

**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.



Stantec Consulting Services Inc.
777 S. Harbour Island Blvd, Ste 600
Tampa, FL 33602-5729

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:

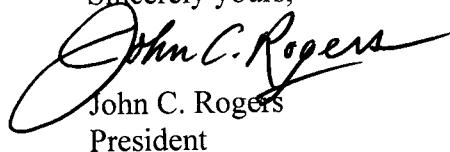
Arbitrage Rebate Counselors hereby contracts with West Hillcrest Community Development District to provide annual arbitrage calculations for the above-referenced 2023 Series.

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 27th.

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: _____

**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
--

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
--

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

Debby Wallace
District Manager

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	DEBT SERVICE	CAPITAL	GENERAL	DEBT	GENERAL	LONG-TERM
	FUND	FUND	FUND	FUND	ACCOUNT	GROUP FUND	TOTAL
ASSETS							
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	252,406
Amount To Be Provided	-	-	-	-	7,107,594	7,107,594	7,107,594
TOTAL ASSETS	\$ 267,661	\$ 351,365	\$ 9	\$ 7,221,399	\$ 7,360,000	\$ 15,200,434	

LIABILITIES

Accounts Payable	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8
Bonds Payable - Series 2023	-	-	-	-	7,250,000	7,250,000	7,250,000
TOTAL LIABILITIES	8	-	-	-	7,250,000	7,250,008	

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

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

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 907	\$ 907	0.00%
Special Assmnts- CDD Collected	409,487	3,668	(405,819)	0.90%
TOTAL REVENUES	409,487	4,575	(404,912)	1.12%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Wesite 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%
Total Administration	98,475	10,682	87,793	10.85%
<u>Electric Utility Services</u>				
Street Lights	75,000	8,900	66,100	11.87%
Electric Utility Services	5,000	176	4,824	3.52%
Total Electric Utility Services	80,000	9,076	70,924	11.35%

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
<u>Other Physical Environment</u>				
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%
Total Other Physical Environment	221,865	34,633	187,232	15.61%
<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	54,391	355,099	13.28%
Excess (deficiency) of revenues				
Over (under) expenditures	(3)	(49,816)	(49,813)	1660533.33%
<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	\$ (3)	\$ (49,816)	\$ (49,807)	1660533.33%
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,469		
FUND BALANCE, ENDING		\$ 267,653		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,188	\$ 2,188	0.00%
Special Assmnts- CDD Collected	502,975	4,522	(498,453)	0.90%
TOTAL REVENUES	502,975	6,710	(496,265)	1.33%
<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	-	6,710	6,710	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		344,655		
FUND BALANCE, ENDING		\$ 351,365		

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
<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)		9		
FUND BALANCE, ENDING		\$ <u>9</u>		

Bank Account Statement

Tuesday, December 2, 2025
Page 1

West Hillcrest CDD

Bank Account No. 7270

Statement No. 11_25

Statement Date 11/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
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
Total Deposits					8,588.79	8,588.79	0.00
Checks							
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	Payment of Invoice 000380	-175.00	-175.00	0.00
11/18/2025	Payment	15232	TECHNOLOGY SERVICES, LLC	Check for Vendor V00031	-2,500.00	-2,500.00	0.00
11/18/2025	Payment	15233	SITEX AQUATICS STEADFAST	Check for Vendor V00033	-996.00	-996.00	0.00
11/18/2025	Payment	15234	ENVIRONMENTAL, LLC	Check for Vendor V00028	-9,585.00	-9,585.00	0.00
11/18/2025	Payment	15235	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,158.00	-1,158.00	0.00
11/18/2025	Payment	15236	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00036	-5,450.00	-5,450.00	0.00
11/18/2025	Payment	15237	WEST HILLCREST CDD	Check for Vendor V00034	-1,567.03	-1,567.03	0.00
11/21/2025		JE000301	Due From Other Districts	Service Charges	-1,686.64	-1,686.64	0.00
Total Checks					-27,234.37	-27,234.37	0.00

Adjustments

Total Adjustments

Bank Account Statement

West Hillcrest CDD

Tuesday, December 2, 2025
Page 2

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 ANSELMI	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
----------	-----------------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

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 ANSELMI	MA-111825	BOARD 11/18/25	Supervisor Fees	511100-51301	\$200.00
001	15245	11/25/25	WITHLACOOCHEE RIVER ELECTRIC	111425-6352	Electric Utility (10/10/25 - 11/10/25)	Electric Utility Services	543063-53100	\$44.05
001	15245	11/25/25	WITHLACOOCHEE RIVER ELECTRIC	111425-6392	Electric Utility (10/10/25 - 11/10/25)	Electric Utility Services	543063-53100	\$45.75

Fund Total	\$20,783.98
-------------------	--------------------

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

Fund Total	\$4,521.58
-------------------	-------------------

Total Checks Paid	\$25,305.56
--------------------------	--------------------

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 ANSELMI	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.		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



Steadfast Alliance

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

Invoice

Date	Invoice #
11/6/2025	SA-17318

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

West Hillcrest CDD
c/o Inframark

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
					Net 30	SM1180 West Hillcrest CDD
Quantity	Description			Rate	Serviced Date	Amount
	Landscape Maintenance @ West Hillcrest CDD for the month dated on this invoice. Per the 2nd Addendum			8,405.00		8,405.00
	Irrigation Inspections			600.00		600.00
	Fertilization and Pesticide Program			400.00		400.00
	OTC Injections			180.00		180.00

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	\$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

streetleaf 

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

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>

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

INVOICE

streetleaf 

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

Subtotal:	\$2,000.00
Sales Tax:	\$0.00
Total:	\$2,000.00
Payments:	\$0.00
Amount Due:	\$2,000.00

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: 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 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****

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

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

INVOICE#
164698

DATE
11/25/2025

CUSTOMER ID
C4920

NET TERMS
Due On Receipt

PO#

DUE DATE
11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	11	Ea	0.74		8.14
Subtotal					8.14

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 checked="" 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="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 type="checkbox"/> x	\$200
2	Lori Campagna	<input checked="" type="checkbox"/> x	\$200
3	Jake Walsh	<input type="checkbox"/> x	\$200
4	Momo Anselmi	<input type="checkbox"/> x	\$200
5	Brad Gilley	<input type="checkbox"/> 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****

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 checked="" 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****

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

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

Please Include Invoice Number on all Correspondence



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

Comparative Usage Information

Period	Days	Per Day	Average kWh
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.



2 0 1 9 6 0 9 2

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

Previous Balance
Payment
Balance Forward

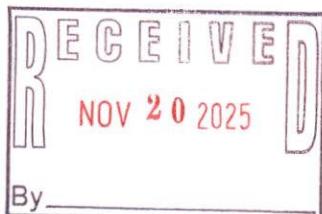
39.87CR
0.00

Customer Charge
Energy Charge 6 KWH @ 0.06090
Fuel Adjustment 6 KWH @ 0.04200
FL Gross Receipts Tax
State Tax
Pasco County Tax

39.16
0.37
0.25
1.02
2.84
0.41

Total Current Charges
Total Due Please Pay

44.05
44.05



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



9 - 32 2346352 OP10
WEST HILLCREST CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.	
Current Charges Due Date	12/09/2025
TOTAL CHARGES DUE	44.05
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

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	kWh Used
10/10	70	11/10	91				21

Comparative Usage Information

Average kWh

Period	Days	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.

Previous Balance
Payment
Balance Forward

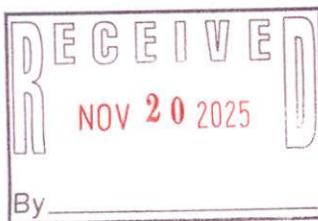
46.37

46.37CR

0.00

Customer Charge 39.16
Energy Charge 21 KWH @ 0.06090 1.28
Fuel Adjustment 21 KWH @ 0.04200 0.88
FL Gross Receipts Tax 1.06
State Tax 2.95
Pasco County Tax 0.42

Total Current Charges 45.75
Total Due 45.75
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: 11/14/2025

Use above space for address change ONLY.

District: OP10



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

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

Current Charges Due Date	12/09/2025
TOTAL CHARGES DUE	45.75
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

WEST HILLCREST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

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

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

WEST HILLCREST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

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



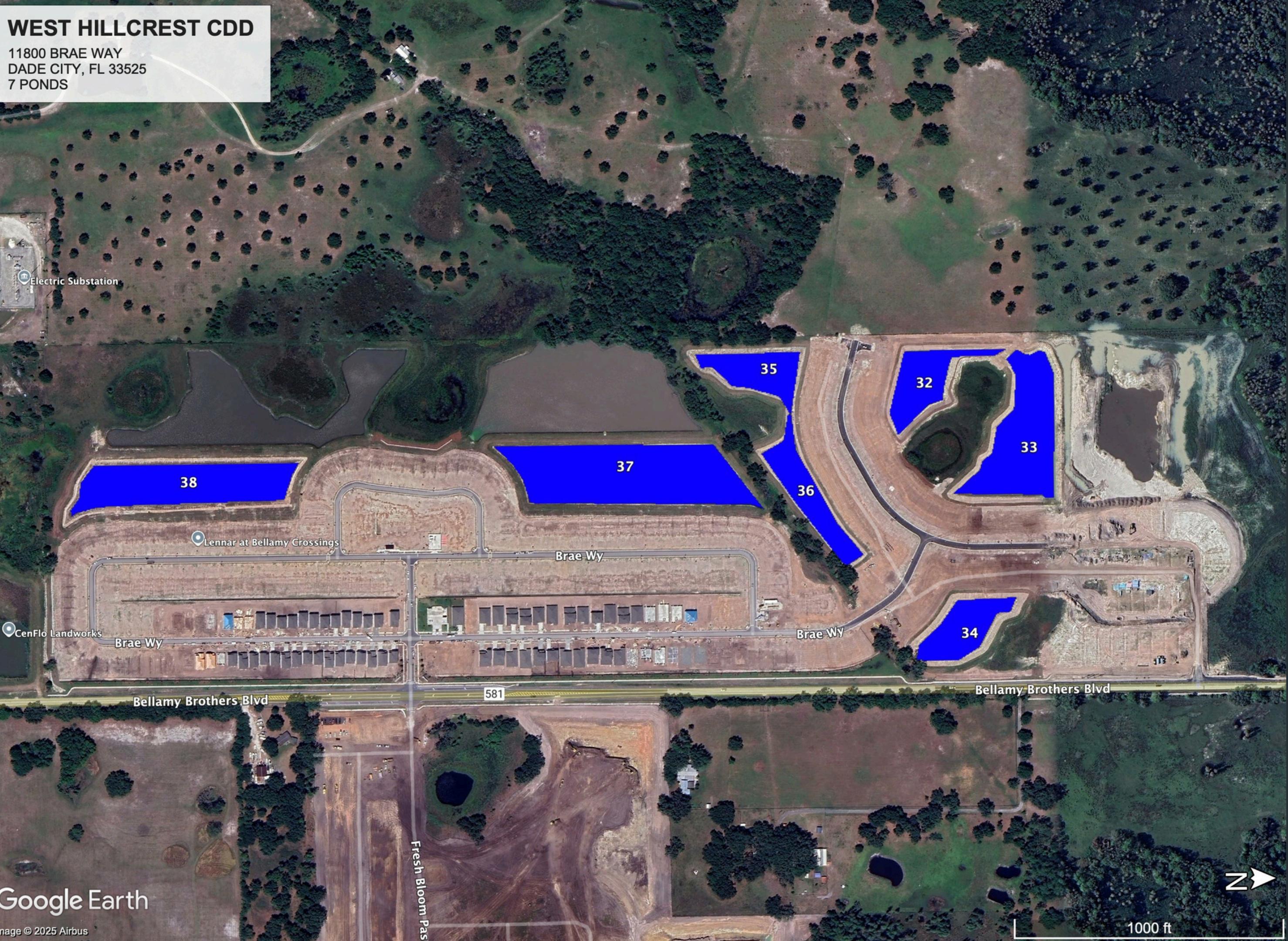
MONTHLY REPORT

DECEMBER, 2025



WEST HILLCREST CDD

11800 BRAE WAY
DADE CITY, FL 33525
7 PONDS



Prepared for: Jayna cooper

Prepared By: Devon Craig

SUMMARY:

Hope everybody's Turkey was good. Pond temperature's 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.

Nov 7, 2025 at 11:36:53 AM



Pond #32 Treated for Shoreline Vegetation.

Nov 7, 2025 at 11:31:20 AM



Pond #33 Treated for Shoreline Vegetation.

Nov 7, 2025 at 11:29:26 AM



Nov 7, 2025 at 11:40:35 AM



Pond #34 Treated for Shoreline Vegetation.

Pond #35 Treated for Algae and Shoreline Vegetation.

Nov 7, 2025 at 11:37:31 AM



Nov 7, 2025 at 11:55:04 AM



Pond #36 Treated for Shoreline Vegetation.

Pond #37 Treated for Shoreline Vegetation.

Nov 7, 2025 at 12:15:10 PM



Pond #38 Treated for Algae and Shoreline Vegetation.