

**WEST HILLCREST  
COMMUNITY DEVELOPMENT DISTRICT**

**SEPTEMBER 16, 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  
Kathryn Hopkinson, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda Tuesday, September 16, 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. Staff Reports

#### A. Aquatics Inspection Report

##### 1. Sitex Aquatics Monthly Report (*September 2025*)

#### B. District Engineer

#### C. District Counsel

#### D. District Manager

### 3. Business Items

#### A. West Hillcrest Subordination, Non-Disturbance, and Attornment Agreement

#### B. Sitex Aquatics – Phase 2 Pond Maintenance Proposal

#### C. Sitex Aquatics - Proposal for Wetland Maintenance

#### D. Grau & Associates Audit Engagement Letter

### 4. Business Administration

#### A. Approval of Meeting Minutes (*August 19, 2025 Regular Meeting Minutes*)

#### B. Approval of the Financials (*August 2025*)

#### C. Approval of the Check Registers (*August 2025*)

**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

**D.** Approval of Operations and Maintenance Invoices (*August 2025*)

**5. Supervisors' Requests**

**6. Adjournment**

The next meeting is scheduled for Tuesday, October 21, 2025, at 10:45 a.m.



# MONTHLY REPORT

SEPTEMBER, 2025





POND 37

Permanently Stabilized

POND 38

Monitoring health of placed sod

Prepared for: Jayna cooper

Prepared By: Devon Craig

## SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



Pond #37 Treated for Algae and Shoreline Vegetation.



Pond #38 Treated for Algae and Shoreline Vegetation.

**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 5th day of September, 2025, by and among **WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government (the “Customer”), whose mailing address is: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607; **VALLEY NATIONAL BANK**, its successors or assigns (the “Lender”) whose mailing address is: 180 Fountain Parkway N., Suite 200, St. Petersburg, FL 33716; and **GIG FIBER, LLC**, a Delaware limited liability company (the “Borrower”), whose mailing 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, 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. Borrower – Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Borrower represents that in entering into this Agreement, the Borrower does not use coercion for labor or services as defined in the statute. The Borrower is required to provide an affidavit, signed by an officer or a representative of the Borrower with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

12. Lender – Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Lender represents that in entering into this Agreement, the Lender does not use coercion for labor or services as defined in the statute. The Lender is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

13. 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 1

By: \_\_\_\_\_  
Name: Kelly Evans  
Title: Chair of the Board of Supervisors

\_\_\_\_\_  
Name of Witness 1

Address of Witness 1: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness 2

\_\_\_\_\_  
Name of Witness 2

Address of Witness 2: \_\_\_\_\_

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]*

**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 1

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

\_\_\_\_\_  
Name of Witness 1

Address of Witness 1: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness 2

\_\_\_\_\_  
Name of Witness 2

Address of Witness 2: \_\_\_\_\_

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]*

**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 1

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

\_\_\_\_\_  
Name of Witness 1

Address of Witness 1: \_\_\_\_\_

\_\_\_\_\_  
Signature of Witness 2

\_\_\_\_\_  
Name of Witness 2

Address of Witness 1: \_\_\_\_\_

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 luminaries, storage batteries, support poles, lighting control equipment, hardware, and related equipment fixtures.

**EXHIBIT “B”**

**Description of Installation Site**

**BELLMANY CROSSINGS – PHASE 1**

Tract “A-2” of BEL:LAMY CROSSINGS – PHASE 1, according to the plat thereof, as recorded in Plat Book 96, Pages 49-53 of the Public Records of Pasco County.



Mailing:

Physical:

PO Box 917  
Parrish, FL 34219

11719 31st TER E  
Palmetto, FL 34221

813.564.2322  
www.sitexaquatics.com

# Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & West Hillcrest CDD hereafter called "customer"*

**Customer:** West Hillcrest CDD  
**C/O:** Inframark  
**Contact:** Debby Wallace  
**Address:** 2005 Pan Am Circle Ste 300 Tampa, FL 33607  
**Email:** deborah.wallace@inframark.com  
**Phone:** 813.873.7300

*Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:*

5 waterways (7 acres) @ the West Hillcrest community located in Dade City, FL (see attached map)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |  |          |
|--|----------|
| 1. Shoreline Grass and Brush Control                   | Included |
| 2. Underwater, Floating and Algae Treatment            | Included |
| 3. Algae callback service                              | Included |
| 4. All Services Performed by State Licensed Applicator | Included |
| 5. Treatment Report Issued Monthly                     | Included |
| 6. Use of EPA Regulated Materials Only                 | Included |
| 7. Storm Structure Vegetation treatments               | Included |
| 8. Non-Construction trash removal (see terms)          | Included |

*Service shall consist of Twenty-Four (24) site visits with treatments as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 09/01/25 thru 08/31/26 Agreement will automatically renew as per Term and Conditions:*

Ponds #32-36 only:  
Monthly Service Amount: \$531.00  
Annual Maintenance Cost: \$6,372.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

Accepted By

Date

President, Sitex Aquatics LLC.

Date

08/27/2025

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

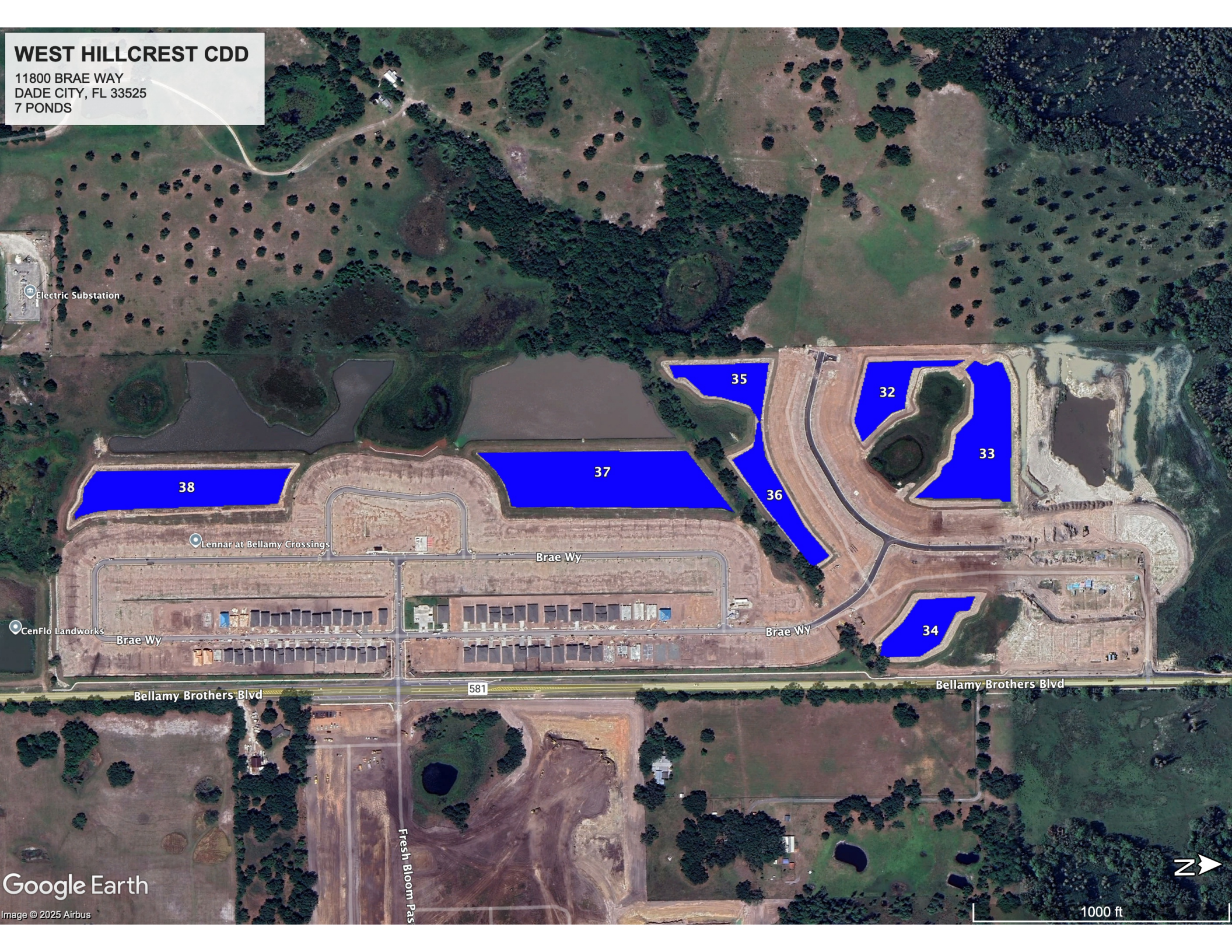
- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"

**WEST HILLCREST CDD**

11800 BRAE WAY  
DADE CITY, FL 33525  
7 PONDS



Electric Substation

Lennar at Bellamy Crossings

CenFlo Landworks

Brae Wy

Brae Wy

Brae Wy

Bellamy Brothers Blvd

581

Bellamy Brothers Blvd

Fresh Bloom Pas

Google Earth

Image © 2025 Airbus



1000 ft



Mailing:

Physical:

PO Box 917  
Parrish, FL 34219

11719 31st TER E  
Palmetto, FL 34221

813.564.2322  
www.sitexaquatics.com

# Aquatic Management Agreement

*This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & West Hillcrest CDD hereafter called "customer"*

**Customer:** West Hillcrest CDD  
**C/O:** Inframark  
**Contact:** Debby Wallace  
**Address:** 2005 pan Am Circle ste 300 Tampa, FL 33607  
**Email:** Deborah.wallace@inframark.com  
**Phone:** 813.873.7300

*Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:*

Five (5) Wetland buffers (15' swath) at the Bellamy Crossing community located in Dade City, FL (see attached map in green)

*Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:*

- |   |          |
|---|----------|
| 1. K.I.P. (Kill in Place) Category 1&2 invasive species | Included |
| 2. Treatment Reports per application                    | Included |

*Service shall consist of Four (4) treatments a year as needed.*

*Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 10/01/25 thru 09/30/26 Agreement will automatically renew as per Term and Conditions:*

Quarterly service:	\$3,160.00
Total Annual Maintenance Cost:	\$12,640.00

*Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.*

*Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.*

Accepted By

Date

President, Sitex Aquatics Ilc.

Date

09/09/2025

# Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Four (4) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I.E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"





# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

August 8, 2025

To Board of Supervisors  
West Hillcrest Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide West Hillcrest Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of West Hillcrest Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,100 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

West Hillcrest Community Development District

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to West Hillcrest Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

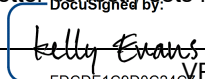
Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of West Hillcrest Community Development District.

By:   
Title: VP, Board of Directors  
Date: 8/12/2025



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**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, August 19, 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
Brad Gilley	Assistant Secretary
Momo Anselmi	Assistant Secretary

Also present were:

Debby Wallace	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Wesley Elias	Inframark
Residents	

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Second Addendum to the Landscape Maintenance Contract with Steadfast Alliance**

On MOTION by Ms. Evans seconded by Mr. Anselmi, with all in favor, Second Addendum to the Landscape Maintenance Contract with <i>Steadfast Alliance</i> in the amount of \$115,020.00, was approved. 5-0
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**B. West Hillcrest Subordination, Non-Disturbance and Attornment Agreement**

On MOTION by Ms. Evans seconded by Mr. Anselmi, with all in favor, West Hillcrest Subordination, Non-Disturbance and Attornment Agreement, was approved. 5-0
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**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of July 15, 2025 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures July 2025**
- C. Acceptance of the Financials and Approval of the Check Register for July 2025**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

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

There being no reports, the next item followed.

**i. Sitex Aquatics August Report**

The Sitex Aquatics August Report was presented, a copy of which was included in the agenda package also next regularly scheduled meeting is on September 16, 2025 at 10:45am.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

Ms. Wallace to request addendum from *Sitex* for Phase 2 pond maintenance for next meeting.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Mr. Anselmi, with all in favor, the meeting was adjourned at 10:52 am. 5-0

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Debby Wallace  
District Manager

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Kelly Evans  
Chairperson

# **West Hillcrest Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 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 August 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM		TOTAL
					DEBT ACCOUNT GROUP FUND		
<b><u>ASSETS</u></b>							
Cash - Operating Account	\$ 344,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 344,694
Accounts Receivable - Other	295	-	-	-	-	-	295
Due From Other Districts	1,594	-	-	-	-	-	1,594
Due From Other Funds	328,129	-	1,910	-	-	-	330,039
Investments:							
Acquisition & Construction Account	-	-	9	-	-	-	9
Reserve Fund	-	252,406	-	-	-	-	252,406
Revenue Fund	-	91,107	-	-	-	-	91,107
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>\$ 674,712</b>	<b>\$ 343,513</b>	<b>\$ 1,919</b>	<b>\$ 7,221,399</b>	<b>\$ 7,360,000</b>	<b>\$ -</b>	<b>\$ 15,601,543</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 7,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,664
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>10,215</b>	<b>330,039</b>	<b>-</b>	<b>-</b>	<b>7,250,000</b>	<b>-</b>	<b>7,590,254</b>
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	13,474	-	-	-	-	13,474
Capital Projects	-	-	1,919	-	-	-	1,919
Unassigned:	664,497	-	-	7,221,399	110,000	-	7,995,896
<b>TOTAL FUND BALANCES</b>	<b>664,497</b>	<b>13,474</b>	<b>1,919</b>	<b>7,221,399</b>	<b>110,000</b>	<b>-</b>	<b>8,011,289</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 674,712</b>	<b>\$ 343,513</b>	<b>\$ 1,919</b>	<b>\$ 7,221,399</b>	<b>\$ 7,360,000</b>	<b>\$ -</b>	<b>\$ 15,601,543</b>

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	9,800	2,200	81.67%
ProfServ-Dissemination Agent	-	4,583	(4,583)	0.00%
ProfServ-Info Technology	600	500	100	83.33%
ProfServ-Recording Secretary	2,400	2,000	400	83.33%
ProfServ-Web Site Maintenance	1,200	700	500	58.33%
District Counsel	8,500	12,238	(3,738)	143.98%
District Engineer	7,000	-	7,000	0.00%
Administrative Services	4,500	3,375	1,125	75.00%
District Manager	25,000	21,250	3,750	85.00%
Accounting Services	9,000	11,557	(2,557)	128.41%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	100	400	20.00%
Rentals & Leases	600	609	(9)	101.50%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	(727)	4,227	-20.77%
Bank Fees	200	450	(250)	225.00%
Financial & Revenue Collections	1,200	1,000	200	83.33%
Organization Costs	6,500	-	6,500	0.00%
Misc. Administrative Fees	250	611	(361)	244.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
<b>Total Administration</b>	<b>87,525</b>	<b>71,496</b>	<b>16,029</b>	<b>81.69%</b>
<b><u>Electric Utility Services</u></b>				
Contracts-Landscape Consultant	-	(45)	45	0.00%
Utility - StreetLights	75,000	24,682	50,318	32.91%
Utility Services	15,000	317	14,683	2.11%
<b>Total Electric Utility Services</b>	<b>90,000</b>	<b>24,954</b>	<b>65,046</b>	<b>27.73%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	7,500	5,115	2,385	68.20%
<b>Total Water Utility Services</b>	<b>7,500</b>	<b>5,115</b>	<b>2,385</b>	<b>68.20%</b>

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	33,018	91,982	26.41%
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>40,019</b>	<b>133,681</b>	<b>23.04%</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>144,084</b>	<b>255,791</b>	<b>36.03%</b>

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
Excess (deficiency) of revenues				
Over (under) expenditures	(2)	324,001	324,003	-16200050.00%
<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	<u>\$ (2)</u>	<u>\$ 324,001</u>	<u>\$ 324,007</u>	<u>-16200050.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>340,496</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 664,497</u></b>		

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 12,359	\$ 12,359	0.00%
Special Assmnts- CDD Collected	502,975	176,685	(326,290)	35.13%
<b>TOTAL REVENUES</b>	<b>502,975</b>	<b>189,044</b>	<b>(313,931)</b>	<b>37.59%</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	-	(316,519)	(316,519)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>329,993</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 13,474</b>		

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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>\$ 1,919</b>		

# Bank Account Statement

West Hillcrest CDD

**Bank Account No.** 7270

**Statement No.** 08-25

**Statement Date** 08/31/2025

<b>G/L Account No. 101001 Balance</b>	344,693.59	<b>Statement Balance</b>	349,118.59
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	344,693.59	<b>Subtotal</b>	349,118.59
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-4,425.00
<b>Ending G/L Balance</b>	344,693.59	<b>Ending Balance</b>	344,693.59

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
08/27/2025	Payment	BD00006	Utility - StreetLights	Deposit No. BD00006 -	730.00	730.00	0.00
08/25/2025	Payment	BD00007	Due From Other Districts	Deposit No. BD00007 - Bank Fee Reimbs from Oth	5,232.45	5,232.45	0.00
08/26/2025	Payment	BD00008	Due From Other Districts	Deposit No. BD00008 - Bank Fee Reimbs from Oth	11,915.96	11,915.96	0.00
08/27/2025	Payment	BD00009	Due From Other Districts	Deposit No. BD00009 - Bank Fee Reimbs from Oth	7,968.40	7,968.40	0.00
08/29/2025		JE000252	Interest - Investments	Interest Earned	0.47	0.47	0.00
08/25/2025	Payment	BD00011	Bank Fees	Deposit No. BD00011 -	81.50	81.50	0.00
<b>Total Deposits</b>					25,928.78	25,928.78	0.00
<b>Checks</b>							
07/23/2025	Payment	15196	EGIS INSURANCE ADVISORS	Check for Vendor V00024	-2,001.00	-2,001.00	0.00
07/31/2025	Payment	15198	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-44.87	-44.87	0.00
08/06/2025	Payment	15199	PASCO COUNTY UTILITIES	Check for Vendor V00040	-218.70	-218.70	0.00
08/06/2025	Payment	15200	SITEX AQUATICS	Check for Vendor V00033	-465.00	-465.00	0.00
08/14/2025	Payment	15202	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00036	-3,450.00	-3,450.00	0.00
08/14/2025	Payment	15203	TIMES PUBLISHING COMPANY	Check for Vendor V00008	-153.20	-153.20	0.00
08/20/2025	Payment	15204	STRALEY ROBIN VERICKER	Check for Vendor V00006	-621.00	-621.00	0.00
08/21/2025	Payment	15206	JACOB WALSH	Check for Vendor V00021	-200.00	-200.00	0.00
08/21/2025	Payment	15207	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
08/21/2025	Payment	15209	MORGANA ANSELM	Check for Vendor V00022	-200.00	-200.00	0.00
08/21/2025		JE000251	Bank Fees	Bank fees	-5,305.30	-5,305.30	0.00
<b>Total Checks</b>					-12,859.07	-12,859.07	0.00

## Adjustments

# Bank Account Statement

West Hillcrest CDD

Bank Account No. 7270  
Statement No. 08-25

Statement Date 08/31/2025

---

**Total Adjustments**

**Outstanding Checks**

08/14/2025	Payment	15201	INFRAMARK LLC	Check for Vendor V00003	-4,025.00
08/21/2025	Payment	15205	BRADLEY GILLEY	Check for Vendor V00039	-200.00
08/21/2025	Payment	15208	LORI CAMPAGNA	Check for Vendor V00016	-200.00
<b>Total Outstanding Checks</b>					-4,425.00

**Outstanding Deposits**

**Total Outstanding Deposits**

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	15199	08/06/25	PASCO COUNTY UTILITIES	22695208	Electric Utility	Utility Services	543063-53100	\$218.70
001	15200	08/06/25	SITEX AQUATICS	10106-B	Aquatic Maintenance	Contracts-Aquatic Control	534067-53908	\$465.00
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	Accounting Services	532001-51301	\$750.00
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	Administrative Services	531148-51301	\$375.00
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	District Manager	531150-51301	\$2,083.33
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	Rentals & Leases	544025-51301	\$50.00
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	ProfServ-Info Technology	531020-51301	\$50.00
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	ProfServ-Recording Secretary	531036-51301	\$200.00
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	Financial & Revenue Collections	549150-51301	\$100.00
001	15201	08/14/25	INFRAMARK LLC	155344	District Management - August 2025	Misc. Administrative Fees	549425-53908	\$416.67
001	15202	08/14/25	STREETLEAF DISTRIBUTION, LLC	5046	Solar Street Lights Aug 2025	Utility - StreetLights	543062-53100	\$3,450.00
001	15203	08/14/25	TIMES PUBLISHING COMPANY	49588-080625	Legal Advertising 08/06/25	Legal Advertising	548002-51301	\$153.20
001	15204	08/20/25	STRALEY ROBIN VERICKER	26984	DISTRICT COUNSEL THROUGH 07/31/25	District Counsel	531146-51401	\$621.00
001	15205	08/21/25	BRADLEY GILLEY	BG-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
001	15206	08/21/25	JACOB WALSH	JW-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
001	15207	08/21/25	KELLY ANN EVANS	KE-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
001	15208	08/21/25	LORI CAMPAGNA	LC-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
001	15209	08/21/25	MORGANA ANSELM	MA-081925	BOARD 8/19/25	Supervisor Fees	511100-51101	\$200.00
<b>Fund Total</b>								<b>\$9,932.90</b>

<b>Total Checks Paid</b>	<b>\$9,932.90</b>
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**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	8/1/2025	155344	\$750.00		DISTRICT SERVICES FEBRUARY 2024
INFRAMARK LLC	8/1/2025	155344	\$375.00		DISTRICT SERVICES FEBRUARY 2024
INFRAMARK LLC	8/1/2025	155344	\$2,083.33		DISTRICT MANGEMENT
INFRAMARK LLC	8/1/2025	155344	\$50.00		Meeting Rental
INFRAMARK LLC	8/1/2025	155344	\$50.00		Technology Services
INFRAMARK LLC	8/1/2025	155344	\$200.00		Recording Secretary
INFRAMARK LLC	8/1/2025	155344	\$100.00		Financial & Revenue
INFRAMARK LLC	8/1/2025	155344	\$416.67	\$4,025.00	Dissemination Services
SITEX AQUATICS	8/1/2025	10106-B	\$465.00	\$465.00	August 2025 Aquatic Contract
STEADFAST ENVIRONMENTAL, LLC	8/20/2025	SA-14596	\$7,527.38	\$7,527.38	LANDSCAPE MAINTENANCE
STREETLEAF DISTRIBUTION, LLC	8/1/2025	5046	\$3,450.00	\$3,450.00	Solar Street Lights August 2025
<b>Monthly Contract Subtotal</b>			<b>\$15,467.38</b>	<b>\$15,467.38</b>	
<b>Utilities</b>					
PASCO COUNTY UTILITIES	7/11/2025	22695208	\$218.70	\$218.70	Electric Utility
<b>Utilities Subtotal</b>			<b>\$218.70</b>	<b>\$218.70</b>	
<b>Regular Services</b>					
BRADLEY GILLEY	8/19/2025	BG-081925	\$200.00	\$200.00	BOARD 8/19/25
INFRAMARK LLC	8/28/2025	157236	\$10.11		DISTRICT SERVICES FEBRUARY 2024
INFRAMARK LLC	8/28/2025	157236	\$81.59	\$91.70	DISTRICT SERVICES FEBRUARY 2024
JACOB WALSH	8/19/2025	JW-081925	\$200.00	\$200.00	BOARD 8/19/25
KELLY ANN EVANS	8/19/2025	KE-081925	\$200.00	\$200.00	BOARD 8/19/25
LORI CAMPAGNA	8/19/2025	LC-081925	\$200.00	\$200.00	BOARD 8/19/25
MORGANA ANSELM	8/19/2025	MA-081925	\$200.00	\$200.00	BOARD 8/19/25
STRALEY ROBIN VERICKER	8/15/2025	26984	\$621.00	\$621.00	District Counsel
TIMES PUBLISHING COMPANY	8/6/2025	49588-080625	\$153.20	\$153.20	Legal Advertising



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

155344

**CUSTOMER ID**

C4920

**PO#****DATE**

8/1/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

8/1/2025

**BILL TO**

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

Services provided for the Month of: August 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

Invoice details

Invoice no.: 10106-b  
Terms: Net 30  
Invoice date: 08/01/2025  
Due date: 08/31/2025

#	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>	<b>\$7,527.38</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$7,527.38</b>

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

# INVOICE



<b>Invoice #:</b>	5046
<b>Invoice Date:</b>	08/01/25
<b>Amount Due:</b>	\$3,450.00

**Bill To:**

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

Due Date
08/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	West Hillcrest CDD - Phase 1 and 2_August 2025	69	\$50.00	\$3,450.00

<b>Subtotal:</b>	\$3,450.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$3,450.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	\$3,450.00

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



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4323 1 1  
13-80500

**WEST HILLCREST**

LENNAR HOMES LLC

Service Address: **27707 FRESH LEAF LANE**

Bill Number: 22695208

Billing Date: 7/11/2025

Billing Period: 5/30/2025 to 6/27/2025

*Bellamy*  
*2413600*

Account #	Customer #
1308970	01147647
Please use the 15-digit number below when making a payment through your bank	
130897001147647	

**Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.**

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579117	5/30/2025	0	6/27/2025	270	28	270

Usage History

Reclaimed

June 2025

270

Transactions

Payment

-1,756.00 CR

**Balance Forward**

-1,756.00 CR

Current Transactions

Reclaimed

Meter Set Fee

1,275.00

Reclaimed

270 Thousand Gals X \$0.81

218.70

Adjustments

Deposit Owing

481.00

**Total Current Transactions**

1,974.70

**TOTAL BALANCE DUE**

**\$218.70**

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at [bit.ly/PascoRegional2024](http://bit.ly/PascoRegional2024). To request a paper copy, please call (813) 929-2733.

Please return this portion with payment



TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1308970

Customer # 01147647

Balance Forward

-1,756.00 CR

Current Transactions

1,974.70

**Total Balance Due**

**\$218.70**

**Due Date**

**7/28/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

LENNAR HOMES LLC

4301 W BOY SCOUT BOULEVARD STE 600

TAMPA FL 33607

PASCO COUNTY UTILITIES

CUSTOMER INFORMATION & SERVICES

P.O. BOX 2139

NEW PORT RICHEY, FL 34656-2139

011476472130897042269520800000218706

Attendance Confirmation  
for  
BOARD OF SUPERVISORS

---

District Name: West Hillcrest Community Development District

Board Meeting Date: August 19, 2025

In Attendance

	Name	Please X	paid
1	Kelly Evans	x	\$200
2	Lori Campagna	x	\$200
3	Jake Walsh	x	\$200
4	Momo Anselmi	x	\$200
5	Brad Gilley	x	\$200

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

Approved for payment:

  
District Manager Signature

8/19/2025  
Date

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

157236

**DATE**

8/28/2025

**CUSTOMER ID**

C4920

**NET TERMS**

Due On Receipt

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

8/28/2025

**BILL TO**

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	14	Ea	0.72		10.11
Eric Davidson- 6-20-25 SPRINGHILL SUITES LAND : meeting space: \$81.59	1	Ea	81.59		81.59
<b>Subtotal</b>					<b>91.70</b>

**Subtotal**

\$91.70

**Tax**

\$0.00

**Total Due**

\$91.70

**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.*

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*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.*

Attendance Confirmation  
for  
BOARD OF SUPERVISORS

---

District Name: West Hillcrest Community Development District

Board Meeting Date: August 19, 2025

In Attendance

	Name	Please X	paid
1	Kelly Evans	x	\$200
2	Lori Campagna	x	\$200
3	Jake Walsh	x	\$200
4	Momo Anselmi	x	\$200
5	Brad Gilley	x	\$200

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

Approved for payment:

  
District Manager Signature

8/19/2025  
Date

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

Attendance Confirmation  
for  
BOARD OF SUPERVISORS

---

District Name: West Hillcrest Community Development District


Board Meeting Date: August 19, 2025

In Attendance

	Name	Please X	paid
1	Kelly Evans	x	\$200
2	Lori Campagna	x	\$200
3	Jake Walsh	x	\$200
4	Momo Anselmi	x	\$200
5	Brad Gilley	x	\$200

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

Approved for payment:

  
District Manager Signature

8/19/2025  
Date

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

Attendance Confirmation  
for  
BOARD OF SUPERVISORS

---

District Name: West Hillcrest Community Development District


Board Meeting Date: August 19, 2025

In Attendance

	Name	Please X	paid
1	Kelly Evans	x	\$200
2	Lori Campagna	x	\$200
3	Jake Walsh	x	\$200
4	Momo Anselmi	x	\$200
5	Brad Gilley	x	\$200

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

Approved for payment:

  
District Manager Signature

8/19/2025  
Date

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

Attendance Confirmation  
for  
BOARD OF SUPERVISORS

---

District Name: West Hillcrest Community Development District


Board Meeting Date: August 19, 2025

In Attendance

	Name	Please X	paid
1	Kelly Evans	x	\$200
2	Lori Campagna	x	\$200
3	Jake Walsh	x	\$200
4	Momo Anselmi	x	\$200
5	Brad Gilley	x	\$200

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

Approved for payment:

  
District Manager Signature

8/19/2025  
Date

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

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 15, 2025

Client: 001604

Matter: 000001

Invoice #: 26984

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/15/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	1.1	\$412.50
7/31/2025	LC	REVIEW AND REVISE MEETING PUBLICATION AD FOR FISCAL YEAR 2025-2026.	0.3	\$58.50
7/31/2025	KCH	REVIEW AND REVISE NOTICE OF FISCAL YEAR 2026 MEETING SCHEDULE.	0.4	\$150.00
Total Professional Services			1.8	\$621.00

August 15, 2025  
Client: 001604  
Matter: 000001  
Invoice #: 26984

Page: 2

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Total Services	\$621.00	
Total Disbursements	\$0.00	
Total Current Charges		\$621.00
Previous Balance		\$376.50
Less Payments		(\$376.50)
<b>PAY THIS AMOUNT</b>		<b>\$621.00</b>

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

# Tampa Bay Times

tampabay.com

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

## DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
8/6/25-8/6/25	WEST HILLCREST CDD	
Billing Date	Sales Rep	Customer Account
8/6/2025	Deirdre Bonett	TB328064
Total Amount Due	Invoice Number	
\$153.20	49588-080625	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
8/6/25	8/6/25	49588	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meetings Schedule  Affidavit Fee	2	1.00x66.00 L	\$151.20  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANC

# Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
8/6/25-8/6/25	WEST HILLCREST CDD	
Billing Date	Sales Rep	Customer Account
8/6/2025	Deirdre Bonett	TB328064
Total Amount Due	Invoice Number	
\$153.20	49588-080625	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABL TO: TIM S PUBLISHING COMPANY

WEST HILLCREST CDD  
2005 Pan Am Cir Ste 300a #  
Tampa, FL 33607-2359

#### REMIT TO:

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

**WITHLACOOCHIE 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 **08/15/2025**  
Amount Due **45.09**  
Current Charges Due **09/09/2025**

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

ELECTRIC SERVICE							
Date	From	Reading	Date	To	Reading	Multiplier	Dem. Reading
07/11		15	08/12		30		
						KW Demand	kWh Used
							15

Comparative Usage Information

Period	Days	Average kWh Per Day
Aug 2025	32	0
Jul 2025	30	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.

Previous Balance 44.87  
Payment 44.87CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 15 KWH @ 0.06090 0.91  
Fuel Adjustment 15 KWH @ 0.04400 0.66  
FL Gross Receipts Tax 1.04  
State Tax 2.90  
Pasco County Tax 0.42

Total Current Charges 45.09  
Total Due Please Pay 45.09

**WITHLACOOCHIE 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



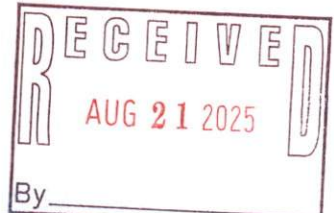
28  
9 - 9210

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

OP10



Bill Date: 08/15/2025



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

Current Charges Due Date	09/09/2025
<b>TOTAL CHARGES DUE</b>	<b>45.09</b>
Total Charges Due After Due Date	50.09

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<p><b>WEST HILLCREST CDD</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
WITHLACOOCHEE RIVER ELECTRIC	8/15/2025	081525-6392	\$45.09	\$45.09	ELECTRIC
Regular Services Subtotal			\$1,910.99	\$1,910.99	
TOTAL			\$17,597.07	\$17,597.07	