

**WEST HILLCREST  
COMMUNITY DEVELOPMENT DISTRICT**

**DECEMBER 16, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# West Hillcrest Community Development District

**Board of Supervisors:**

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

**Staff:**

Deborah Wallace, District Manager  
Brian Lamb, District Secretary  
Kathryn Hopkinson, District Counsel  
Tonja Stewart, District Engineer  
Stephen Rudd, Accountant II

## Regular Meeting Agenda Tuesday, December 16, 2025 – 10:45 a.m.

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

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

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

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

**Passcode:** 5fi6rK9

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

### 1. Call to Order/Roll Call

### 2. Audience Comments – *Three- (3) Minute Time Limit*

### 3. Business Items

#### A. Consideration of the Public Facilities Report

#### B. Consideration of Arbitrage Rebate Counselors, LLC Proposal

1. Arbitrage Rebate Counselors, LLC - Proposal for Bond Series 2023 Annual Arbitrage Calculation

### 4. Consent Agenda

#### A. Approval of Meeting Minutes

1. November 18, 2025 Regular Meeting Minutes

#### B. Acceptance of Financials

1. November 2025

#### C. Acceptance of the Check Registers

1. November 2025

#### D. Consideration of Operations and Maintenance Report

1. November 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

**5. Staff Reports**

**A. Aquatic Report**

**1. Sitex Aquatics – December 2025 Monthly Report**

**B. District Counsel**

**C. District Engineer**

**D. District Manager**

**6. Supervisor Requests**

**7. Adjournment**

*The next meeting is scheduled for Tuesday, January 20, 2026 at 10:45 a.m.*



## **WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**

### **PUBLIC FACILITIES REPORT**

**October 2025**

- 1. Provide a description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location.**

The District is fully developed and owns and operates stormwater management facilities, subdivision streets, street lights, and landscaping and irrigation. The District is fully developed and there are currently no additional demands needed.

- 2. Provide a description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 7 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, describe how the district currently proposes to finance the facility.**

No improvements and/or expansion is currently proposed.

- 3. If the special district currently proposes to replace any of the facilities identified above within the next 10 years, the date when such facility will be replaced shall be provided.**

There are currently no plans to replace District facilities within the next 10 years.

- 4. Provide the anticipated time the construction, improvement or expansion of each facility will be completed.**

The District is fully developed with no current plans for construction, improvement, or expansion.

- 5. Provide the anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity shall be listed.**

The District is in full operation, and the public facilities have been adequately sized for the District's needs. No improvement and/or expansion are currently planned.



# Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

November 12, 2025

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

Re: Proposal – Annual Arbitrage Calculations – West Hillcrest CDD – \$7,475,000 Special Assessment Bonds, Series 2023 (the “2023 Series”)

Dear West Hillcrest Community Development District:

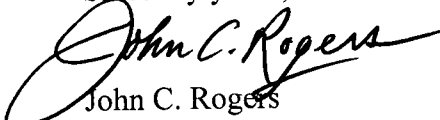
Arbitrage Rebate Counselors hereby contracts with West Hillcrest Community Development District to provide annual arbitrage calculations for the above-referenced 2023 Series.

The annual arbitrage calculations for the 2023 Series will cover the one-year period July 27, 2023 to July 27, 2024, and each successive one-year period thereafter ending on July 27<sup>th</sup>.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2023 Series is \$400.00. Hillcrest West CDD may terminate this contract at any time at its discretion.

Sincerely yours,

  
John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

**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, November 18, 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
Brad Gilley	Assistant Secretary

Also present were:

Debby Wallace	District Manager
Jayna Cooper	District Manager
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**

**Business Items**

**A. Report of Resolution 2024-07; Adopting Goals, Objectives, & Performance Measures & Standards for FY2025**

On MOTION by Ms. Evans seconded by Ms. Anselmi, with all in favor, Resolution 2024-07; Adopting Goals, Objectives, & Performance Measures & Standards for FY2025, was adopted. 5-0
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**B. Consideration of Resolution 2026-01; Adopting Goals, Objectives, & Performance Measures & Standards Beginning October 1, 2025**

On MOTION by Ms. Campagna seconded by Mr. Walsh, with all in favor, Resolution 2026-01; Adopting Goals, Objectives, & Performance Measures & Standards Beginning October 1, 2025, was adopted. 5-0
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**C. Consideration of Public Facilities Report**

This item was **TABLED** by the Board until the next meeting on December 16, 2025.

**D. Ratify FY25/26 Egis Proposal & Insurance Agreement**

On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, FY25/26 Egis Proposal & Insurance Agreement, was ratified. 5-0

**E. Consideration of Additional Street Light by Mail Kiosk-UNDER SEPARATE COVER**

On MOTION by Ms. Evans seconded by Ms. Anselmi, with all in favor, Additional Street Light by Mail Kiosk, increased from 69 to 70 streetlights, was approved. 5-0

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Meeting Minutes October 21, 2025 Regular Meeting Minutes**

**B. Acceptance of Financials October 2025**

**C. Approval of the Check Registers October 2025**

**D. Consideration of Operations and Maintenance Invoices October 2025 (\$22,517.13)**

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

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

**B. District Counsel**

**C. District Manager**

**1. Sitex Aquatics November Inspections Report**

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

**FIFTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**SIXTH 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 10:57 am. 5-0

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Debby Wallace  
District Manager

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Kelly Evans  
Chairperson

# **West Hillcrest Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 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 November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	\$ 261,372	\$ -	\$ -	\$ -	\$ -	\$ 261,372
Cash in Transit	-	2,955	-	-	-	2,955
Accounts Receivable - Other	295	-	-	-	-	295
Due From Other Districts	5,994	-	-	-	-	5,994
Investments:						
Acquisition & Construction Account	-	-	9	-	-	9
Reserve Fund	-	252,406	-	-	-	252,406
Revenue Fund	-	96,004	-	-	-	96,004
Fixed Assets						
Construction Work In Process	-	-	-	7,221,399	-	7,221,399
Amount Avail In Debt Services	-	-	-	-	252,406	252,406
Amount To Be Provided	-	-	-	-	7,107,594	7,107,594
<b>TOTAL ASSETS</b>	<b>\$ 267,661</b>	<b>\$ 351,365</b>	<b>\$ 9</b>	<b>\$ 7,221,399</b>	<b>\$ 7,360,000</b>	<b>\$ 15,200,434</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ 8
Bonds Payable - Series 2023	-	-	-	-	7,250,000	7,250,000
<b>TOTAL LIABILITIES</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,250,000</b>	<b>7,250,008</b>

# WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	351,365	-	-	-	351,365
Capital Projects	-	-	9	-	-	9
Unassigned:	267,653	-	-	7,221,399	110,000	7,599,052
<b>TOTAL FUND BALANCES</b>	<b>267,653</b>	<b>351,365</b>	<b>9</b>	<b>7,221,399</b>	<b>110,000</b>	<b>7,950,426</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 267,661</b>	<b>\$ 351,365</b>	<b>\$ 9</b>	<b>\$ 7,221,399</b>	<b>\$ 7,360,000</b>	<b>\$ 15,200,434</b>

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 907	\$ 907	0.00%
Special Assmnts- CDD Collected	409,487	3,668	(405,819)	0.90%
<b>TOTAL REVENUES</b>	<b>409,487</b>	<b>4,575</b>	<b>(404,912)</b>	<b>1.12%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,800	10,200	15.00%
Dissemination Costs	5,000	2,500	2,500	50.00%
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	2,634	9,366	21.95%
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	26	474	5.20%
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%
<b>Total Administration</b>	<b>98,475</b>	<b>10,682</b>	<b>87,793</b>	<b>10.85%</b>
<b><u>Electric Utility Services</u></b>				
Street Lights	75,000	8,900	66,100	11.87%
Electric Utility Services	5,000	176	4,824	3.52%
<b>Total Electric Utility Services</b>	<b>80,000</b>	<b>9,076</b>	<b>70,924</b>	<b>11.35%</b>

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>Other Physical Environment</u></b>				
Aquatics - Contract	14,000	1,992	12,008	14.23%
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	19,170	107,195	15.17%
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%
<b>Total Other Physical Environment</b>	<b>221,865</b>	<b>34,633</b>	<b>187,232</b>	<b>15.61%</b>
<b><u>Parks and Recreation</u></b>				
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%
<b>Total Parks and Recreation</b>	<b>9,150</b>	<b>-</b>	<b>9,150</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>409,490</b>	<b>54,391</b>	<b>355,099</b>	<b>13.28%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(3)	(49,816)	(49,813)	1660533.33%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(3)	-	3	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(3)</b>	<b>-</b>	<b>3</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ (3)</u>	<u>\$ (49,816)</u>	<u>\$ (49,807)</u>	<u>1660533.33%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>317,469</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 267,653</u></b>		



**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,188	\$ 2,188	0.00%
Special Assmnts- CDD Collected	502,975	4,522	(498,453)	0.90%
<b>TOTAL REVENUES</b>	<b>502,975</b>	<b>6,710</b>	<b>(496,265)</b>	<b>1.33%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	115,000	-	115,000	0.00%
Interest Expense	387,975	-	387,975	0.00%
<b>Total Debt Service</b>	<b>502,975</b>	<b>-</b>	<b>502,975</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>502,975</b>	<b>-</b>	<b>502,975</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	6,710	6,710	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>344,655</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 351,365</b>		

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>9</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 9</u></b>		

# Bank Account Statement

West Hillcrest CDD

Tuesday, December 2, 2025  
Page 1

**Bank Account No.** 7270  
**Statement No.** 11\_25

**Statement Date** 11/30/2025

<b>G/L Account No. 101001 Balance</b>	261,372.08	<b>Statement Balance</b>	265,421.61
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	265,421.61
<b>Subtotal</b>	261,372.08	<b>Outstanding Checks</b>	-4,049.53
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	261,372.08
<b>Ending G/L Balance</b>	261,372.08		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/13/2025		JE000290	Special Assmnts-CDD Collected	REC FY26 Tax Yr 25 Pasco County Tax Distrib #1 (11.0	2,838.15	2,838.15	0.00
11/20/2025		JE000292	Special Assmnts-CDD Collected	REC FY26 Tax Yr 25 Pasco County Tax Distrib. #2 (11/	5,351.18	5,351.18	0.00
11/28/2025		JE000298	Interest - Investments	Interest Earned	399.46	399.46	0.00
<b>Total Deposits</b>					8,588.79	8,588.79	0.00
<b>Checks</b>							
							0.00
08/14/2025	Payment	15201	INFRAMARK LLC	Check for Vendor V00003	-4,025.00	-4,025.00	0.00
09/02/2025	Payment	15210	INFRAMARK LLC	Check for Vendor V00003	-91.70	-91.70	0.00
10/24/2025	Payment	15231	FLORIDA COMMERCE DISCLOSURE TECHNOLOGY SERVICES, LLC	Payment of Invoice 000380	-175.00	-175.00	0.00
11/18/2025	Payment	15232	SITEX AQUATICS STEADFAST	Check for Vendor V00031	-2,500.00	-2,500.00	0.00
11/18/2025	Payment	15233	ENVIRONMENTAL, LLC	Check for Vendor V00033	-996.00	-996.00	0.00
11/18/2025	Payment	15234	STRALEY ROBIN VERICKER	Check for Vendor V00028	-9,585.00	-9,585.00	0.00
11/18/2025	Payment	15235	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00006	-1,158.00	-1,158.00	0.00
11/18/2025	Payment	15236	WEST HILLCREST CDD	Check for Vendor V00036	-5,450.00	-5,450.00	0.00
11/18/2025	Payment	15237	Due From Other Districts	Check for Vendor V00034	-1,567.03	-1,567.03	0.00
11/21/2025		JE000301		Service Charges	-1,686.64	-1,686.64	0.00
<b>Total Checks</b>					-27,234.37	-27,234.37	0.00

## Adjustments

**Total Adjustments**

Bank Account Statement

West Hillcrest CDD

Bank Account No.

7270

Statement No.

11\_25

Statement Date

11/30/2025

Outstanding Checks

11/25/2025	Payment	15238	BRADLEY GILLEY	Check for Vendor V00039	-200.00
11/25/2025	Payment	15239	INFRAMARK LLC	Check for Vendor V00003	-5.18
11/25/2025	Payment	15240	JACOB WALSH	Check for Vendor V00021	-200.00
11/25/2025	Payment	15241	KELLY ANN EVANS	Check for Vendor V00014	-200.00
11/25/2025	Payment	15242	LORI CAMPAGNA	Check for Vendor V00016	-200.00
11/25/2025	Payment	15243	MORGANA ANSELM	Check for Vendor V00022	-200.00
11/25/2025	Payment	15244	WEST HILLCREST CDD	Check for Vendor V00034	-2,954.55
11/25/2025	Payment	15245	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-89.80
Total Outstanding Checks					-4,049.53

Outstanding Deposits

Total Outstanding Deposits

**WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(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	15232	11/18/25	DISCLOSURE TECHNOLOGY SERVICES, LLC	1654	FY26 Disclosure Services	Dissemination Costs	531012-51301	\$2,500.00
001	15233	11/18/25	SITEX AQUATICS	10437-B	NOV 25-AQUATIC MAINTENANCE	Aquatics - Contract	534067-53908	\$996.00
001	15234	11/18/25	STEADFAST ENVIRONMENTAL, LLC	SA-17318	NOV 25-LANDSCAPE MAINTENANCE	Landscape Maintenance - Contract	546300-53908	\$9,585.00
001	15235	11/18/25	STRALEY ROBIN VERICKER	27464	Oct'25 District Counsel	District Counsel	531146-51401	\$1,158.00
001	15236	11/18/25	STREETLEAF DISTRIBUTION, LLC	5672	Nov'25 Street Light Utility	Street Lights	543062-53100	\$3,450.00
001	15236	11/18/25	STREETLEAF DISTRIBUTION, LLC	5683	Nov'25 Solar Street Lights Maintenance	Street Lights	543062-53100	\$2,000.00
001	15238	11/25/25	BRADLEY GILLEY	BG-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	15239	11/25/25	INFRAMARK LLC	161916	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$5.18
001	15240	11/25/25	JACOB WALSH	JW-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	15241	11/25/25	KELLY ANN EVANS	KE-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	15242	11/25/25	LORI CAMPAGNA	LC-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	15243	11/25/25	MORGANA ANSELM	MA-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	15245	11/25/25	WITHLACOOCHIEE RIVER ELECTRIC	111425-6352	Electric Utility (10/10/25 - 11/10/25)	Electric Utility Services	543063-53100	\$44.05
001	15245	11/25/25	WITHLACOOCHIEE RIVER ELECTRIC	111425-6392	Electric Utility (10/10/25 - 11/10/25)	Electric Utility Services	543063-53100	\$45.75
<b>Fund Total</b>								<b>\$20,783.98</b>

**DEBT SERVICE FUND - 201**

201	15237	11/18/25	WEST HILLCREST CDD	11132025 - 01	SERIES 2023 FY26 TAX DIST ID 1	Cash in Transit	103200	\$1,567.03
201	15244	11/25/25	WEST HILLCREST CDD	11212025 - 01	SERIES 2023 FY26 TAX DIST ID 25-2	Cash in Transit	103200	\$2,954.55
<b>Fund Total</b>								<b>\$4,521.58</b>

<b>Total Checks Paid</b>	<b>\$25,305.56</b>
--------------------------	--------------------

WEST HILLCREST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
SITEX AQUATICS	11/1/2025	10437-B	\$996.00			AQUATIC MAINTENANCE
STEADFAST ENVIRONMENTAL, LLC	11/6/2025	SA-17318	\$9,585.00			Landscape Maintenance
STREETLEAF DISTRIBUTION, LLC	11/1/2025	5672	\$3,450.00			Solar Street Lights
Monthly Contract Subtotal			\$14,031.00			
Utilities						
STREETLEAF DISTRIBUTION, LLC	11/6/2025	5683	\$2,000.00			Solar Street Lights
Utilities Subtotal			\$2,000.00			
Regular Services						
BRADLEY GILLEY	11/18/2025	BG-111825	\$200.00			BOARD 11/18/25
DISCLOSURE TECHNOLOGY SERVICES, LLC	11/3/2025	1654	\$2,500.00			1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES
INFRAMARK LLC	11/25/2025	164698	\$8.14			POSTAGE
JACOB WALSH	11/18/2025	JW-111825	\$200.00			BOARD 11/18/25
KELLY ANN EVANS	11/18/2025	KE-111825	\$200.00			BOARD 11/18/25
LORI CAMPAGNA	11/18/2025	LC-111825	\$200.00			BOARD 11/18/25
MORGANA ANSELM	11/18/2025	MA-111825	\$200.00			BOARD 11/18/25
STRALEY ROBIN VERICKER	11/14/2025	27464	\$1,158.00			District Counsel
WITHLACOOCHEE RIVER ELECTRIC	11/14/2025	111425-6352	\$44.05			Electric Utility
WITHLACOOCHEE RIVER ELECTRIC	11/14/2025	111425-6392	\$45.75		\$89.80	Electric Utility
Regular Services Subtotal			\$4,755.94			
Additional Services						
WEST HILLCREST CDD	11/13/2025	11132025 - 01	\$1,567.03			SERIES 2023 FY26 TAX DIST ID 1
WEST HILLCREST CDD	11/21/2025	11212025 - 01	\$2,954.55		\$4,521.58	SERIES 2023 FY26 TAX DIST ID 25-2
Additional Services Subtotal			\$4,521.58			
TOTAL						
			\$25,308.52			

# 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.: 10437-b  
Terms: Net 30  
Invoice date: 11/01/2025  
Due date: 12/01/2025

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

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



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

# INVOICE



**Invoice #:** 5672  
**Invoice Date:** 11/01/25  
**Amount Due:** \$3,450.00

**Bill To:**

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

Due Date
11/30/25

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

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

Make Payable to Gig Fiber LLC

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

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

# INVOICE



**Invoice #:** 5683  
**Invoice Date:** 11/06/25  
**Amount Due:** \$2,000.00

**Bill To:**

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

Due Date	Terms
12/06/25	Net 30

Item	Description	Quantity	Price	Amount
Installation and other	Pole_#PAS-3727_Service Ticket_#090425-3562-PAS-3727	1	\$1,250.00	\$1,250.00
Labour	Installation	1	\$750.00	\$750.00

<b>Subtotal:</b>	\$2,000.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$2,000.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$2,000.00</b>

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: November 18, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/>	\$200
2	Lori Campagna	<input type="checkbox"/>	\$200
3	Jake Walsh	<input type="checkbox"/>	\$200
4	Momo Anselmi	<input type="checkbox"/>	\$200
5	Brad Gilley	<input type="checkbox"/>	\$200

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

Approved for payment:

Deborah Wallace  
District Manager Signature

18-Nov-25  
Date

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

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



INVOICE

BILL TO  
Inframark  
CDD:  
West Hillcrest Community Development District

INVOICE 1654  
DATE 11/03/2025

BOND SERIES  
2023

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	2,500.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$2,500.00**

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

164698

**CUSTOMER ID**

C4920

**PO#****DATE**

11/25/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

11/25/2025

**BILL TO**

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	11	Ea	0.74		8.14
<b>Subtotal</b>					<b>8.14</b>

**Subtotal**

\$8.14

**Tax**

\$0.00

**Total Due**

\$8.14

**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: November 18, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/>	\$200
2	Lori Campagna	<input type="checkbox"/>	\$200
3	Jake Walsh	<input type="checkbox"/>	\$200
4	Momo Anselmi	<input type="checkbox"/>	\$200
5	Brad Gilley	<input type="checkbox"/>	\$200

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

Approved for payment:

Deborah Wallace  
District Manager Signature

18-Nov-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: November 18, 2025

Name		In Attendance Please X	Paid
1	Kelly Evans	<input checked="" type="checkbox"/>	\$200
2	Lori Campagna	<input checked="" type="checkbox"/>	\$200
3	Jake Walsh	<input checked="" type="checkbox"/>	\$200
4	Momo Anselmi	<input checked="" type="checkbox"/>	\$200
5	Brad Gilley	<input checked="" type="checkbox"/>	\$200

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

Approved for payment:

Deborah Wallace  
District Manager Signature

18-Nov-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: November 18, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="checkbox"/>	\$200
2	Lori Campagna	<input checked="" type="checkbox"/>	\$200
3	Jake Walsh	<input type="checkbox"/>	\$200
4	Momo Anselmi	<input type="checkbox"/>	\$200
5	Brad Gilley	<input type="checkbox"/>	\$200

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

Approved for payment:

*Deborah Wallace*

District Manager Signature

18-Nov-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: November 18, 2025

	Name	In Attendance Please X	Paid
1	Kelly Evans	<input type="text" value="x"/>	\$200
2	Lori Campagna	<input type="text" value="x"/>	\$200
3	Jake Walsh	<input type="text" value="x"/>	\$200
4	Momo Anselmi	<input type="text" value="x"/>	\$200
5	Brad Gilley	<input type="text" value="x"/>	\$200

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

Approved for payment:

Deborah Wallace  
District Manager Signature

18-Nov-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

November 14, 2025  
Client: 001604  
Matter: 000001  
Invoice #: 27464

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/15/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/16/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/20/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/21/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$324.00
10/21/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00
10/21/2025	KCH	PREPARE ADDENDUM NO. 1 TO AQUATICS MANAGEMENT AGREEMENT WITH SITEX AQUATICS.	0.5	\$187.50
Total Professional Services			3.0	\$1,158.00

November 14, 2025  
Client: 001604  
Matter: 000001  
Invoice #: 27464

Page: 2

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Total Services	\$1,158.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,158.00
Previous Balance		\$3,159.00
Less Payments		(\$3,159.00)
<b>PAY THIS AMOUNT</b>		<b>\$1,158.00</b>

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

**WITHLACOCHEE 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 11/14/2025  
Amount Due 44.05  
Current Charges Due 12/09/2025

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 Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/10	13	11/10	19				6

**Comparative Usage Information**

Period	Days	Per Day
Nov 2025	31	0
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.



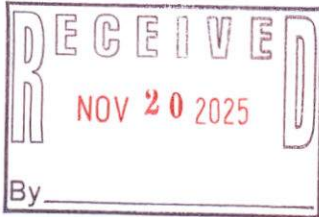
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You have 24-hour access to manage your  
account on-line through Smarthub at  
www.wrec.net. If you would like to make a  
payment using your credit card, please call  
855-938-3431. This number is WREC's  
Secure Pay-By-Phone system.

Previous Balance 39.87  
Payment 39.87CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 6 KWH @ 0.06090 0.37  
Fuel Adjustment 6 KWH @ 0.04200 0.25  
FL Gross Receipts Tax 1.02  
State Tax 2.84  
Pasco County Tax 0.41

Total Current Charges 44.05  
Total Due Please Pay 44.05



**WITHLACOCHEE 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: 11/14/2025

Use above space for address change ONLY.

District: OP10



32  
9 - 10178

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	12/09/2025
<b>TOTAL CHARGES DUE</b>	<b>44.05</b>
Total Charges Due After Due Date	49.05

000234635200000440500000490500

**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 11/14/2025  
Amount Due 45.75  
Current Charges Due 12/09/2025

District Office Serving You  
One Pasco Center

See Reverse Side For More Information

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

Comparative Usage Information

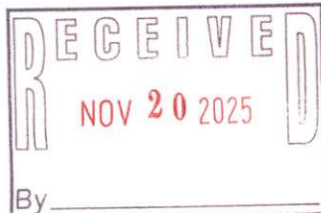
Period	Days	Average kWh Per Day
Nov 2025	31	1
Oct 2025	29	1
May 2025	0	0

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.



**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: 11/14/2025

District: OP10



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	12/09/2025
<b>TOTAL CHARGES DUE</b>	<b>45.75</b>
Total Charges Due After Due Date	50.75

000234639200000457500000507509

# WEST HILLCREST CDD

## DISTRICT CHECK REQUEST

**Today's Date:** 11/13/2025  
**Check Amount:** \$1,567.03  
**Payable To:** WEST HILLCREST CDD  
**Check Description:** Series 2023 - FY 26 Tax Dist. ID Dist #1  
(11/1 - 11/8/25)  
**Special Instructions:** Mail check with US Bank letter

(Please attach all supporting documentation: invoices, receipts, etc.)

*Stephen Rudd*  
\_\_\_\_\_  
Authorization

DM	<u>Deborah Wallace</u>		
Fund	<u>201</u>		
G/L	<u>103200</u>		
Object Code			
Chk	#	_____	Date _____

## 2026

**Fiscal Year 2026, Tax Year 2025**

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	409,487.07	44.787%	0.447900
Net DS 2023	504,812.50	55.213%	0.552100
Net Total	914,299.57	100.0000%	1.000000

Date Received	Amount Received	44.79%	55.21%	Proof		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2023 Debt Service Revenue			
11/13/2025	2,838.15	1,271.12	1,567.03		Distrib. #1 FY26 (11/1 - 11/8/25)	
		-	-	-		
		-	-	-		
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		-	-	-		
TOTAL	-	-	-			
Net Total on Roll	914,299.57					
Collection Surplus / (Deficit)	(914,299.57)					

# WEST HILLCREST CDD

## DISTRICT CHECK REQUEST

**Today's Date:** 11/21/2025  
**Check Amount:** \$2,954.55  
**Payable To:** WEST HILLCREST CDD  
**Check Description:** Series 2023 - FY 26 Tax Dist. ID Dist #25-2  
(11/9 - 11/15/25)  
**Special Instructions:** Mail check with US Bank letter

(Please attach all supporting documentation: invoices, receipts, etc.)

*Stephen Rudd*

Authorization

DM	<u>Deborah Wallace</u>		
Fund	<u>201</u>		
G/L	<u>103200</u>		
Object Code			
Chk	#	_____	Date _____



## 2026

**Fiscal Year 2026, Tax Year 2025**

Date Received	Amount Received	44.79%	55.21%	Proof		
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2023 Debt Service Revenue			
11/13/2025	2,838.15	1,271.12	1,567.03		DIST #25-1 (11/1 - 11/8/25)	
11/20/2025	5,351.18	2,396.63	2,954.55	-	DIST #25-2 (11/9 - 11/15/25)	
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		-	-	-		
TOTAL	5,351.18	2,396.63	2,954.55			
Net Total on Roll	914,299.57					
Collection Surplus / (Deficit)	(908,948.39)					





# MONTHLY REPORT

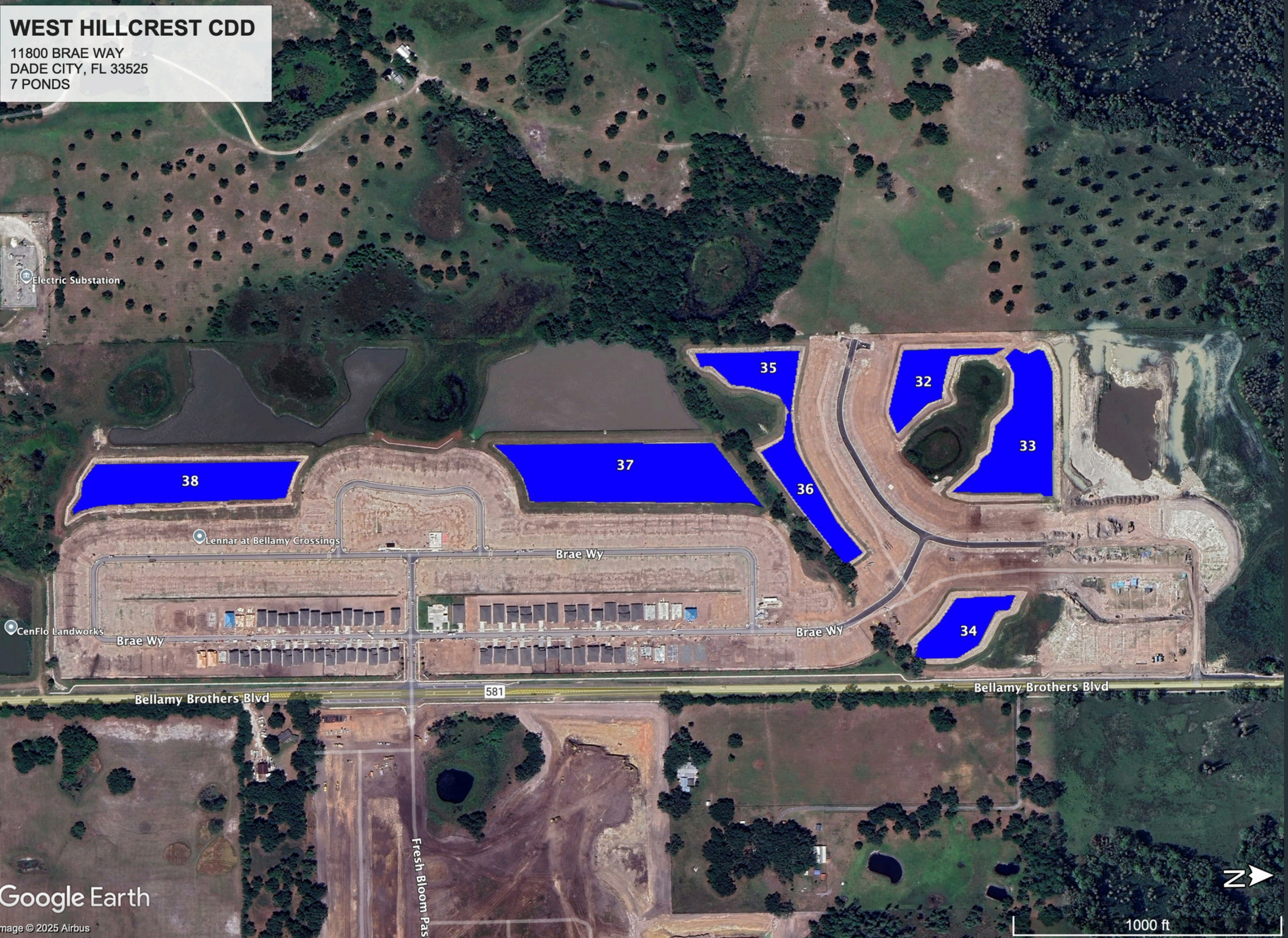
DECEMBER, 2025





# WEST HILLCREST CDD

11800 BRAE WAY  
DADE CITY, FL 33525  
7 PONDS



Google Earth

Image © 2025 Airbus

1000 ft



Prepared for: Jayna cooper  
Prepared By: Devon Craig

## SUMMARY:

Hope everybody's Turkey was good. Pond temperatures are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.





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.