equipment Service Agreement, the Equipment has been or will be installed on certain real property owned by the Customer (the “Installation Site”) described in **Exhibit “B”** attached hereto

D. Lender requires that Customer subordinate the Equipment Service Agreement and its interest in the Equipment in all respects to the security interest and lien of the Security Agreement and that Customer consent to the collateral assignment of the Equipment Service Agreement to Lender, attorn to Lender and acknowledge that the Equipment Service Agreement is in full force and effect as of the date hereof; and

E. In return, Lender is agreeable to not disturbing Customer’s possession and use of the Equipment pursuant to the Equipment Service Agreement so long as Customer is not in default under the Equipment Service Agreement or this Agreement beyond any applicable notice and cure periods.

**NOW, THEREFORE**, the parties hereby agree as follows:

1. Subordination. So long as Customer’s use and possession is not disturbed as provided in Paragraph 2 below, the rights of Customer in, to, and under the Equipment Service Agreement, and the Equipment are hereby subjected and subordinated, and shall remain in all respects and for all purposes subject and subordinate, to the lien of the Security Agreement, and to any and all renewals, modifications, and extensions thereof, and any and all other instruments held by Lender as security for the Loan.

2. Customer Not to be Disturbed. So long as Customer is not in default (beyond any period given Customer by the terms of the Equipment Service Agreement to cure such default) in the payment of minimum rent or additional rent ("Rent") or in the performance of any of the terms, covenants, or conditions of the Equipment Service Agreement or this Agreement on Customer's part to be performed: (a) Customer's use and possession of the Equipment, or any extension or renewal rights therefor in the Equipment Service Agreement, shall not be diminished or interfered with by Lender, and Customer's use and possession of the Equipment shall not be disturbed by Lender during the Term of the Equipment Service Agreement or any such extensions or renewals thereof, and (b) Lender will not join Customer as a party defendant in any action or proceeding foreclosing the Security Agreement unless such joinder is necessary to foreclose the Security Agreement and then only for such purpose and not for the purpose of terminating the Equipment Service Agreement.

3. Consent to Collateral Assignment. Customer consents to the collateral assignment of the Equipment Service Agreement to Lender, and, in the event of a default under the Loan Documents, to Lender becoming a party to the Equipment Service Agreement by operation of law or otherwise and to Lender assigning Borrower's interests under the Equipment Service Agreement to a third party.

4. Customer to Attorn to Lender. If Lender shall become the owner of the Equipment, or the Equipment shall be sold by reason of foreclosure or other proceedings brought to enforce the Security Agreement, or the Equipment shall be transferred in lieu of foreclosure, the Equipment Service Agreement shall continue in full force and effect as a direct service agreement between the then owner of the Equipment and Customer, and Customer hereby attorns to Lender or any other such owner as its lessor, said attornment to be effective and self-operative without the execution of any further instruments; provided, however, that Lender or such other owner shall not be: (a) liable for any default of any owner/lessor under the Equipment Service Agreement (including Borrower) occurring prior to the date of foreclosure; (b) subject to any offsets or defenses which have accrued prior to the date of foreclosure; (c) bound by any Rent that Customer may have paid under the Equipment Service Agreement more than one month in advance; and (d) responsible for the return of any security deposit delivered to Borrower under the Equipment Service Agreement and not subsequently received by Lender. Customer shall be under no obligation to pay Rent to Lender or any such other owner until Customer receives written notice from Lender or any such other owner that it has succeeded to Borrower's interest under the Equipment Service Agreement. Such notice shall be binding upon Borrower, as well, and Borrower hereby agrees that Borrower shall release Customer from any obligation to make payments to Borrower during such period that Customer is making payments to Lender as a result of such notice.

5. Purchase Option. Any option or rights contained in the Equipment Service Agreement, or otherwise, to acquire any or all of the Equipment are hereby made subject and subordinate to the rights of Lender under the Security Agreement and any acquisition of any or all of the Equipment made by Customer during the term of the Loan shall be made subordinate and subject to the Security Agreement.

6. Lender's Option to Cure Borrower's Default. Customer agrees that Borrower shall not be in default under the Equipment Service Agreement unless written notice specifying such default is given to Lender. Customer agrees that Lender shall have the right, but not the obligation, to cure such default on behalf of Borrower within thirty (30) days after the receipt of such notice.

Customer further agrees not to invoke any of its remedies under the Equipment Service Agreement until said thirty (30) days have elapsed, or during any period that Lender is proceeding to cure such default with due diligence to completion. Notwithstanding the foregoing, nothing herein shall preclude Customer from maintaining or repairing the Equipment.

7. Rental Payment. Until such time as Customer is otherwise notified in writing by Lender (a simultaneous copy of which notice Lender shall also provide to Borrower), it shall make all rental payments under the Equipment Service Agreement to Borrower as provided therein. However, upon receipt of such notice from Lender, Customer shall pay over and deliver all of such rental payments and other sums due pursuant to the Equipment Service Agreement to Lender.

8. No Amendment of Equipment Service Agreement. Customer and Borrower covenant and agree that they shall not modify, amend or supplement the Equipment Service Agreement, without the prior, written consent of Lender, which may be granted or withheld in Lender's sole discretion, and any of the foregoing done without Lender's consent shall not be binding upon Lender.

9. Successors and Assigns. This Agreement and each and every covenant, agreement, and other provision hereof shall be binding upon and shall inure to the benefit of the parties hereto, and their heirs, administrators, representatives, successors, and assigns.

10. No Waiver. Lender acknowledges that Customer is a unit of special purpose government in the state of Florida, established pursuant to Chapter 190, Florida Statutes. Notwithstanding anything in this Agreement to the contrary, nothing herein shall constitute a waiver or release of limitations on Customer's sovereign immunity, pursuant to Section 768.28, Florida Statutes.

11. Effectiveness of Agreement. This Agreement shall become effective upon the execution and delivery by and to each party hereto.

*[Remainder of page intentionally left blank]*

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

**IN WITNESS WHEREOF**, the undersigned has caused this Agreement to be executed as of the date first above.

WITNESSES:

CUSTOMER:

WEST HILLCREST COMMUNITY  
DEVELOPMENT DISTRICT,  
a local unit of special purpose government

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Print or type name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print or type name of Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025,  
by \_\_\_\_\_, as \_\_\_\_\_, of \_\_\_\_\_,  
on behalf of the community development district, who is ☐ personally known to me OR  
☐ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
(Type, Stamp or Print Name)

NOTARY PUBLIC  
In and for the State of Florida  
My Commission Expires:

[CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT]

**IN WITNESS WHEREOF**, the undersigned has caused this Agreement to be executed as of the date first above.

WITNESSES:

BORROWER:

**GIG FIBER, LLC**,  
a Delaware limited liability company

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_  
John M. Ryan, as Manager

\_\_\_\_\_  
Print or type name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print or type name of Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025,  
by John M. Ryan, as Manager of Gig Fiber, LLC, a Delaware limited liability company, on  
behalf of the company, who is ☐ personally known to me OR ☐ produced  
\_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
(Type, Stamp or Print Name)

NOTARY PUBLIC  
In and for the State of Florida  
My Commission Expires:

[CONTINUED ON FOLLOWING PAGE]

[SIGNATURE PAGE TO SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT]

**IN WITNESS WHEREOF**, the undersigned has caused this Agreement to be executed as of the date first above.

WITNESSES:

LENDER:

**VALLEY NATIONAL BANK**

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_  
Name: Lewis R. Thomas, II  
Title: First Vice President

\_\_\_\_\_  
Print or type name of Witness

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Print or type name of Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025, by Lewis R. Thomas, II, as First Vice President, of Valley National Bank, on behalf of the bank, who is ☐ personally known to me OR ☐ produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
(Type, Stamp or Print Name)

NOTARY PUBLIC  
In and for the State of Florida  
My Commission Expires:

**EXHIBIT "A"**

**Description of Equipment**

**TWENTY TWO (22)** Solar Streetlights, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment fixtures.

**EXHIBIT “B”**  
**Description of Installation Site**

**BELLAMY CROSSINGS – PHASE 1**

Tract “A-2” of BELLAMY CORSSINGS -PHASE 1, according to the plat thereof, as recorded in Plat Book 96, Pages 49 through 53 of the Public Records of Pasco County.

# **Fourth Order of Business**

**4A**

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

The regular meeting of the Board of Supervisors of West Hillcrest Community Development District was held on Tuesday, July 15, 2025, and called to order at 10:46 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Kelly Evans	Chairperson
Lori Campagna	Vice Chairperson
Jake Walsh	Assistant Secretary
Paulo Beckert	Assistant Secretary

Also present were:

Debby Wallace	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Brad Gilley	<i>Lennar Homes</i>
Residents	

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**UNDER SEPARATE COVER**

Ms. Wallace received, and the Board accepted the resignation of Paulo Beckert effective July 14, 2025.

On MOTION by Ms. Evans seconded by Mr. Walsh, with all in favor, the resignation of Paulo Beckert effective July 14, 2025, was accepted. 4-0

On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, the appointment of Brad Gilley as Assistant Secretary, was approved. 4-0

Ms. Wallace, a Commissioned Notary Public for the State of Florida, administered the Oath of Office to Brad Gilley. Mr. Gilley accepted compensation.

**THIRD ORDER OF BUSINESS****Business Items****A. Consideration of Resolution 2025-06; Officer Designation**

The following persons were elected to the offices shown:

- Kelly Evans Chairperson
- Lori Campagna Vice Chairperson
- Brian Lamb Secretary
- Leah Popelka Treasurer
- Angel Montagna Assistant Treasurer
- Deborah Wallace Assistant Secretary
- Jake Walsh Assistant Secretary
- *Brad Gilley* Assistant Secretary
- Momo Anselmi Assistant Secretary

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, Resolution 2024-06; Officer Designation, subject to replacing Paulo Beckert with Brad Gilley, as detailed above, was adopted. 4-0

**FOURTH ORDER OF BUSINESS****Consent Agenda****A. Approval of Minutes of June 17, 2025 Meeting****B. Consideration of Operation and Maintenance Expenditures June 2025****C. Acceptance of the Financials and Approval of the Check Register for June 2025**

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, Consent Agenda, was approved. 4-0

Ms. Wallace advised that the financials will be removed from future agendas and emailed to the Board directly from accounting moving forward.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel****B. District Engineer**

There being no reports, the next item followed.

**C. District Manager**

Ms. Wallace reminded the Board that the next scheduled meeting is on Tuesday, August 19, 2025 at 10:45am, and reviewed new property to be added to the insurance.

**i. Sitex Aquatics Report**

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

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

Ms. Evans requested Ms. Wallace follow up with landscaping maintenance.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, the meeting was adjourned at 10:52am. 4-0

\_\_\_\_\_  
Debby Wallace  
District Manager

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

# **Fourth Order of Business**

**4B**

**WEST HILLCREST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	7/1/2025	153054	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	7/1/2025	153054	\$375.00		ADMINISTRATION
INFRAMARK LLC	7/1/2025	153054	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	7/1/2025	153054	\$50.00		RENTAL & LEASES
INFRAMARK LLC	7/1/2025	153054	\$416.67		DISSEMINATION SERVICES
INFRAMARK LLC	7/1/2025	153054	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	7/1/2025	153054	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	7/1/2025	153054	\$100.00	\$4,025.00	FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	7/16/2025	154365	\$5.52	\$5.52	POSTAGE
SITEX AQUATICS	7/1/2025	9989-B	\$465.00	\$465.00	July 2025 Monthly Aquatic Maintenance
STEADFAST ENVIRONMENTAL, LLC	7/1/2025	SA-13191	\$5,072.25	\$5,072.25	LANDSCAPE MAINTENANCE
<b>Monthly Contract Subtotal</b>			<b>\$9,567.77</b>	<b>\$9,567.77</b>	
<b>Variable Contract</b>					
LORI CAMPAGNA	7/15/2025	LC-071525	\$200.00	\$200.00	BOARD 7/15/25
<b>Variable Contract Subtotal</b>			<b>\$200.00</b>	<b>\$200.00</b>	
<b>Utilities</b>					
STREETLEAF DISTRIBUTION, LLC	7/1/2025	4870	\$3,553.50	\$3,553.50	July 2025 Solar Street Lights
WITHLACOOCHIE RIVER ELECTRIC	7/16/2025	071625 6392	\$44.87	\$44.87	Electric Utility
<b>Utilities Subtotal</b>			<b>\$3,598.37</b>	<b>\$3,598.37</b>	
<b>Regular Services</b>					
BRADLEY GILLEY	7/15/2025	AG-071525	\$200.00	\$200.00	BOARD 7/15/25
EGIS INSURANCE ADVISORS	7/21/2025	28641	\$2,001.00	\$2,001.00	INSURANCE POLICY CHANGE
JACOB WALSH	7/15/2025	JW-071525	\$200.00	\$200.00	BOARD 7/15/25
KELLY ANN EVANS	7/15/2025	KE-071525	\$200.00	\$200.00	BOARD 7/15/25
STRALEY ROBIN VERICKER	7/9/2025	26823	\$376.50	\$376.50	June 2025 District Counsel
<b>Regular Services Subtotal</b>			<b>\$2,977.50</b>	<b>\$2,977.50</b>	
<b>TOTAL</b>			<b>\$16,343.64</b>	<b>\$16,343.64</b>	



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

153054

**DATE**

7/1/2025

**BILL TO**

West Hillcrest Community  
Development District  
313 Campus St  
Celebration FL 34747-4982  
United States

**CUSTOMER ID**

C4920

**NET TERMS**

Due On Receipt

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

7/1/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Dissemination Services	1	Ea	416.67		416.67
Technology/Data Storage	1	Ea	50.00		50.00
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	100.00		100.00
<b>Subtotal</b>					<b>4,025.00</b>

**Subtotal**

\$4,025.00

**Tax**

\$0.00

**Total Due**

\$4,025.00

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

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

INVOICE

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



**Bill to**  
West Hillcrest CDD  
Inframark  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607

**Ship to**  
West Hillcrest CDD  
Inframark  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607

Invoice details

Invoice no.: 9989-b  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 2 Waterways. #34 & 38	1	\$465.00	\$465.00
Total						\$465.00

<b>Total</b>	\$5,072.25
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$5,072.25

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: West Hillcrest Community Development District

Board Meeting Date: July 15, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input checked="" type="checkbox"/>	\$200.00
2	Lori Campagna	<input checked="" type="checkbox"/>	\$200.00
3	Jake Walsh	<input checked="" type="checkbox"/>	\$200.00
4	Momo Anselmi		
5	Brad Gilley	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment:

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

\_\_\_\_\_  
Date

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

**Gig Fiber, LLC**  
2502 N Rocky Point Dr  
Ste 1000  
Tampa, FL 33607  
813-800-5323

# INVOICE



**Invoice #:** 4870  
**Invoice Date:** 07/01/25  
**Amount Due:** \$3,553.50

**Bill To:**

West Hillcrest CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607  
United States

Due Date
07/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	West Hillcrest CDD - Phase 1 and 2_July 2025	69	\$51.50	\$3,553.50

<b>Subtotal:</b>	\$3,553.50
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$3,553.50
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$3,553.50</b>

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2346392** Cycle 10  
Meter Number 42845469  
Customer Number 20196092  
Customer Name WEST HILLCREST CDD

Bill Date **07/16/2025**  
Amount Due **44.87**  
Current Charges Due **08/07/2025**

District Office Serving You  
One Pasco Center

Service Address 27708 FRESH LEAF LANE  
Service Classification General Service Non-Demand

See Reverse Side For More Information

Comparative Usage Information

Period	Days	Per Day
Jul 2025	30	0
Jun 2025	37	0
May 2025	0	0

BILLS ARE DUE  
WHEN RENDERED  
A 1.5 percent, but not  
less than \$5, late charge  
will apply to unpaid  
balances as of 5:00 p.m.  
on the due date shown  
on this bill.



2 0 1 9 6 0 9 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
Date	From	Reading	To	Date	Reading	Multiplier	Dem. Reading
06/11		2		07/11	15		

Previous Balance 48.59  
Payment 48.59CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 13 KWH @ 0.06090 0.79  
Fuel Adjustment 13 KWH @ 0.04400 0.57  
FL Gross Receipts Tax 1.04  
State Tax 2.89  
Pasco County Tax 0.42

Total Current Charges 44.87  
Total Due 44.87  
Please Pay 44.87

**WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC.**

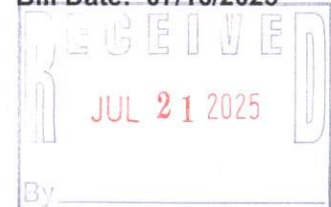
Your Touchstone Energy® Cooperative  
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With  
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

District: OP10

Bill Date: 07/16/2025



Use above space for address change ONLY.

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	08/07/2025
<b>TOTAL CHARGES DUE</b>	<b>44.87</b>
Total Charges Due After Due Date	49.87

2346392 OP10  
WEST HILLCREST CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



000234639200000448700000498705

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: West Hillcrest Community Development District

Board Meeting Date: July 15, 2025

Name		In Attendance Please X	Paid	
1	Kelly Evans	<input checked="" type="checkbox"/>	X	
2	Lori Campagna	<input checked="" type="checkbox"/>	X	
3	Jake Walsh	<input checked="" type="checkbox"/>	X	
4	Momo Anselmi			
5	Brad Gilley	<input checked="" type="checkbox"/>	X	Newly appointed - you have his information on file for pay. Paulo Beckert resigned.

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

Approved for payment:

  
District Manager Signature

Debby Wallace

7/15/2025

Date

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



# INVOICE

<b>Customer</b>	West Hillcrest Community Development District
<b>Acct #</b>	1495
<b>Date</b>	07/21/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 2,001.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#28641
1001241102	

Thank You

Please detach and return with payment



Customer: West Hillcrest Community Development District

Invoice	Effective	Transaction	Description	Amount
28641	07/10/2025	Policy change	Policy #1001241102 10/01/2024-10/01/2025 Florida Insurance Alliance  Package - Add Property Due Date: 7/21/2025	2,001.00

**Total**

\$ 2,001.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

**Remit Payment To: Egis Insurance Advisors**

P.O. Box 748555  
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

**Date**

07/21/2025



## Coverage Agreement Endorsement

**Endorsement No.:** 1 **Effective Date:** 07/10/2025  
**Member:** West Hillcrest Community Development District **Agreement No.:** 1001241140  
**Coverage Period:** October 1, 2024 to October 1, 2025

---

In consideration of **an additional premium of \$2,001.00**, the coverage agreement is amended as follows:

Property

Added:

- 1 6' Tan PVC Perimeter Fence (5,804LF) Throughout
- 2 Hand Rail (569LF) Throughout
- 3 Entrance Monuments 12477 Sabal Lee Drive
- 4 Entrance Monuments 12478 Sabal Lee Drive
- 5 Entrance Monuments 27707 Fresh Leaf Lane
- 6 Entrance Monuments 27708 Fresh Leaf Lane
- 7 Mail Kiosk 12405 Sabal Lee Drive
- 8 Mail Kiosk 11334 Brae Way
- 9 Retaining Wall (16,511FF) Throughout

---

**Subject otherwise to the terms, conditions and exclusions of the coverage agreement.**

Issued: July 21, 2025

Authorized by: 

**West Hillcrest Community Development District**

Policy No.: 1001241140  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
1	6' Tan PVC Perimeter Fence (5,804LF)		2025	07/10/2025	\$174,120		
	Throughout Dade City FL 33525		Property in the Open	10/01/2025		\$174,120	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
2	Hand Rail (569LF)		2025	07/10/2025	\$14,197		
	Throughout Dade City FL 33525		Property in the Open	10/01/2025		\$14,197	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
3	Entrance Monuments		2025	07/10/2025	\$67,000		
	12477 Sabal Lee Drive Dade City FL 33525		Masonry non combustible	10/01/2025		\$67,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
4	Entrance Monuments		2025	07/10/2025	\$67,000		
	12478 Sabal Lee Drive Dade City FL 33525		Masonry non combustible	10/01/2025		\$67,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
5	Entrance Monuments		2025	07/10/2025	\$72,000		
	27707 Fresh Leaf Lane Dade City FL 33525		Masonry non combustible	10/01/2025		\$72,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
6	Entrance Monuments		2025	07/10/2025	\$72,000		
	27708 Fresh Leaf Lane Dade City FL 33525		Masonry non combustible	10/01/2025		\$72,000	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
7	Mail Kiosk		2025	07/10/2025	\$13,282		
	12405 Sabal Lee Drive Dade City FL 33525		Non combustible	10/01/2025		\$13,282	



**West Hillcrest Community Development District**

Policy No.: 1001241140  
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
8	Mail Kiosk		2025	07/10/2025	\$19,141	\$19,141	
	11334 Brae Way Dade City FL 33525		Non combustible	10/01/2025			
Unit #	Description		Year Built	Eff. Date	Building Value	Total Insured Value	
	Address		Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
9	Retaining Wall (16,511FF)		2025	07/10/2025	\$535,617	\$535,617	
	Throughout Dade City FL 33525		Property in the Open	10/01/2025			
			Total:	Building Value \$1,034,357	Contents Value \$0	Insured Value \$1,034,357	

## PROPERTY SCHEDULE

[illegible]

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name:West Hillcrest Community Development District

Board Meeting Date:July 15, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input checked="" type="checkbox"/>	\$200.00
2	Lori Campagna	<input checked="" type="checkbox"/>	\$200.00
3	Jake Walsh	<input checked="" type="checkbox"/>	\$200.00
4	Momo Anselmi		
5	Brad Gilley	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: West Hillcrest Community Development District

Board Meeting Date: July 15, 2025

Name		In Attendance Please X	Paid
1	Kelly Evans	<input checked="" type="checkbox"/>	\$200.00
2	Lori Campagna	<input checked="" type="checkbox"/>	\$200.00
3	Jake Walsh	<input checked="" type="checkbox"/>	\$200.00
4	Momo Anselmi		
5	Brad Gilley	<input checked="" type="checkbox"/>	\$200.00

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

Approved for payment:

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

\_\_\_\_\_  
Date

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

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

West Hillcrest CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

July 09, 2025

Client: 001604

Matter: 000001

Invoice #: 26823

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	LC	REVIEW PASCO COUNTY SUPERVISOR OF ELECTIONS LETTER RE QUALIFIED VOTERS IN THE DISTRICT; UPDATE ELECTION RECORDS FOR 2025 THAT THE DISTRICT HAS ZERO VOTERS.	0.2	\$39.00
6/17/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.9	\$337.50
Total Professional Services			1.1	\$376.50

July 09, 2025  
Client: 001604  
Matter: 000001  
Invoice #: 26823

Page: 2

---

Total Services	\$376.50	
Total Disbursements	\$0.00	
Total Current Charges		\$376.50
Previous Balance		\$2,385.00
Less Payments		(\$2,385.00)
<b>PAY THIS AMOUNT</b>		<b>\$376.50</b>

***Please Include Invoice Number on all Correspondence***

# **Fourth Order of Business**

**4C**

# **West Hillcrest Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2025

Prepared by:



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

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 2025

*(In Whole Numbers)*

	GENERAL		CAPITAL		GENERAL		GENERAL	
	FUND		PROJECTS		FIXED ASSETS		LONG-TERM	
	FUND		FUND		FUND		DEBT	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
<b><u>ASSETS</u></b>								
Cash - Operating Account	\$ 334,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	334,003
Accounts Receivable - Other	295	-	-	-	-	-	-	295
Due From Other Districts	21,936	-	-	-	-	-	-	21,936
Due From Other Funds	328,129	-	1,910	-	-	-	-	330,039
Investments:								
Acquisition & Construction Account	-	-	9	-	-	-	-	9
Reserve Fund	-	252,406	-	-	-	-	-	252,406
Revenue Fund	-	89,969	-	-	-	-	-	89,969
Fixed Assets								
Construction Work In Process	-	-	-	7,221,399	-	-	-	7,221,399
Amount Avail In Debt Services	-	-	-	-	-	252,406	-	252,406
Amount To Be Provided	-	-	-	-	-	7,107,594	-	7,107,594
<b>TOTAL ASSETS</b>	<b>\$ 684,363</b>	<b>\$ 342,375</b>	<b>\$ 1,919</b>	<b>\$ 7,221,399</b>	<b>\$ 7,360,000</b>	<b>\$ 15,610,056</b>		
<b><u>LIABILITIES</u></b>								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Unearned Revenue	2,551	-	-	-	-	-	-	2,551
Bonds Payable - Series 2023	-	-	-	-	-	7,250,000	-	7,250,000
Due To Other Funds	-	330,039	-	-	-	-	-	330,039
<b>TOTAL LIABILITIES</b>	<b>2,551</b>	<b>330,039</b>	<b>-</b>	<b>-</b>	<b>7,250,000</b>	<b>7,582,590</b>		

# WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	12,336	-	-	-	12,336
Capital Projects	-	-	1,919	-	-	1,919
Unassigned:	681,812	-	-	7,221,399	110,000	8,013,211
<b>TOTAL FUND BALANCES</b>	<b>681,812</b>	<b>12,336</b>	<b>1,919</b>	<b>7,221,399</b>	<b>110,000</b>	<b>8,027,466</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 684,363</b>	<b>\$ 342,375</b>	<b>\$ 1,919</b>	<b>\$ 7,221,399</b>	<b>\$ 7,360,000</b>	<b>\$ 15,610,056</b>

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	\$ 399,873	\$ 139,956	\$ (259,917)	35.00%
Developer Contribution	-	328,129	328,129	0.00%
<b>TOTAL REVENUES</b>	<b>399,873</b>	<b>468,085</b>	<b>68,212</b>	<b>117.06%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	8,800	3,200	73.33%
ProfServ-Info Technology	600	400	200	66.67%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
ProfServ-Web Site Maintenance	1,200	600	600	50.00%
District Counsel	8,500	11,617	(3,117)	136.67%
District Engineer	7,000	-	7,000	0.00%
Administrative Services	4,500	2,625	1,875	58.33%
District Manager	25,000	23,292	1,708	93.17%
Accounting Services	9,000	11,307	(2,307)	125.63%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	90	410	18.00%
Rentals & Leases	600	427	173	71.17%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	(880)	4,380	-25.14%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	800	400	66.67%
Organization Costs	6,500	-	6,500	0.00%
Misc. Administrative Fees	250	1,027	(777)	410.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
<b>Total Administration</b>	<b>87,525</b>	<b>65,155</b>	<b>22,370</b>	<b>74.44%</b>
<b><u>Electric Utility Services</u></b>				
Utility - StreetLights	75,000	21,917	53,083	29.22%
Utility Services	15,000	54	14,946	0.36%
<b>Total Electric Utility Services</b>	<b>90,000</b>	<b>21,971</b>	<b>68,029</b>	<b>24.41%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	7,500	4,650	2,850	62.00%
<b>Total Water Utility Services</b>	<b>7,500</b>	<b>4,650</b>	<b>2,850</b>	<b>62.00%</b>

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Stormwater Control</u></b>				
R&M-Stormwater System	15,000	-	15,000	0.00%
R&M-Wetland Monitoring	6,500	-	6,500	0.00%
Annual Stormwater Report	3,500	-	3,500	0.00%
<b>Total Stormwater Control</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Landscape Annual Rotation Chancey Road	5,000	-	5,000	0.00%
Landscape Mulch Chancey Road	5,000	-	5,000	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	7,001	5,499	56.01%
Landscape Maintenance	125,000	25,491	99,509	20.39%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Entry & Walls Maintenance	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>173,700</b>	<b>32,492</b>	<b>141,208</b>	<b>18.71%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Drainage	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
Field Services	12,000	-	12,000	0.00%
Dog Waste Station Service & Supplies	650	-	650	0.00%
<b>Total Parks and Recreation</b>	<b>12,650</b>	<b>-</b>	<b>12,650</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	2,500	-	100.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>2,500</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>399,875</b>	<b>126,768</b>	<b>273,107</b>	<b>31.70%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(2)	341,317	341,319	-17065850.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(2)	-	2	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(2)</b>	<b>-</b>	<b>2</b>	<b>0.00%</b>
Net change in fund balance	\$ (2)	\$ 341,317	\$ 341,323	-17065850.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>340,495</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 681,812</b>		

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Debt Service Fund (201)  
*(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	\$ -	\$ 11,221	\$ 11,221	0.00%
Special Assmnts- CDD Collected	502,975	176,685	(326,290)	35.13%
<b>TOTAL REVENUES</b>	<b>502,975</b>	<b>187,906</b>	<b>(315,069)</b>	<b>37.36%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	115,000	115,000	-	100.00%
Interest Expense	387,975	390,563	(2,588)	100.67%
<b>Total Debt Service</b>	<b>502,975</b>	<b>505,563</b>	<b>(2,588)</b>	<b>100.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>502,975</b>	<b>505,563</b>	<b>(2,588)</b>	<b>100.51%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(317,657)	(317,657)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>329,993</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 12,336</b>		

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Capital Projects Fund (301)  
*(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	\$ -	\$ 118	\$ 118	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>118</b>	<b>118</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	14,664	(14,664)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>14,664</b>	<b>(14,664)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>14,664</b>	<b>(14,664)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(14,546)	(14,546)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>16,465</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,919</u></b>		

# Bank Account Statement

West Hillcrest CDD

Tuesday, August 5, 2025

Page 1

Bank Account No. 7270

Statement No. 07\_25

Statement Date

07/31/2025

<b>G/L Account No. 101001 Balance</b>	334,003.01	<b>Statement Balance</b>	336,048.88
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	334,003.01	<b>Subtotal</b>	336,048.88
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-2,045.87
<b>Ending G/L Balance</b>	334,003.01	<b>Ending Balance</b>	334,003.01

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
<b>Total Deposits</b>							0.00
<b>Checks</b>							
							0.00
06/25/2025	Payment	15177	INFRAMARK LLC	Check for Vendor V00003	-15.18	-15.18	0.00
06/25/2025	Payment	15179	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
06/25/2025	Payment	15180	LORI CAMPAGNA	Check for Vendor V00016	-200.00	-200.00	0.00
07/02/2025	Payment	15182	INFRAMARK LLC	Check for Vendor V00003	-4,025.00	-4,025.00	0.00
07/02/2025	Payment	15183	STEADFAST ENVIRONMENTAL, LLC	Check for Vendor V00028	-90.00	-90.00	0.00
07/02/2025	Payment	15184	STRALEY ROBIN VERICKER	Check for Vendor V00006	-2,385.00	-2,385.00	0.00
07/02/2025	Payment	15185	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00036	-450.00	-450.00	0.00
07/02/2025	Payment	15186	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-48.59	-48.59	0.00
07/09/2025	Payment	15187	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00036	-3,553.50	-3,553.50	0.00
07/17/2025	Payment	15188	BRADLEY GILLEY	Check for Vendor V00039	-200.00	-200.00	0.00
07/17/2025	Payment	15189	INFRAMARK LLC	Check for Vendor V00003	-4,025.00	-4,025.00	0.00
07/17/2025	Payment	15190	JACOB WALSH	Check for Vendor V00021	-200.00	-200.00	0.00
07/17/2025	Payment	15191	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
07/17/2025	Payment	15192	LORI CAMPAGNA	Check for Vendor V00016	-200.00	-200.00	0.00
07/17/2025	Payment	15193	STEADFAST ENVIRONMENTAL, LLC	Check for Vendor V00028	-5,072.25	-5,072.25	0.00
07/17/2025	Payment	15194	STRALEY ROBIN VERICKER	Check for Vendor V00006	-376.50	-376.50	0.00
07/17/2025	Payment	15195	SITEX AQUATICS	Check for Vendor V00033	-465.00	-465.00	0.00
07/23/2025	Payment	15197	INFRAMARK LLC	Check for Vendor V00003	-5.52	-5.52	0.00
07/21/2025		JE000236	Bank Fees	Bank fees	-4,258.38	-4,258.38	0.00
<b>Total Checks</b>					-25,969.92	-25,969.92	0.00

## Adjustments

# Bank Account Statement

West Hillcrest CDD

Bank Account No.	7270		
Statement No.	07_25	Statement Date	07/31/2025

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**Total Adjustments**

**Outstanding Checks**

07/23/2025	Payment	15196	EGIS INSURANCE ADVISORS	Check for Vendor V00024	-2,001.00
07/31/2025	Payment	15198	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-44.87
Total Outstanding Checks					-2,045.87

**Outstanding Deposits**

**Total Outstanding Deposits**

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(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	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	Accounting Services	532001-51301	\$750.00
001	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	Administrative Services	531148-51301	\$375.00
001	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	District Manager	531150-51301	\$2,083.33
001	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	Rentals & Leases	544025-51301	\$50.00
001	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	Accounting Services	532001-51301	\$416.67
001	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	ProfServ-Info Technology	531020-51301	\$50.00
001	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	ProfServ-Recording Secretary	531036-51301	\$200.00
001	15182	07/02/25	INFRAMARK LLC	150851	Management Contract June 2025	Financial & Revenue Collections	549150-51301	\$100.00
001	15183	07/02/25	STEADFAST ENVIRONMENTAL, LLC	SA-12824	OTC Injections June 2025	Landscape Maintenance	546300-53908	\$90.00
001	15184	07/02/25	STRALEY ROBIN VERICKER	26656	District Counsel May 2025	District Counsel	531146-51401	\$2,385.00
001	15185	07/02/25	STREETLEAF DISTRIBUTION, LLC	4697	Streetlight Fixture Replacement	Utility - StreetLights	543062-53100	\$450.00
001	15186	07/02/25	WITHLACOOCHEE RIVER ELECTRIC	061625 6392	WATER 05/05/25-06/11/25	Utility Services	543063-53100	\$48.59
001	15187	07/09/25	STREETLEAF DISTRIBUTION, LLC	4870	July 2025 Solar Street Lights	Utility - StreetLights	543062-53100	\$3,553.50
001	15188	07/17/25	BRADLEY GILLEY	AG-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	Accounting Services	532001-51301	\$750.00
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	Administrative Services	531148-51301	\$375.00
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	District Manager	531150-51301	\$2,083.33
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	Rentals & Leases	544025-51301	\$50.00
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	Accounting Services	532001-51301	\$416.67
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	ProfServ-Info Technology	531020-51301	\$50.00
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	ProfServ-Recording Secretary	531036-51301	\$200.00
001	15189	07/17/25	INFRAMARK LLC	153054	July 2025 District Management Agreement	Financial & Revenue Collections	549150-51301	\$100.00
001	15190	07/17/25	JACOB WALSH	JW-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	15191	07/17/25	KELLY ANN EVANS	KE-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	15192	07/17/25	LORI CAMPAGNA	LC-071525	BOARD 7/15/25	Supervisor Fees	511100-51101	\$200.00
001	15193	07/17/25	STEADFAST ENVIRONMENTAL, LLC	SA-13191	LANDSCAPE MAINTENANCE JULY 2025	Landscape Maintenance	546300-53908	\$5,072.25
001	15194	07/17/25	STRALEY ROBIN VERICKER	26823	June 2025 District Counsel	District Counsel	531146-51401	\$376.50
001	15195	07/17/25	SITEX AQUATICS	9989-B	July 2026 Aquatic Maintenance - pond 34&38	Contracts-Aquatic Control	534067-53908	\$465.00
001	15196	07/23/25	EGIS INSURANCE ADVISORS	28641	INSURANCE POLICY CHANGE - Add Property	Insurance -Property & Casualty	545009-53908	\$2,001.00
001	15197	07/23/25	INFRAMARK LLC	154365	DISTRICT INVOICE	Postage, Phone, Faxes, Copies	541024-51301	\$5.52
001	15198	07/31/25	WITHLACOOCHEE RIVER ELECTRIC	071625 6392	ELECTRIC 06/11/25-07/11/25	Utility - StreetLights	543062-53100	\$44.87

<b>Fund Total</b>	<b>\$23,342.23</b>
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<b>Total Checks Paid</b>	<b>\$23,342.23</b>
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# **Fifth Order of Business**

**5A**

# **Fifth Order of Business**

**5B**

# **Fifth Order of Business**

**5C**



# MONTHLY REPORT

AUGUST, 2025





POND 37

Permanently Stabilized

POND 38

Monitoring health of placed sod

Prepared for: Jayna cooper  
Prepared By: Devon Craig

## SUMMARY:

The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.



Pond #37 Treated for Algae and Shoreline Vegetation.



Pond #38 Treated for Algae and Shoreline Vegetation.