

**WEST HILLCREST
COMMUNITY DEVELOPMENT DISTRICT**

OCTOBER 21, 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, October 21, 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 Period

3. Business Items

A. West Hillcrest & Gig Fiber, LLC Subordination, Non-Disturbance, and Attornment Agreement

B. Ratification of Sitex Aquatics - Ponds # 32-36 One-Time Pond Maintenance Agreement

C. Consideration of Sitex Aquatics – Phase 2 Pond Maintenance Proposal

D. First Amendment to the Management Services Master Agreement

E. Grau & Associates Audit Engagement Letter FY2024-2025

4. Consent Agenda

A. Approval of Meeting Minutes

1. August 19, 2025 Regular Meeting Minutes

B. Approval of the Financials

1. August 2025

2. September 2025

C. Approval of the Check Registers

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

1. August 2025

2. September 2025

D. Approval of Operations and Maintenance Invoices

1. August 2025

2. September 2025

5. Staff Reports

A. Aquatics Inspection Report

1. Sitex Aquatics September 2025 Monthly Report

2. Sitex Aquatics October 2025 Monthly Report

B. District Engineer

C. District Counsel

D. District Manager

6. Supervisors' Requests

7. Adjournment

The next meeting is scheduled for Tuesday, November 18, 2025, at 10:45 a.m.

**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.

Ponds # 32-36 One-Time Pond Maintenance Agreement

This Ponds #32-36 One-Time Pond Maintenance Agreement (this “**Agreement**”) is entered into as of September 15, 2025, between the **West Hillcrest Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), and **SitexAquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District owns, operates, and maintains certain ponds and waterways, including Ponds 32-36, within and around the District. The District desires to retain an independent contractor to provide a one (1) time maintenance to said Ponds 32-36. Contractor represents that it is qualified to serve as a contractor and provide services to the District.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Description of Work.** The Contractor shall furnish all services, labor, materials, and equipment necessary for the complete performance of the work as described in the proposal attached hereto as **Exhibit “A”** (the “Scope of Work”).
 - a. Service shall consist of One (1) site visit with treatments as needed, includes:
 - i. Shoreline Grass and Brush Control
 - ii. Underwater, Floating, and Algae Treatment
 - iii. Algae callback service
 - iv. All Services Performed by State Licensed Applicator
 - v. Treatment Report
 - vi. Use of EPA Regulated Materials Only
 - vii. Storm Structure Vegetation treatments
 - viii. Non-Construction trash removal.
3. **Responsibilities of the Contractor.**
 - a. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards and best management practices.
 - b. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
 - c. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
 - d. Upon discovery of any information, concealed conditions, or defect that may affect the work, the Contractor shall immediately provide the District written

notice of such information or defect. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.

- e. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.
4. **Care of the Property.** Contractor agrees to keep the property clean and orderly during the course of the work and to remove all materials, debris, equipment, and machinery at the completion of each work day. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement. At the conclusion of the work, the Contractor has a duty to dispose of any waste material at an off-site waste disposal facility.
 5. **Labor, Materials, and Equipment Claims.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it, to perform under this Agreement. In the event that the Contractor does not pay or satisfy any claim or attempted lien within 3 business days after the filing of a notice thereof, the District, in addition to any or all remedies available under this Agreement, may terminate this Agreement effective upon the giving of notice.
 6. **District Representatives.** The District Engineer is authorized to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.
 7. **Time of Commencement and Completion Date.** District staff shall notify the Contractor when the work may begin, and Contractor shall confirm with the District that the site conditions are suitable for the work to be conducted. The Contractor is aware that time is of the essence.
 8. **Compensation.** Contractor shall perform the work described above for the total one-time amount of Five Hundred Thirty-One Dollars and Zero Cents (**\$531.00**). The Contractor shall submit an invoice for the work performed and the District shall pay the Contractor within 30 days of receipt of the invoice.
 9. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation,

made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

10. Permits. All permits necessary for the work to be performed under this Agreement shall be obtained and paid for by the Contractor.

11. Additional Services. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

12. Warranty.

- a. If within 1 year after the date of final payment by the District any portion of the work (excluding sod, which is only guaranteed to be viable and living at the time of installation) is found not to comply with the requirements of this Agreement, then Contractor shall correct such noncompliant portion of the work at its expense promptly after receiving written notice from District requesting such correction. This 1-year period shall be extended with respect to portions of the work completed after the payment by the District by a period equal to the time between the date of completion and the actual completion of such portion of the work.
- b. Contractor's warranty in this section is in addition to and does not limit in any way District's claims for latent/patent defects or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- c. Contractor shall assign and transfer to the District all warranties and guaranties received by Contractor in connection with any work, materials, equipment and components furnished by Contractor. If such warranties and guaranties are not by their terms assignable, Contractor agrees to initiate claims and enforce such warranties in accordance with their terms for the benefit of District upon demand.
- d. Refusal of a subcontractor responsible for the defective work to correct such work shall not excuse the Contractor from performing under this warranty.
- e. At time of final payment, Contractor will supply a copy of all warranties supplied by manufacturers along with all manufacturer's instructions. Contractor will assist the District with any warranty claims.
- f. Contractor warrants that the labor will meet all requirements of any manufacturer to honor the manufacturer's warranty for materials and labor.
- g. The provisions of this section shall survive approval of the work under this Agreement.

- 13. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
 - c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
 - d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 14. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

- 15. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

- 16. Relationship Between Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or

commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

- 17. Third-Party Beneficiaries.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 18. Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work and make every reasonable effort to procure cancellation of all existing orders for materials. Contractor will be entitled to receive as its exclusive remedy payment for the actual cost of materials purchased by Contractor and delivered to the job site and the work performed up to the time of receipt of the notice (as the percentage of completion is reasonably determined by the District) with the compensation amount being prorated accordingly, if the deposit exceeds these costs, Contractor will refund the appropriate amount to the District.
- 19. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
- 20. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 21. Assignment.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignment entered into without the written approval of the District shall be invalid and unenforceable.
- 22. Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
- 23. No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and

shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

24. Public Entity Crimes. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

25. Scrutinized Companies. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

26. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

- 27. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor 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.
- 28. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT PUBLICRECORDS@RIZZETTA.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

- 29. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 30. Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 31. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

32. Notice. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the District:

c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn.: Debby Wallace
deborah.wallace@inframark.com

To the Contractor:

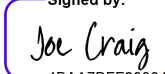
Sitex Aquatics
PO Box 917
Parrish, FL 34219
Attn.: Joseph Craig
joa@sitexaquatics.com

33. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

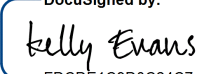
34. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit. The provisions in the Plan shall control over provisions in the Proposal.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Sitex Aquatics, LLC

Signed by:

4BAA7BFF2998456...
Name: Joe Craig
Title: President

**West Hillcrest
Community Development District**

DocuSigned by:

FDCDE1C9D0C24C7...
Name: Kelly Evans
Title: Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL
AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly
sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the West Hillcrest Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp



Mailing:

Physical:

PO Box 917
Parrish, FL 3421911719 31st TER E
Palmetto, FL 34221813.564.2322
www.sitexaquatics.com

Aquatic Management Proposal

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

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

- | | |
|--|----------|
| 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 One (1) site visits with treatments as needed.

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

09/14/2025

President, Sitex Aquatics Ilc.

Date



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;

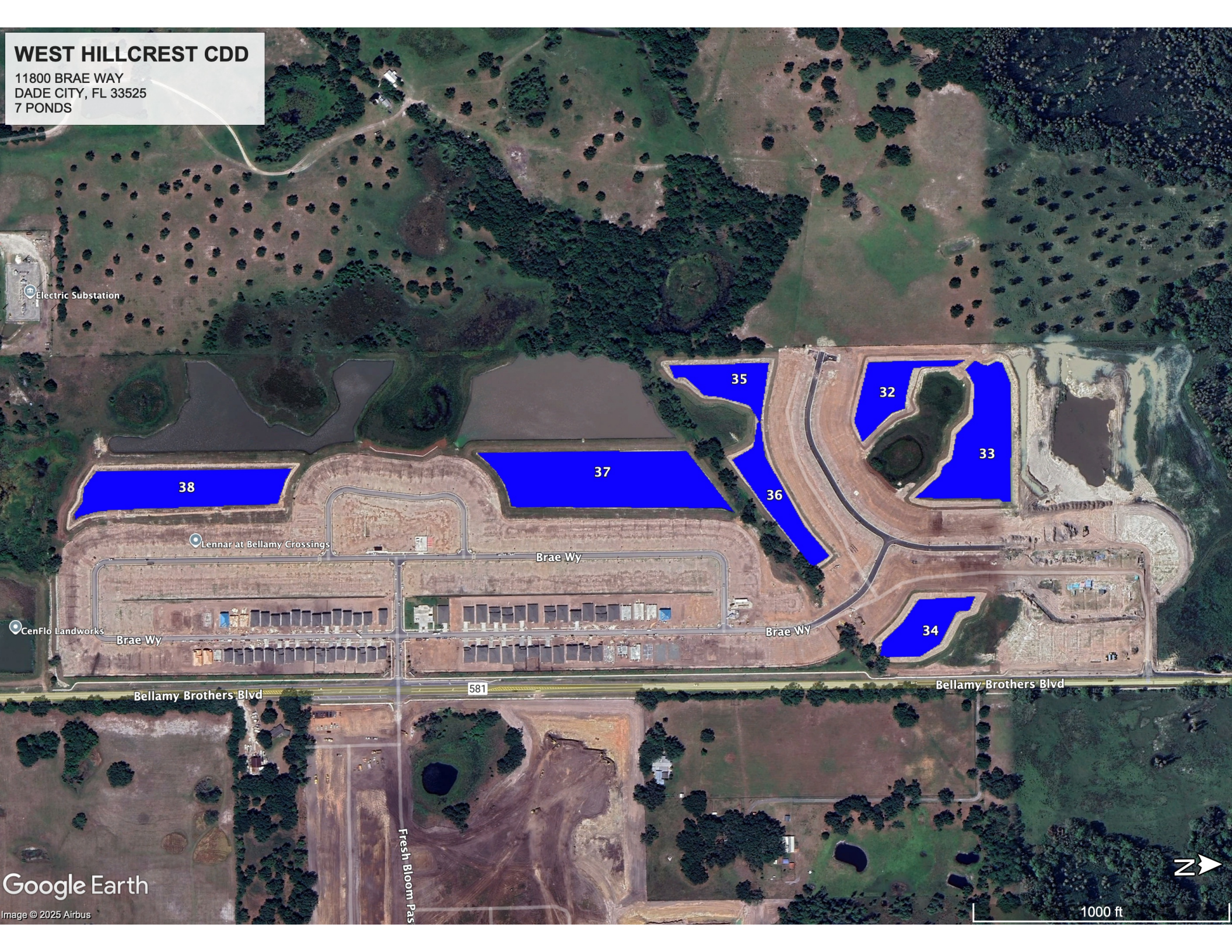
- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

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

**FIRST AMENDMENT TO THE MANAGEMENT
SERVICES MASTER AGREEMENT BETWEEN
WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
AND INFRAMARK, LLC**

THIS FIRST AMENDMENT is entered into and effective on October 1, 2025, as set forth by and between West Hillcrest Community Development District (“DISTRICT”) and Inframark, LLC (“SERVICE COMPANY”);

WHEREAS, the DISTRICT and SERVICE COMPANY entered into a Management Services Master Agreement with an effective date of April 18, 2023, whereby SERVICE COMPANY would provide non-exclusive management, administrative, recording secretary, financial, rental, website administration and technology/data storage, and accounting services for the DISTRICT (the “Original Agreement”).

WHEREAS the DISTRICT and SERVICE COMPANY now wish to amend the Agreement by adjusting the compensation and term as follows: and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. Both parties agree that Schedule A&B to the Agreement shall be replaced in its entirety with Schedule A attached to this First Amendment.
2. Both parties agree that Schedule C&D to the Agreement shall be replaced in its entirety with Schedule B attached to this First Amendment.
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and the terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this 1st day of October 2025.

Inframark, LLC

West Hillcrest Community Development
District

By: _____
Name: Chris Tarase
Title: President

By: _____
Name: _____
Title: Chairperson

Schedule A
Scope of Services

Specifically, the Service Company shall provide the following services to, for, and on behalf of the District:

A- FINANCIAL ACCOUNTING SERVICES

- 1- Prepare the District's budget at the District's direction.
- 2- Implement the District's budget directives.
- 3- Preparation of monthly financial reports for the regular District meetings.
- 4- Submit preliminary budget to the District as required under applicable law or District policy.
- 5- Modify preliminary budget for consideration by the District at the District's advertised Public Hearing.
- 6- Coordinate budget preparation with District's Board, Engineer, and Attorney.
- 7- Prepare the budget resolution approving the District's budget and authorization to set public hearing.
- 8- Prepare budget and assessment resolutions as required by applicable law.
- 9- Prepare annual financial report for units of local government.
- 10- Prepare of Public Depositor's Report and distribution to State Treasurer.
- 11- Provide all required annual disclosure information to the local government in the county in which the District resides.
- 12- Coordinate and distribute Annual Public Facilities Report and distribute to appropriate agencies.
- 13- Prepare all required schedules for year-end audit.
- 14- Oversee capital and general fund accounts.
- 15- Prepare required investment policies and procedures at the District's direction.
- 16- Administer purchase order system, periodic payment of invoices.
- 17- Coordinate tax collection and miscellaneous receivables.
- 18- Establish Government Fund Accounting System in accordance with the Uniform Accounting System prescribed by Department of Banking and Finance for Government Accounting, Generally Accepted Accounting Principles (GAAP) and Government Accounting Standards Board (GASB).
- 19- Prepare and coordinate applications for federal ID numbers and tax exemption certificates.

B- MANAGEMENT AND RECORDING SERVICES

- 1- Attend up to 13 meetings/workshops of the District Board of Supervisors and provide meaningful dialogue on the issues before the District Board of Supervisors for action.
- 2- Record all meetings of the District.
- 3- Organize, conduct, and provide summary minutes for all meetings of the District. This includes, but is not limited to, scheduling meetings, providing agenda packages and meeting materials in the form requested by the Board of Supervisors, and publishing Board meeting, public hearing notices, and landowner election notices as directed by the District; for avoidance of doubt, the Service Company does not provide any legal advice and does not make any recommendations as to how to apply with applicable laws.
- 4- Consult with the Board of Supervisors and its designated representatives, and when necessary, organize such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration and accomplishment of the various projects and services provided by the District.
- 5- Provide Oath of Office and Notary Public for all newly elected members of the District Board of Supervisors.
- 6- Prepare agenda for budget hearings.
- 7- Prepare all the meeting agendas and coordination of receipt of sufficient material for the District's Board of Supervisors to make informed policy decisions.
- 8- Prepare and advertise all notices of meetings as required.
- 9- Maintain the District's seal.
- 10- Act as the primary point of contact for District-related matters
- 11- Ensure all required procedures for the District are properly followed and executed, including provision of required compliance and disclosure information to local governments; Service Company shall work with the District as need be to ensure all required procedures are properly followed and executed.
- 12- Solicit bids for the District's contract services for the District's approval and serve as a liaison between the District and contractors to observe the monthly performance of the work of companies supplying the services related to the operation and maintenance of the District's public infrastructure
- 13- Make recommendations and assist in matters relating to solicitation, approval, rejection, amendment, renewal, and cancellation of contracts for services to the District. In advance of expiration of contracts, the Service Company shall advise the District as to need for renewal or additional procurement activities and implement same. The Service Company shall work with the District's attorney and engineer in fulfilling these requirements. The Service Company's project

management (the onsite management of specific large maintenance and/or capital projects) will require an additional project management fee. Any such project management fee must be approved in advance the District; provided, however, that in the event of an emergency, the Service Company may provide project management services for a reasonable project management fee.

- 14- Coordinate and provide contract administration for any services provided to the District by outside vendors. Contract administration will not require any “project management” (i.e. oversight of construction and/or engineering work that may require professional certifications or other expertise that the Service Company’s personnel may not possess).
- 15- If required, provide day-to-day management of in-house operations by performing the following:
 - a- Hire and maintain a highly qualified staff.
 - b- Coordinate all personnel applications, benefits, and payroll and submit in an accurate and timely manner.
 - c- Prepare and implement operating schedules.
 - d- Prepare and implement operating policies.
 - e- Interface with residents to ensure anticipated levels of service are being met.
 - f- Implement internal purchasing policies.
 - g- Prepare and bid services and commodities as necessary.
 - h- Coordinate with the District’s residents to determine the services and levels of service to be provided as part of the District’s budget preparations.
- 16- Preparation of specifications and coordination for insurance and independent auditor services.
- 17- Process and assist in investigation of insurance claims, in coordination with District Counsel.
- 18- Responding to any community complaints or requests for service from residents.
- 19- Monitor certificates of insurance as needed per contracts.
- 20- Follow risk management policies and procedures.
- 21- Procure, renew, or maintain all necessary insurance for the District as directed and authorized by the District
- 22- Maintain an action item list of tasks and follow ups from meetings.
- 23- Coordinate with the District’s ADA document remediation vendor (and website vendor) to ensure the District’s website has the content required by Florida (and is on the website for the appropriate duration) and includes any additional information or materials requested by the Board.

C- SPECIAL ASSESSMENT SERVICES

- 1- Prepare assessment resolution levying the assessments on the property in the District and prepare assessment rolls.
- 2- Prepare and maintain a property database by using information obtained by local Property Appraiser's secured roll.
- 3- Review and compare information received from the Property Appraiser to prior years' rolls, to ensure that the District rolls are in compliance with the law and that the Service Company has obtained all the pertinent information to prepare accurate assessments.
- 4- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- 5- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. and provide pay off information upon request to property owner.
- 6- Upon adoption of the budget and assessments, coordinate with the office of the Property Appraiser and Tax Collector to ensure correct application of assessments and receipt of District funds.
- 7- Act as primary contact to answer property owners' questions regarding the Capital Assessment.

D- FIELD SERVICES – Available upon request and with mutually agreed upon scope and pricing. **Not included in current pricing.**

EXCLUSION TO SERVICES

Service Company specifically excludes from its scope of services the following services to, for, and on behalf of the District:

- 1- Employing lifeguards for the benefit of the District, performing any lifeguard or similar services, or supervising or overseeing lifeguards hired by the District;
- 2- Direct contracting for lifeguard, lifeguard services, or similar services;
- 3- Evaluating lifeguard service providers' performance and making recommendation to the District;
- 4- Performing any pool operations or maintaining and repairing the pool and its related appurtenances;
- 5- Developing pool and amenity center rules or policies;
- 6- Verifying that the lifeguard or pool attendants are acting in accordance with their contracts or obligations under local or state guidelines;
- 7- Handling any performance issues or complaints regarding the lifeguard or pool

attendants; and

- 8- Performing or providing any inspection services or walk throughs on lifeguard or pool attendants or at pool facilities.

Schedule B
Rate Schedule

I. ANNUAL BASE FEE

The Annual Base Fee for the first Agreement year shall be \$50,250 (\$4,187.50 per month).
Below is a breakdown.

The only change from the Service Activity Stage II in the original agreement is a 3% increase in District Management from \$25,000 to \$25,750.

District Management	\$25,750
Administrative	\$4,500
Recording Secretary	\$2,400
Accounting	\$9,000
Financial/Revenue Collection	\$1,200
Rental and Leases	\$600
Website Admin	\$1,200
Information Technology	\$600
Dissemination	\$5000

II. MISCELLANEOUS SCHEDULE OF CHARGES

Special Meetings - Beyond those defined in the negotiated agreement	\$125.00 per hour
Mail Distribution	
General Distribution- Includes label, folding, insertion of up to two items and delivery to the post office	\$0.35 per piece
General Distribution - Additional inserts over two	\$0.03 per additional page
Labels	\$0.07 each
Certified Mail	Current rate charged by postmaster plus handling charge of \$5.00
Postage	Current rate charged by postmaster (no add on)
Copies	
Black and white, single sided	\$0.18 per copy, up to 100 copies \$0.10 per copy thereafter
Color (single sided)	\$0.50 per copy
Black and white, duplex (two-sided)	\$0.21 per duplex copy

Special Services - includes court appearances, performance of tasks other than contract schedule(s), requested attendance for special committee functions and research for special projects	\$125.00 per hour
File Storage - Records preceding those included in base fee (current year records plus two years previous) (Any boxes may be transferred to the District upon the request of the District)	\$15.00 per box per month
Estoppel letters for Sellers of Property-the Service Company will charge the seller directly	Per market rates



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

4

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

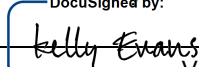


Antonio J. Grau

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
--

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
--

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

Debby Wallace
District Manager

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		
<u>ASSETS</u>							
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
TOTAL ASSETS	\$ 674,712	\$ 343,513	\$ 1,919	\$ 7,221,399	\$ 7,360,000	\$ -	\$ 15,601,543
<u>LIABILITIES</u>							
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
TOTAL LIABILITIES	10,215	330,039	-	-	7,250,000	-	7,590,254
<u>FUND BALANCES</u>							
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
TOTAL FUND BALANCES	664,497	13,474	1,919	7,221,399	110,000	-	8,011,289
TOTAL LIABILITIES & FUND BALANCES	\$ 674,712	\$ 343,513	\$ 1,919	\$ 7,221,399	\$ 7,360,000	\$ -	\$ 15,601,543

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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 399,873	\$ 139,956	\$ (259,917)	35.00%
Developer Contribution	-	328,129	328,129	0.00%
TOTAL REVENUES	399,873	468,085	68,212	117.06%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	87,525	71,496	16,029	81.69%
<u>Electric Utility Services</u>				
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%
Total Electric Utility Services	90,000	24,954	65,046	27.73%
<u>Water Utility Services</u>				
Utility - Water	7,500	5,115	2,385	68.20%
Total Water Utility Services	7,500	5,115	2,385	68.20%

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
<u>Stormwater Control</u>				
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%
Total Stormwater Control	25,000	-	25,000	0.00%
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	173,700	40,019	133,681	23.04%
<u>Road and Street Facilities</u>				
R&M-Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Dog Waste Station Service & Supplies	650	-	650	0.00%
Total Parks and Recreation	12,650	-	12,650	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	2,500	-	100.00%
Total Contingency	2,500	2,500	-	100.00%
TOTAL EXPENDITURES	399,875	144,084	255,791	36.03%

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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(2)	-	2	0.00%
TOTAL FINANCING SOURCES (USES)	(2)	-	2	0.00%
Net change in fund balance	<u>\$ (2)</u>	<u>\$ 324,001</u>	<u>\$ 324,007</u>	<u>-16200050.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		340,496		
FUND BALANCE, ENDING		<u>\$ 664,497</u>		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,359	\$ 12,359	0.00%
Special Assmnts- CDD Collected	502,975	176,685	(326,290)	35.13%
TOTAL REVENUES	502,975	189,044	(313,931)	37.59%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	115,000	115,000	-	100.00%
Interest Expense	387,975	390,563	(2,588)	100.67%
Total Debt Service	502,975	505,563	(2,588)	100.51%
TOTAL EXPENDITURES	502,975	505,563	(2,588)	100.51%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(316,519)	(316,519)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		329,993		
FUND BALANCE, ENDING		\$ 13,474		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 118	\$ 118	0.00%
TOTAL REVENUES	-	118	118	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	14,664	(14,664)	0.00%
Total Construction In Progress	-	14,664	(14,664)	0.00%
TOTAL EXPENDITURES	-	14,664	(14,664)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,546)	(14,546)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		16,465		
FUND BALANCE, ENDING		\$ 1,919		

Bank Account Statement

West Hillcrest CDD

Bank Account No. 7270

Statement No. 08-25

Statement Date 08/31/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
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
Total Deposits					25,928.78	25,928.78	0.00
Checks							
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
Total Checks					-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
Total Outstanding Checks					-4,425.00

Outstanding Deposits

Total Outstanding Deposits

West Hillcrest Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		DEBT SERVICE		CAPITAL		GENERAL		GENERAL		TOTAL
	FUND		FUND		PROJECTS		FIXED ASSETS		DEBT		
					FUND		FUND		ACCOUNT		
									GROUP FUND		
ASSETS											
Cash - Operating Account	\$	305,111	\$	-	\$	-	\$	-	\$	-	\$ 305,111
Accounts Receivable - Other		295		-		-		-		-	295
Due From Other Funds		328,129		-		1,910		-		-	330,039
Investments:											
Acquisition & Construction Account		-		-		9		-		-	9
Reserve Fund		-		252,406		-		-		-	252,406
Revenue Fund		-		92,248		-		-		-	92,248
Prepaid Insurance		13,471		-		-		-		-	13,471
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
TOTAL ASSETS	\$	647,006	\$	344,654	\$	1,919	\$	7,221,399	\$	7,360,000	\$ 15,574,978
LIABILITIES											
Accounts Payable	\$	1,683	\$	-	\$	-	\$	-	\$	-	\$ 1,683
Unearned Revenue		2,551		-		-		-		-	2,551
Bonds Payable - Series 2023		-		-		-		-		7,250,000	7,250,000
Due To Other Funds		-		330,039		-		-		-	330,039
TOTAL LIABILITIES		4,234		330,039		-		-		7,250,000	7,584,273

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	GENERAL	
	FUND	FUND	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	DEBT	TOTAL
					ACCOUNT	
					GROUP FUND	
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Insurance	13,471	-	-	-	-	13,471
Restricted for:						
Debt Service	-	14,615	-	-	-	14,615
Capital Projects	-	-	1,919	-	-	1,919
Unassigned:	629,301	-	-	7,221,399	110,000	7,960,700
TOTAL FUND BALANCES	642,772	14,615	1,919	7,221,399	110,000	7,990,705
TOTAL LIABILITIES & FUND BALANCES	\$ 647,006	\$ 344,654	\$ 1,919	\$ 7,221,399	\$ 7,360,000	\$ 15,574,978

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 547	\$ 547	0.00%
Special Assmnts- CDD Collected	399,873	139,956	(259,917)	35.00%
Developer Contribution	-	328,129	328,129	0.00%
TOTAL REVENUES	399,873	468,632	68,759	117.20%

EXPENDITURES

Administration

Supervisor Fees	12,000	9,800	2,200	81.67%
Dissemination Costs	-	4,583	(4,583)	0.00%
Info Technology	600	550	50	91.67%
Recording Secretary	2,400	2,200	200	91.67%
Website Admin Services	1,200	700	500	58.33%
District Counsel	8,500	13,921	(5,421)	163.78%
District Engineer	7,000	-	7,000	0.00%
Administration	4,500	3,750	750	83.33%
District Management	25,000	23,334	1,666	93.34%
Accounting Services	9,000	12,724	(3,724)	141.38%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	100	400	20.00%
Rentals and Leases	600	659	(59)	109.83%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	(727)	4,227	-20.77%
Bank Fees	200	3,466	(3,266)	1733.00%
Financial/Revenue Collections	1,200	1,100	100	91.67%
Organization Costs	6,500	-	6,500	0.00%
Misc. Administrative Fees	250	611	(361)	244.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	87,525	80,221	7,304	91.65%

Electric Utility Services

Contracts-Landscape Consultant	-	(45)	45	0.00%
Street Lights	75,000	28,132	46,868	37.51%
Electric Utility Services	15,000	362	14,638	2.41%
Total Electric Utility Services	90,000	28,449	61,551	31.61%

Water Utility Services

Utility - Water	7,500	5,580	1,920	74.40%
Total Water Utility Services	7,500	5,580	1,920	74.40%

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
R&M-Stormwater System	15,000	-	15,000	0.00%
Wetland Monitoring	6,500	-	6,500	0.00%
Stormwater Report	3,500	-	3,500	0.00%
Total Stormwater Control	25,000	-	25,000	0.00%
<u>Other Physical Environment</u>				
Landscape Annual Rotation Chancey Road	5,000	-	5,000	0.00%
Landscaping - Mulch	5,000	-	5,000	0.00%
General Liability	3,200	-	3,200	0.00%
Property & Casualty Insurance	12,500	7,001	5,499	56.01%
Landscape Maintenance - Contract	125,000	42,603	82,397	34.08%
Landscaping - Plant Replacement Program	5,000	-	5,000	0.00%
Landscaping - R&M	1,000	-	1,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Entrance Monuments & Walls R&M	5,000	-	5,000	0.00%
Total Other Physical Environment	173,700	49,604	124,096	28.56%
<u>Road and Street Facilities</u>				
R&M-Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Parks and Recreation</u>				
Field Management	12,000	-	12,000	0.00%
Dog Waste Station Service and Supplies	650	-	650	0.00%
Total Parks and Recreation	12,650	-	12,650	0.00%
<u>Contingency</u>				
Storm Cleanup Contingency	2,500	2,500	-	100.00%
Total Contingency	2,500	2,500	-	100.00%
TOTAL EXPENDITURES	399,875	166,354	233,521	41.60%
Excess (deficiency) of revenues				
Over (under) expenditures	(2)	302,278	302,280	-15113900.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(2)	-	2	0.00%
TOTAL FINANCING SOURCES (USES)	(2)	-	2	0.00%
Net change in fund balance	<u>\$ (2)</u>	<u>\$ 302,278</u>	<u>\$ 302,284</u>	<u>-15113900.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		340,494		
FUND BALANCE, ENDING		<u>\$ 642,772</u>		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,500	\$ 13,500	0.00%
Special Assmnts- CDD Collected	502,975	176,685	(326,290)	35.13%
TOTAL REVENUES	502,975	190,185	(312,790)	37.81%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	115,000	115,000	-	100.00%
Interest Expense	387,975	390,563	(2,588)	100.67%
Total Debt Service	502,975	505,563	(2,588)	100.51%
TOTAL EXPENDITURES	502,975	505,563	(2,588)	100.51%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(315,378)	(315,378)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		329,993		
FUND BALANCE, ENDING		\$ 14,615		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 118	\$ 118	0.00%
TOTAL REVENUES	-	118	118	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	14,664	(14,664)	0.00%
Total Construction In Progress	-	14,664	(14,664)	0.00%
TOTAL EXPENDITURES	-	14,664	(14,664)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(14,546)	(14,546)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		16,465		
FUND BALANCE, ENDING		<u>\$ 1,919</u>		

Bank Account Statement

West Hillcrest CDD

Wednesday, October 8, 2025

Page 1

Bank Account No. 7270

Statement No. 09_25

Statement Date

09/30/2025

G/L Account No. 101001 Balance	305,111.04	Statement Balance	309,272.73
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	305,111.04	Subtotal	309,272.73
Negative Adjustments	0.00	Outstanding Checks	-4,161.69
Ending G/L Balance	305,111.04	Ending Balance	305,111.04

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/02/2025	Payment	BD00010	Due From Other Districts	Deposit No. BD00010 - Bank Fee Reimbs from Oth	1,062.48	1,062.48	0.00
09/30/2025		JE000268	Interest - Investments	Interest Earned	545.09	545.09	0.00
09/22/2025		JE000269	Bank Fees	Bank fees	2,484.96	2,484.96	0.00
Total Deposits					4,092.53	4,092.53	0.00
Checks							
							0.00
08/21/2025	Payment	15205	BRADLEY GILLEY	Check for Vendor V00039	-200.00	-200.00	0.00
08/21/2025	Payment	15208	LORI CAMPAGNA	Check for Vendor V00016	-200.00	-200.00	0.00
09/02/2025	Payment	15211	STEADFAST ENVIRONMENTAL, LLC	Check for Vendor V00028	-7,527.38	-7,527.38	0.00
09/02/2025	Payment	15212	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-45.09	-45.09	0.00
09/10/2025	Payment	15213	INFRAMARK LLC	Check for Vendor V00003	-4,025.00	-4,025.00	0.00
09/10/2025	Payment	15214	SITEX AQUATICS	Check for Vendor V00033	-465.00	-465.00	0.00
09/10/2025	Payment	15215	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00036	-3,450.00	-3,450.00	0.00
09/17/2025	Payment	15216	EGIS INSURANCE ADVISORS	Check for Vendor V00024	-13,471.00	-13,471.00	0.00
09/17/2025	Payment	15217	STEADFAST ENVIRONMENTAL, LLC	Check for Vendor V00028	-9,585.00	-9,585.00	0.00
09/22/2025		JE000270	Bank Fees	Bank Fees	-2,484.96	-2,484.96	0.00
09/22/2025		JE000269	Bank Fees	Bank fees	-2,484.96	-2,484.96	0.00
Total Checks					-43,938.39	-43,938.39	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/14/2025	Payment	15201	INFRAMARK LLC	Check for Vendor V00003			-4,025.00
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Bank Account Statement

West Hillcrest CDD

Bank Account No.		7270			
Statement No.		09_25		Statement Date	
				09/30/2025	
09/02/2025	Payment	15210	INFRAMARK LLC	Check for Vendor V00003	-91.70
09/29/2025	Payment	15218	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-44.99
Total Outstanding Checks					-4,161.69
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
GENERAL FUND - 001								
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
Fund Total								\$9,932.90

Total Checks Paid	\$9,932.90
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WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(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	15210	09/02/25	INFRAMARK LLC	157236	Postage/Room Rental	Postage, Phone, Faxes, Copies	541024-51301	\$10.11
001	15210	09/02/25	INFRAMARK LLC	157236	Postage/Room Rental	Rentals and Leases	544025-51301	\$81.59
001	15211	09/02/25	STEADFAST ENVIRONMENTAL, LLC	SA-14596	LANDSCAPE MAINTENANCE AUGUST 2025	Landscape Maintenance - Contract	546300-53908	\$7,527.38
001	15212	09/02/25	WITHLACOOCHEE RIVER ELECTRIC	081525-6392	ELECTRIC 07/11/25-08/12/25	Electric Utility Services	543063-53100	\$45.09
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	Accounting Services	532001-51301	\$750.00
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	Administration	531148-51301	\$375.00
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	District Management	531150-51301	\$2,083.33
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	Rentals and Leases	544025-51301	\$50.00
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	Info Technology	531020-51301	\$50.00
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	Recording Secretary	531036-51301	\$200.00
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	Financial/Revenue Collections	549150-51301	\$100.00
001	15213	09/10/25	INFRAMARK LLC	158200	District Management September 2025	Accounting Services	532001-51301	\$416.67
001	15214	09/10/25	SITEX AQUATICS	10209-B	Aquatic Maintenance	Aquatics - Contract	534067-53908	\$465.00
001	15215	09/10/25	STREETLEAF DISTRIBUTION, LLC	5233	Solar Street Lights	Street Lights	543062-53100	\$3,450.00
001	15216	09/17/25	EGIS INSURANCE ADVISORS	29076	INSURANCE POLICY#1001251102 10/01/25-10/01/26	Prepaid Insurance	155100-51301	\$13,471.00
001	15217	09/17/25	STEADFAST ENVIRONMENTAL, LLC	SA-15261	LANDSCAPE MAINTENANCE SEPTEMBER 2025	Landscape Maintenance - Contract	546300-53908	\$9,585.00
001	15218	09/29/25	WITHLACOOCHEE RIVER ELECTRIC	091625-6392	Electric Utility	Electric Utility Services	543063-53100	\$44.99

Fund Total	\$38,705.16
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Total Checks Paid	\$38,705.16
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WEST HILLCREST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
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
Monthly Contract Subtotal			\$15,467.38	\$15,467.38	
Utilities					
PASCO COUNTY UTILITIES	7/11/2025	22695208	\$218.70	\$218.70	Electric Utility
Utilities Subtotal			\$218.70	\$218.70	
Regular Services					
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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

155344

DATE

8/1/2025

CUSTOMER ID

C4920

NET TERMS

Due On Receipt

PO#**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
Subtotal					4,025.00

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

Total	\$7,527.38
Payments/Credits	\$0.00
Balance Due	\$7,527.38

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

INVOICE



Invoice #:	5046
Invoice Date:	08/01/25
Amount Due:	\$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

Subtotal:	\$3,450.00
Sales Tax:	\$0.00
Total:	\$3,450.00
Payments:	\$0.00
Amount Due:	\$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

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

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

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. To request a
paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT 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

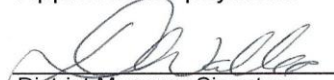
Board Meeting Date: August 19, 2025

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#

157236

CUSTOMER ID

C4920

PO#

INVOICE

DATE

8/28/2025

NET TERMS

Due On Receipt

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
Subtotal					91.70

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.

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.

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
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District Manager Signature

8/19/2025
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Hillcrest Community Development District

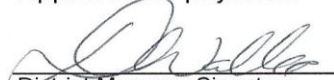
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Approved for payment:


District Manager Signature

8/19/2025
Date

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District Manager Signature

8/19/2025
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Hillcrest Community Development District

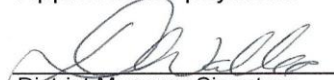
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The supervisors present at the above referenced meeting should be compensated accordingly

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

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

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							
From		To					
<u>Date</u>	<u>Reading</u>	<u>Date</u>	<u>Reading</u>	<u>Multiplier</u>	<u>Dem. Reading</u>	<u>KW Demand</u>	<u>kWh Used</u>
07/11	15	08/12	30				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. 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.**

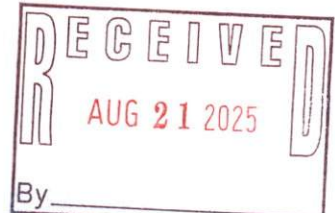
Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

District: OP10

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
TOTAL CHARGES DUE	45.09
Total Charges Due After Due Date	50.09

28
9 - 9210

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

OP10



000234639200000450900000500905

WEST HILLCREST CDD Summary of Operations and Maintenance Invoices

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	

WEST HILLCREST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	9/5/2025	158200	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158200	\$375.00		ADMINISTRATION
INFRAMARK LLC	9/5/2025	158200	\$2,083.33		DISTRICT MANGEMENT
INFRAMARK LLC	9/5/2025	158200	\$50.00		RENTAL & LEASES
INFRAMARK LLC	9/5/2025	158200	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	9/5/2025	158200	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	9/5/2025	158200	\$100.00		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/5/2025	158200	\$416.67	\$4,025.00	DISSEMINATION SERVICES
SITEX AQUATICS	9/1/2025	10209-B	\$465.00	\$465.00	Aquatic Maintenance
STEADFAST ENVIRONMENTAL, LLC	9/10/2025	SA-15261	\$9,585.00	\$9,585.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$14,075.00	\$14,075.00	
Utilities					
STREETLEAF DISTRIBUTION, LLC	9/1/2025	5233	\$3,450.00	\$3,450.00	Solar Street Lights
WITHLACOOCHIE RIVER ELECTRIC	9/16/2025	091625-6392	\$44.99	\$44.99	Electric Utility
Utilities Subtotal			\$3,494.99	\$3,494.99	
Regular Services					
EGIS INSURANCE ADVISORS	9/8/2025	29076	\$13,471.00	\$13,471.00	INSURANCE
STRALEY ROBIN VERICKER	9/16/2025	27146	\$1,683.00	\$1,683.00	DISTRICT COUNSEL SERVICES
Regular Services Subtotal			\$15,154.00	\$15,154.00	
TOTAL					
			\$32,723.99	\$32,723.99	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158200

CUSTOMER ID

C4920

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

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

Services provided for the Month of: September 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
Subtotal					4,025.00

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.: 10209-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	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

Total	\$9,585.00
Payments/Credits	\$0.00
Balance Due	\$9,585.00

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

INVOICE



Invoice #: 5233
Invoice Date: 09/01/25
Amount Due: \$3,450.00

Bill To:

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

Due Date
09/30/25

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

Subtotal:	\$3,450.00
Sales Tax:	\$0.00
Total:	\$3,450.00
Payments:	\$0.00
Amount Due:	\$3,450.00

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 **09/16/2025**
Amount Due **44.99**
Current Charges Due **10/09/2025**

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

Comparative Usage Information

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

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/12	30	09/11	44				14

Previous Balance 45.09
Payment 45.09CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 14 KWH @ 0.06090 0.85
Fuel Adjustment 14 KWH @ 0.04400 0.62
FL Gross Receipts Tax 1.04
State Tax 2.90
Pasco County Tax 0.42

Total Current Charges 44.99
Total Due Please Pay 44.99

**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

Bill Date: 09/16/2025

District: OP10

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	10/09/2025
TOTAL CHARGES DUE	44.99
Total Charges Due After Due Date	49.99

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

OP10

000234639200000449900000499903



INVOICE

Customer	West Hillcrest Community Development District
Acct #	1495
Date	09/08/2025
Customer Service	Christina Wood
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 13,471.00
Payment Amount	
Payment for:	Invoice#29076
1001251102	

Thank You

Please detach and return with payment



Customer: West Hillcrest Community Development District

Invoice	Effective	Transaction	Description	Amount
29076	10/01/2025	Renew policy	Policy #1001251102 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2025	13,471.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 13,471.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/08/2025



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

West Hillcrest Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251140

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$1,034,357
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for “Named Storm” at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$8,171

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2025 to October 1, 2026

Quote Number: 1001251140

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$8,171
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,915
Public Officials and Employment Practices Liability	\$2,385
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$13,471

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.



PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

West Hillcrest Community Development District

(Name of Local Governmental Entity)

By: _____
Signature

Print Name

Witness By: _____
Signature

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: _____
Administrator



PROPERTY VALUATION AUTHORIZATION

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

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$1,034,357	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: _____

Name: _____

Title: _____

**West Hillcrest Community Development District**

Policy No.: 1001251140
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
1	6' Tan PVC Perimeter Fence (5,804LF)		2025	10/01/2025	\$174,120		
	Throughout		Property in the Open	10/01/2026		\$174,120	
	Dade City FL 33525						
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
2	Hand Rail (569LF)		2025	10/01/2025	\$14,197		
	Throughout		Property in the Open	10/01/2026		\$14,197	
	Dade City FL 33525						
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
3	Entrance Monuments		2025	10/01/2025	\$67,000		
	12477 Sabal Lee Drive		Masonry non combustible	10/01/2026		\$67,000	
	Dade City FL 33525						
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
4	Entrance Monuments		2025	10/01/2025	\$67,000		
	12478 Sabal Lee Drive		Masonry non combustible	10/01/2026		\$67,000	
	Dade City FL 33525						
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
5	Entrance Monuments		2025	10/01/2025	\$72,000		
	27707 Fresh Leaf Lane		Masonry non combustible	10/01/2026		\$72,000	
	Dade City FL 33525						
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
6	Entrance Monuments		2025	10/01/2025	\$72,000		
	27708 Fresh Leaf Lane		Masonry non combustible	10/01/2026		\$72,000	
	Dade City FL 33525						
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
7	Mail Kiosk		2025	10/01/2025	\$13,282		
	12405 Sabal Lee Drive		Non combustible	10/01/2026		\$13,282	
	Dade City FL 33525						

Sign: _____

Print Name: _____

Date: _____

**West Hillcrest Community Development District**

Policy No.: 1001251140
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	10/01/2025	\$19,141		\$19,141	
	11334 Brae Way Dade City FL 33525		Non combustible	10/01/2026				
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	10/01/2025	\$535,617		\$535,617	
	Throughout Dade City FL 33525		Property in the Open	10/01/2026				
			Total:	Building Value \$1,034,357		Contents Value \$0		Insured Value \$1,034,357

Sign: _____

Print Name: _____

Date: _____

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

September 16, 2025
Client: 001604
Matter: 000001
Invoice #: 27146

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/7/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/12/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/18/2025	JMV	REVIEW AGENDA PACKE AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
8/19/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/19/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW MASTER LANDSCAPING AGREEMENT AND CURRENT EXHIBTS, EMAILS WITH D. WALLACE REGARDING SAME.	0.9	\$337.50
8/21/2025	KCH	PREPARE ADDNEDUM TO STEADFAST LANDSCAPING MAINTENANCE AGREEMENT; REVIEW AND REVISE SNDA WITH GIG FIBER.	1.9	\$712.50
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$39.00
Total Professional Services			4.6	\$1,683.00

September 16, 2025
Client: 001604
Matter: 000001
Invoice #: 27146

Page: 2

Total Services	\$1,683.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,683.00
Previous Balance		\$621.00
Less Payments		(\$621.00)
PAY THIS AMOUNT		\$1,683.00

Please Include Invoice Number on all Correspondence



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.



MONTHLY REPORT

OCTOBER, 2025





POND 37

Permanently Stabilized

POND 38

Monitoring health of placed sod

Prepared for: Jayna cooper
Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.

Sep 19, 2025 at 1:16:11 PM



Pond #37 Treated for Algae and Shoreline Vegetation.

Sep 19, 2025 at 1:35:23 PM



Pond #38 Treated for Algae and Shoreline Vegetation.