

**WEST HILLCREST
COMMUNITY DEVELOPMENT DISTRICT**

NOVEMBER 18, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

West Hillcrest Community Development District

Board of Supervisors:

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

Staff:

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

Regular Meeting Agenda Tuesday, November 18, 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. Business Items

- A. Report of Resolution 2024-07; Adopting Goals, Objectives, & Performance Measures & Standards for FY2025
- B. Consideration of Resolution 2026-01; Adopting Goals, Objectives, & Performance Measures & Standards Beginning October 1, 2025
- C. Consideration of Public Facilities Report
- D. Ratify FY25/26 Egis Insurance Agreement
- E. Consideration of Additional Street Light by Mail Kiosk

3. Consent Agenda Items

- A. Approval of Meeting Minutes
 - 1. October 21, 2025 Regular Meeting Minutes
- B. Acceptance of Financials
 - 1. October 2025
- C. Approval of the Check Registers
 - 1. October 2025

District Office:

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

Meeting Location:

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

D. Consideration of Operations and Maintenance Invoices

1. October 2025

4. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Sitex Aquatics November Inspection Report

5. Board of Supervisors Requests and Comments

6. Adjournment

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Hillcrest Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

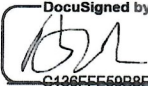
SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 17TH day of September, 2024.

ATTEST:

**WEST HILLCREST COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

C426FFC60B8E40B...

Secretary/Assistant Secretary



Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**West Hillcrest Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at six regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six Board meetings were held during the fiscal year.

Achieved: Yes ☒ No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☒ No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No

SIGNATURES:

Chair/Vice Chair:

Printed Name:

West Hillcrest Community Development District

DocuSigned by:

Kelly Evans

Kelly Evans

Date: 9/24/2024

District Manager:

Printed Name:

West Hillcrest Community Development District

DocuSigned by:

Brian Lamb

Brian Lamb

Date: 9/23/2024

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the West Hillcrest Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 18th DAY OF NOVEMBER 2025.

ATTEST:

**WEST HILLCREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

West Hillcrest Community Development District ("District") Performance Measures/Standards & Annual Reporting Form

Beginning October 1, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six regular Board of Supervisors ("Board") meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of six Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. (or other deadline, as appropriate).

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair _____

Date: _____

Printed Name: _____

West Hillcrest Community Development District

District Manager: _____

Date: _____

Printed Name: _____

West Hillcrest Community Development District



Coverage Agreement Endorsement

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

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

Property

Added:

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

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

Issued: July 21, 2025

Authorized by: 

**West Hillcrest Community Development District**

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

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



West Hillcrest Community Development District

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

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

**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, October 21, 2025, and called to order at 10:47 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
Momo Anselmi	Assistant Secretary

Also present were:

Debby Wallace	District Manager
Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel

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

On MOTION by Ms. Evans seconded by Ms. Anselmi, with all in favor, West Hillcrest & Gig Fiber, LLC Subordination, Non-Disturbance, and Attornment Agreement, was approved. 4-0
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B. Ratification of Sitex Aquatics - Ponds # 32-36 One-Time Pond Maintenance Agreement

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, Sitex Aquatics - Ponds # 32-36 One-Time Pond Maintenance Agreement, was approved. 4-0

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

On MOTION by Ms. Evans seconded by Mr. Walsh, with all in favor, Sitex Aquatics – Phase 2 Pond Maintenance Proposal, additional \$531/month or \$6,372/year - ph1 \$5,580 + \$6,372 ph2 = \$11,952 - Budget \$14,000, as presented, was approved. 4-0

D. First Amendment to the Management Services Master Agreement

On MOTION by Ms. Campagna seconded by Ms. Evans, with all in favor, First Amendment to the Management Services Master Agreement, \$50,250 FY25/26 – with increase in management services of \$750/year ratified retroactive to October 1, 2025, was approved. 4-0

E. Grau & Associates Audit Engagement Letter FY2024-2025

On MOTION by Ms. Evans seconded by Mr. Walsh, with all in favor, *Grau & Associates* Audit Engagement Letter FY2024-2025 Annual Financial Audit, not to exceed the amount of \$5,100, was approved. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Meeting Minutes

1. August 19, 2025 Regular Meeting Minutes/*Revised*.

B. Approval of the Financials

1. August 2025

2. September 2025

C. Approval of the Check Registers - \$17,597.07

1. August 2025

2. September 2025

D. Approval of Operations and Maintenance Invoices - \$32,723.99

1. August 2025

2. September 2025

On MOTION by Ms. Evans seconded by Ms. Anselmi, with all in favor, Consent Agenda, including revised minutes summary for August 19, 2025, was approved. 5-0

FIFTH ORDER OF BUSINESS**Staff Reports****A. Aquatics Inspection Report****1. Sitex Aquatics September 2025 Monthly Report****2. Sitex Aquatics October 2025 Monthly Report**

The Sitex Aquatics Reports were presented, copies of which were included in the agenda package.

B. District Engineer

Ms. Wallace stated Tonja Stewart is currently working on the Public Facilities Report.

C. District Counsel

Ms. Hopkinson will draft an agreement for the ongoing *Sitex* Proposal

D. District Manager

Ms. Wallace mentioned the next scheduled meeting will be held November 18, 2025 at 10:45 am at same location.

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Evans seconded by Ms. Anselmi, with all in favor, the meeting was adjourned at 10:56 am. 5-0
--

Debby Wallace
District Manager

Kelly Evans
Chairperson

West Hillcrest Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2025

(In Whole Numbers)

	GENERAL		DEBT SERVICE		CAPITAL	GENERAL	GENERAL	LONG-TERM	
	FUND		FUND		PROJECTS	FIXED ASSETS	DEBT	ACCOUNT	
ACCOUNT DESCRIPTION	FUND		FUND		FUND	FUND	GROUP FUND		TOTAL
<u>ASSETS</u>									
Cash - Operating Account	\$	279,775	\$	-	\$	-	\$	-	\$ 279,775
Accounts Receivable - Other		295		-		-		-	295
Due From Other Districts		4,308		-		-		-	4,308
Due From Other Funds		328,129		-		1,910		-	330,039
Investments:									
Acquisition & Construction Account		-		-		9		-	9
Reserve Fund		-		252,406		-		-	252,406
Revenue Fund		-		93,337		-		-	93,337
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	\$	612,507	\$	345,743	\$	1,919	\$	7,221,399	\$ 15,541,568
<u>LIABILITIES</u>									
Accounts Payable	\$	5	\$	-	\$	-	\$	-	\$ 5
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		2,556		330,039		-		7,250,000	7,582,595
<u>FUND BALANCES</u>									
Restricted for:									
Debt Service		-		15,704		-		-	15,704
Capital Projects		-		-		1,919		-	1,919
Unassigned:		609,951		-		-		7,221,399	7,941,350
TOTAL FUND BALANCES		609,951		15,704		1,919		7,221,399	7,958,973
TOTAL LIABILITIES & FUND BALANCES	\$	612,507	\$	345,743	\$	1,919	\$	7,221,399	\$ 15,541,568

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Interest - Investments	\$ -	\$ 507	\$ 507	0.00%
Special Assmnts- CDD Collected	409,487	-	(409,487)	0.00%
TOTAL REVENUES	409,487	507	(408,980)	0.12%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
Dissemination Costs	5,000	-	5,000	0.00%
Info Technology	600	-	600	0.00%
Recording Secretary	2,400	-	2,400	0.00%
Website Admin Services	1,200	-	1,200	0.00%
Field Management	12,000	-	12,000	0.00%
District Counsel	12,000	1,476	10,524	12.30%
District Engineer	7,500	-	7,500	0.00%
Administration	4,500	-	4,500	0.00%
District Management	25,750	-	25,750	0.00%
Accounting Services	9,000	3,547	5,453	39.41%
Postage, Phone, Faxes, Copies	500	18	482	3.60%
Rentals and Leases	600	-	600	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	550	-	550	0.00%
Financial/Revenue Collections	1,200	-	1,200	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	98,475	6,016	92,459	6.11%
<u>Electric Utility Services</u>				
Street Lights	75,000	3,450	71,550	4.60%
Electric Utility Services	5,000	86	4,914	1.72%
Total Electric Utility Services	80,000	3,536	76,464	4.42%

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>Other Physical Environment</u>				
Aquatics - Contract	14,000	996	13,004	7.11%
Landscaping - Mulch	10,000	-	10,000	0.00%
General Liability	3,300	-	3,300	0.00%
Public Officials Insurance	2,700	-	2,700	0.00%
Property & Casualty Insurance	25,000	13,471	11,529	53.88%
Deductible	2,500	-	2,500	0.00%
Wetland Monitoring	6,500	-	6,500	0.00%
Landscape Maintenance - Contract	126,365	9,585	116,780	7.59%
Landscaping - Plant Replacement Program	5,000	-	5,000	0.00%
Stormwater Report	3,500	-	3,500	0.00%
Landscaping - R&M	1,000	-	1,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Storm Cleanup Contingency	10,000	-	10,000	0.00%
Total Other Physical Environment	221,865	24,052	197,813	10.84%
<u>Parks and Recreation</u>				
General Maintenance	3,500	-	3,500	0.00%
Entrance Monuments & Walls R&M	5,000	-	5,000	0.00%
Dog Waste Station Service and Supplies	650	-	650	0.00%
Total Parks and Recreation	9,150	-	9,150	0.00%
TOTAL EXPENDITURES	409,490	33,604	375,886	8.21%
Excess (deficiency) of revenues				
Over (under) expenditures	(3)	(33,097)	(33,094)	1103233.33%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(3)	-	3	0.00%
TOTAL FINANCING SOURCES (USES)	(3)	-	3	0.00%
Net change in fund balance	<u>\$ (3)</u>	<u>\$ (33,097)</u>	<u>\$ (33,088)</u>	<u>1103233.33%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		643,048		
FUND BALANCE, ENDING		<u>\$ 609,951</u>		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,088	\$ 1,088	0.00%
Special Assmnts- CDD Collected	502,975	-	(502,975)	0.00%
TOTAL REVENUES	502,975	1,088	(501,887)	0.22%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	115,000	-	115,000	0.00%
Interest Expense	387,975	-	387,975	0.00%
Total Debt Service	502,975	-	502,975	0.00%
TOTAL EXPENDITURES	502,975	-	502,975	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,088	1,088	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		14,616		
FUND BALANCE, ENDING		\$ 15,704		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,919		
FUND BALANCE, ENDING		<u>\$ 1,919</u>		

Bank Account Statement

West Hillcrest CDD

Tuesday, November 4, 2025

Page 1

Bank Account No. 7270

Statement No. 10_25

Statement Date

10/31/2025

G/L Account No. 101001 Balance	279,775.49	Statement Balance	284,067.19
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	284,067.19
Subtotal	279,775.49	Outstanding Checks	-4,291.70
Negative Adjustments	0.00	Ending Balance	279,775.49
Ending G/L Balance	279,775.49		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/31/2025		JE000275	Interest - Investments	Interest Earned	507.27	507.27	0.00
10/21/2025		JE000276	Bank Fees	Bank Fees	1,822.87	1,822.87	0.00
Total Deposits					2,330.14	2,330.14	0.00
Checks							
							0.00
09/29/2025	Payment	15218	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-44.99	-44.99	0.00
10/09/2025	Payment	15219	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,683.00	-1,683.00	0.00
10/17/2025	Payment	15220	SITEX AQUATICS STEADFAST	Check for Vendor V00033	-996.00	-996.00	0.00
10/17/2025	Payment	15221	ENVIRONMENTAL, LLC	Check for Vendor V00028	-11,085.00	-11,085.00	0.00
10/17/2025	Payment	15222	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00036	-3,450.00	-3,450.00	0.00
10/17/2025	Payment	15223	U.S. BANK	Check for Vendor V00029	-4,256.13	-4,256.13	0.00
10/22/2025	Payment	15224	JACOB WALSH	Check for Vendor V00021	-200.00	-200.00	0.00
10/22/2025	Payment	15225	KELLY ANN EVANS	Check for Vendor V00014	-200.00	-200.00	0.00
10/22/2025	Payment	15226	LORI CAMPAGNA	Check for Vendor V00016	-200.00	-200.00	0.00
10/22/2025	Payment	15227	MORGANA ANSELM	Check for Vendor V00022	-200.00	-200.00	0.00
10/24/2025	Payment	15228	INFRAMARK LLC	Check for Vendor V00003	-12.58	-12.58	0.00
10/24/2025	Payment	15229	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,476.00	-1,476.00	0.00
10/24/2025	Payment	15230	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-86.24	-86.24	0.00
10/21/2025		JE000276	Bank Fees	Bank Fees	-1,822.87	-1,822.87	0.00
10/21/2025		JE000277	Bank Fees	Bank Fees	-1,822.87	-1,822.87	0.00
Total Checks					-27,535.68	-27,535.68	0.00

Adjustments

Total Adjustments

Bank Account Statement

West Hillcrest CDD

Bank Account No. 7270
Statement No. 10_25

Statement Date 10/31/2025

Outstanding Checks

08/14/2025	Payment	15201	INFRAMARK LLC	Check for Vendor V00003	-4,025.00
09/02/2025	Payment	15210	INFRAMARK LLC	Check for Vendor V00003	-91.70
10/24/2025	Payment	15231	FLORIDA COMMERCE	Payment of Invoice 000380	-175.00

Total Outstanding Checks -4,291.70

Outstanding Deposits

Total Outstanding Deposits

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

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

001	15219	10/09/25	V00006	STRALEY ROBIN VERICKER	27146	DISTRICT COUNSEL THROUGH 08/31/25	DISTRICT COUNSEL SERVICES	531146-51401	\$1,683.00
001	15220	10/17/25	V00033	SITEX AQUATICS	10322-B	OCT 25 AQUATIC MAINTENANCE SERVICES	AQUATIC MAINTENANCE	534067-53908	\$996.00
001	15221	10/17/25	V00028	STEADFAST ENVIRONMENTAL, LLC	SA-16162	SEPT 25-TREE REMOVAL	TREE REMOVAL	546300-53908	\$1,500.00
001	15221	10/17/25	V00028	STEADFAST ENVIRONMENTAL, LLC	SA-16106	OCT 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	546300-53908	\$9,585.00
001	15222	10/17/25	V00036	STREETLEAF DISTRIBUTION, LLC	5426	OCT 25 SOLAR EQUIPMENT LEASE STREET LIGHTS	STREET LIGHTS	543062-53100	\$3,450.00
001	15223	10/17/25	V00029	U.S. BANK	7869423	TRUSTEE FEES 08/01/25-07/31/26	FY25 - FY26 TRUSTEE FEES	532001-51301	\$4,256.13
001	15224	10/22/25	V00021	JACOB WALSH	JW-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	15225	10/22/25	V00014	KELLY ANN EVANS	KE-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	15226	10/22/25	V00016	LORI CAMPAGNA	LC-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	15227	10/22/25	V00022	MORGANA ANSELM	MA-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	15228	10/24/25	V00003	INFRAMARK LLC	159337	AUG 25-POSTAGE	POSTAGE	541024-51301	\$12.58
001	15229	10/24/25	V00006	STRALEY ROBIN VERICKER	27285	SEPT 25-DISTRICT COUNSEL	DISTRICT COUNSEL	531146-51401	\$1,476.00
001	15230	10/24/25	V00037	WITHLACOOCHEE RIVER ELECTRIC	101525-6352	Electric Svc (9/04-10/10/25)	Electric Utility	543063-53100	\$39.87
001	15230	10/24/25	V00037	WITHLACOOCHEE RIVER ELECTRIC	101525-6392	Electric Svc (9/11-10/10/25)	Electric Utility	543063-53100	\$46.37
001	15231	10/24/25	V00041	FLORIDA COMMERCE	93712 A	SPECIAL DISTRICT FEE INVOICE	SPECIAL DISTRICT FEE	554020-51301	\$175.00
Fund Total									\$24,019.95

Total Checks Paid	\$24,019.95
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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					
SITEX AQUATICS	10/1/2025	10322-B	\$996.00	\$996.00	AQUATIC MAINTENANCE
STEADFAST ENVIRONMENTAL, LLC	10/6/2025	SA-16106	\$9,585.00	\$9,585.00	LANDSCAPE MAINTENANCE
STREETLEAF DISTRIBUTION, LLC	10/1/2025	5426	\$3,450.00	\$3,450.00	STREET LIGHTS
Monthly Contract Subtotal			\$14,031.00	\$14,031.00	
Variable Contract					
LORI CAMPAGNA	10/21/2025	LC-102125	\$200.00	\$200.00	BOARD 10/21/25
Variable Contract Subtotal			\$200.00	\$200.00	
Regular Services					
FLORIDA COMMERCE	10/1/2025	93712 A	\$175.00	\$175.00	SPECIAL DISTRICT FEE
FLORIDA DEPT OF ECONOMIC OPPORTUNITY	10/1/2025	93712	\$175.00	\$175.00	DISTRICT FILING FEES
INFRAMARK LLC	9/22/2025	159337	\$12.58	\$12.58	POSTAGE
INFRAMARK LLC	10/24/2025	161916	\$5.18	\$5.18	POSTAGE
JACOB WALSH	10/21/2025	JW-102125	\$200.00	\$200.00	BOARD 10/21/25
KELLY ANN EVANS	10/21/2025	KE-102125	\$200.00	\$200.00	BOARD 10/21/25
MORGANA ANSELM	10/21/2025	MA-102125	\$200.00	\$200.00	BOARD 10/21/25
STRALEY ROBIN VERICKER	10/7/2025	27285	\$1,476.00	\$1,476.00	DISTRICT COUNSEL
U.S. BANK	8/25/2025	7869423	\$4,256.13	\$4,256.13	FY25 - FY26 TRUSTEE FEES
WITHLACOOCHIEE RIVER ELECTRIC	10/15/2025	101525-6352	\$39.87	\$39.87	Electric Utility
WITHLACOOCHIEE RIVER ELECTRIC	10/15/2025	101525-6392	\$46.37	\$46.37	Electric Utility
Regular Services Subtotal			\$6,786.13	\$6,786.13	
Additional Services					
STEADFAST ENVIRONMENTAL, LLC	9/30/2025	SA-16162	\$1,500.00	\$1,500.00	TREE REMOVAL
Additional Services Subtotal			\$1,500.00	\$1,500.00	

WEST HILLCREST CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$22,517.13	\$22,517.13	

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.: 10322-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 2 Waterways. #34 & 38	1	\$465.00	\$465.00
2.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways #32, 33, 35, 36, & 37	1	\$531.00	\$531.00
					Total	\$996.00

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 #:	5426
Invoice Date:	10/01/25
Amount Due:	\$3,450.00

Bill To:

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

Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	West Hillcrest CDD - Phase 1 and 2_Oct 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

Make Payable to Gig Fiber LLC

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Hillcrest Community Development District

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	☐	x
2	Lori Campagna	☐	x
3	Jake Walsh	☐	x
4	Momo Anselmi	☐	x
5	Brad Gilley	☐	

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

Approved for payment:

Deborah Wallace
District Manager Signature

21-Oct-25
Date

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

FloridaCommerce, Special District Accountability Program

check mailed separately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93712
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

West Hillcrest Community Development District

Mr. Brian Lamb

Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



2. Telephone: 813-873-7300 Ext:
3. Fax: 813-873-7070
4. Email: brian.lamb@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: westhillcrestcdd.com
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 04/06/2023
11. Creation Document on File: 04/06/2023
12. Date Established: 04/06/2023
13. Creation Method: Local Ordinance
14. Local Governing Authority: Pasco County
15. Creation Document(s): County Ordinance 23-13
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

FloridaCommerce, Special District Accountability Program

check mailed separately

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Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

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Mr. Brian Lamb

Inframark

2005 Pan Am Circle, Suite 300

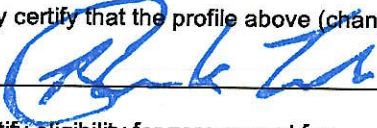
Tampa, Florida 33607



- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** westhillcrestcdd.com
- 8. County(ies):** Pasco
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 04/06/2023
- 11. Creation Document on File:** 04/06/2023
- 12. Date Established:** 04/06/2023
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- 14. Local Governing Authority:** Pasco County
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Registered Agent's Signature:  Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159337

CUSTOMER ID

C4920

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

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
Postage	17	Ea	0.74		12.58
Subtotal					12.58

Subtotal

\$12.58

Tax

\$0.00

Total Due

\$12.58

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161916

CUSTOMER ID

C4920

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

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
Postage	7	Ea	0.74		5.18
Subtotal					5.18

Subtotal

\$5.18

Tax

\$0.00

Total Due

\$5.18

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: October 21, 2025

Name		In Attendance Please X	Paid
1	Kelly Evans	x	x
2	Lori Campagna	x	x
3	Jake Walsh	x	x
4	Momo Anselmi	x	x
5	Brad Gilley		

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

Approved for payment:

Deborah Wallace
District Manager Signature

21-Oct-25
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: West Hillcrest Community Development District

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
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Deborah Wallace
District Manager Signature

21-Oct-25
Date

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for
BOARD OF SUPERVISORS

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Board Meeting Date: October 21, 2025

Name		In Attendance Please X	Paid
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3	Jake Walsh	☐	x
4	Momo Anselmi	☐	x
5	Brad Gilley	☐	

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

Approved for payment:

Deborah Wallace
District Manager Signature

21-Oct-25
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

October 07, 2025

Client: 001604

Matter: 000001

Invoice #: 27285

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/5/2025	AM	REVIEW STATUES FOR 2026 GENERAL ELECTIONS FOR QUALIFIED ELECTORS.	0.2	\$39.00
9/9/2025	KCH	PREPARE REVISED SNDA WITH GIG FIBER; REVIEW AGENDA PACKAGE.	1.0	\$375.00
9/15/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/15/2025	KCH	PREPARE ONE TIME SERVICES AGREEMENT FOR PONDS #32-36 WITH SITEX AQUATICS.	1.0	\$375.00
9/23/2025	KCH	REVIEW AND REVISE INFRAMARK FIRST ADDENDUM TO DISTRICT MANAGEMENT CONTRACT.	1.2	\$450.00
9/26/2025	KCH	REVIEW STEADFAST PROPOSAL AND EMAIL WITH D. WALLACE REGARDING SAME; REVIEW INITIAL MASTER SERVICES AGREEMENT WITH STEADFAST.	0.2	\$75.00
Total Professional Services			4.0	\$1,476.00

October 07, 2025
Client: 001604
Matter: 000001
Invoice #: 27285

Page: 2

Total Services	\$1,476.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,476.00
Previous Balance		\$1,683.00
PAY THIS AMOUNT		\$3,159.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27146	September 16, 2025	\$1,683.00	\$0.00	\$0.00	\$0.00	\$3,159.00
Total Remaining Balance Due						\$3,159.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,159.00	\$0.00	\$0.00	\$0.00



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7869423



000001151 02 SP 106481495141205 P

West Hillcrest CDD
C/O District Manager
2005 Pan AM Circle, Ste 300
Tampa, FL 33607
United States





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7869423
Account Number: 221654000
Invoice Date: 08/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

West Hillcrest CDD
C/O District Manager
2005 Pan AM Circle, Ste 300
Tampa, FL 33607
United States

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BOND, SERIES
2023 (SERIES 2023 PROJECT) REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE **\$4,256.13**

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**WEST HILLCREST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BOND, SERIES
2023 (SERIES 2023 PROJECT) REVENUE FUND**

Invoice Number: 7869423
Account Number: 221654000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 221654000
Invoice # 7869423
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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EP-MN-WN3L
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St. Paul, MN 55107

Invoice Number: 7869423
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WEST HILLCREST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BOND, SERIES
2023 (SERIES 2023 PROJECT) REVENUE FUND

Accounts Included 221654000 221654001 221654002 221654003 221654004 221654005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$3,950.00
Incidental Expenses 08/01/2025 to 07/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2346352** Cycle 10
Meter Number 343100469
Customer Number 20196092
Customer Name WEST HILLCREST CDD

Bill Date **10/15/2025**
Amount Due **39.87**
Current Charges Due **11/06/2025**

District Office Serving You
One Pasco Center

Service Address 12477 SABAL LEE DR
Service Description SIGN MONUMENT ENTRY 1
Service Classification General Service Non-Demand

See Reverse Side For More Information

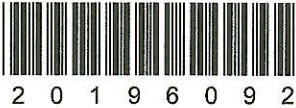
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
09/04		10/10	13				13

Comparative Usage Information
Average kWh

Period	Days	Per Day
Oct 2025	36	0
Sep 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.



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 5.00CR
Payment 0.00
Balance Forward 5.00CR

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

Total Current Charges 44.87
Total Due 39.87
Please Pay



**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: 10/15/2025

District: OP10

Use above space for address change ONLY.

32
9 - 10151
2346352
WEST HILLCREST CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP10



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

Current Charges Due Date	11/06/2025
TOTAL CHARGES DUE	39.87
Total Charges Due After Due Date	44.87

000234635200000398700000448705

**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 **10/15/2025**
Amount Due **46.37**
Current Charges Due **11/06/2025**

District Office Serving You
One Pasco Center

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

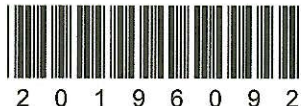
See Reverse Side For More Information

ELECTRIC SERVICE						
From	To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand
09/11	44	10/10	70			26

Comparative Usage Information

Period	Days	Average kWh Per Day
Oct 2025	29	1
Sep 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.

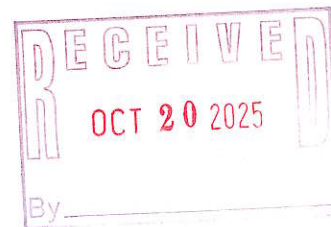


You have 24-hour access to manage your
account on-line through Smarthub at
www.wrec.net. If you would like to make a
payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **44.99**
Payment **44.99CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 26 KWH @ 0.06090 **1.58**
Fuel Adjustment 26 KWH @ 0.04400 **1.14**
FL Gross Receipts Tax **1.07**
State Tax **2.99**
Pasco County Tax **0.43**

Total Current Charges **46.37**
Total Due **46.37** Please Pay



**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: **10/15/2025**

District: OP10

Use above space for address change ONLY.



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

OP10

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

Current Charges Due Date	11/06/2025
TOTAL CHARGES DUE	46.37
Total Charges Due After Due Date	51.37

000234639200000463700000513703



Invoice

Steadfast Alliance

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

Date	Invoice #
9/30/2025	SA-16162

**Please make all Checks payable to:
Steadfast Alliance**

Bill To

West Hillcrest Community Development Dist
Attn: Debby
2005 Pan Am Circle, Suite 300
Tampa, FL 333607

Ship To

SM1180
11815 Bellamy Brothers Blvd.
Dade City, FL 33525

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project			
				Net 30	SM1180 West Hillcrest CDD			
Description	Quantity	Est Amt	Prior Qty	Prior Amt	Prior %	Curr %	Rate	Amount
Remove the large dead pine tree located at Brae way. This is to flush gut and haul away, no stumpgrinding	1	1,500.00	0			100.00%	1,500.00	1,500.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00



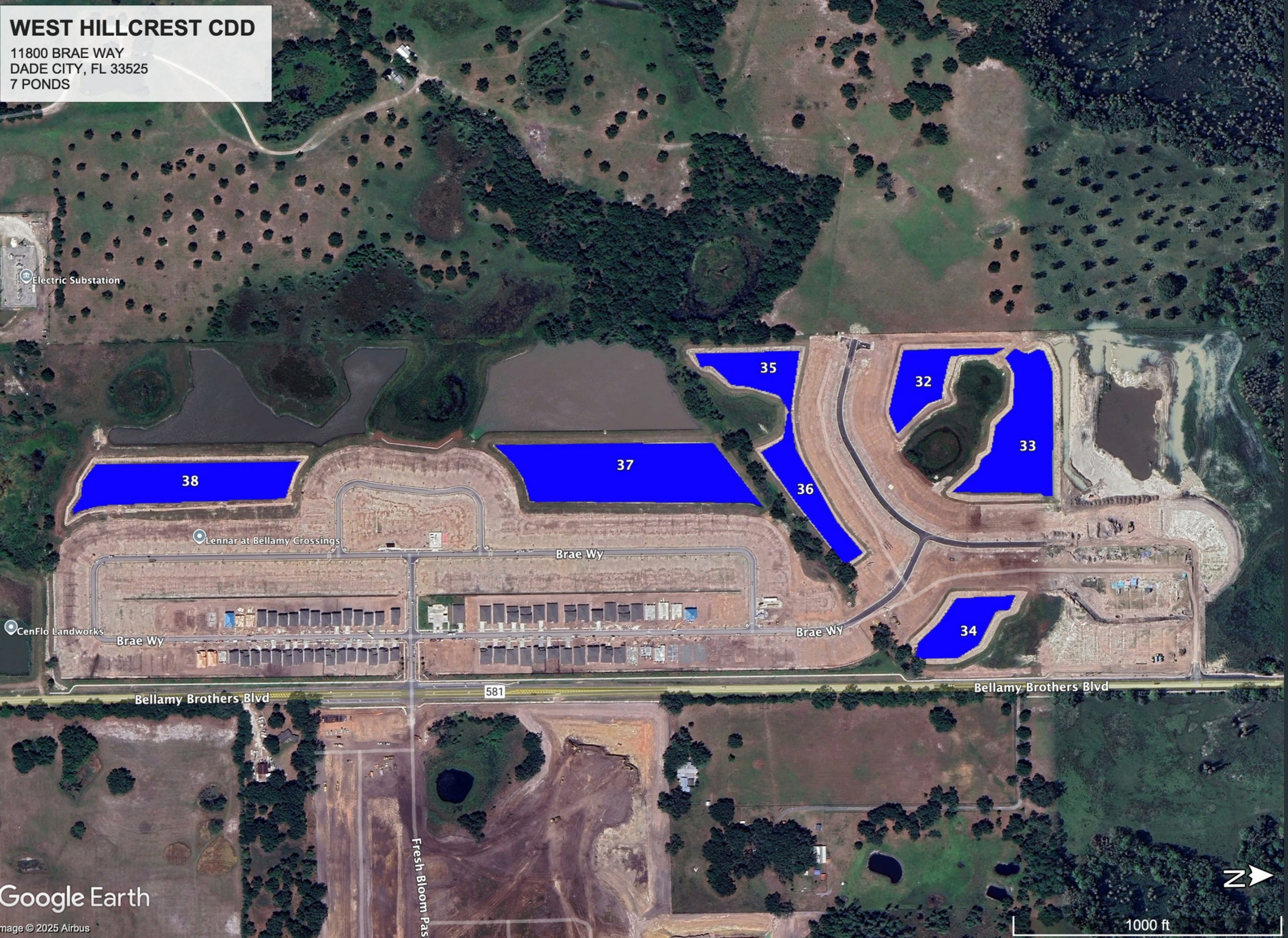
MONTHLY REPORT

NOVEMBER, 2025



WEST HILLCREST CDD

11800 BRAE WAY
DADE CITY, FL 33525
7 PONDS



Prepared for: Jayna cooper
Prepared By: Devon Craig

SUMMARY:

Water temps are slowly starting to cool down from the air temperatures lowering. Reoccurring algae blooms will start slowing down and prevent maintenance will be doing its job. Things to remember is that algae blooms can still pop up during cooler months with nutrient introductions such as yard clippings, fertilizers, etc. The ability to aggressively combat and prevent them is much greater as dissolved oxygen levels are much higher and water temps much cooler. Hope everyone has a Happy Thanksgiving.



Pond #32 Treated for Shoreline Vegetation.



Pond #33 Treated for Shoreline Vegetation.



Pond #34 Treated for Shoreline Vegetation.



Pond #35 Treated for Algae and Shoreline Vegetation.



Pond #36 Treated for Shoreline Vegetation.



Pond #37 Treated for Shoreline Vegetation.



Pond #38 Treated for Algae and Shoreline Vegetation.