

West Hillcrest Community Development District

February 17, 2026

Agenda Package

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

West Hillcrest Community Development District

Board of Supervisors:

Kelly Evans, Chairman
Lori Campagna, Vice Chairman
Momo Bautista, 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
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Tuesday, February 17, 2026 – 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.**

1. Call to Order/Roll Call**2. Audience Comments – *Three- (3) Minute Time Limit*****3. Business Items**

- A. Consideration of Resolution 2026-02, Adoption of Parking and Towing Policy
- B. Consideration of Towing Authorization Agreement
- C. Consideration of Jayman Enterprises, LLC Proposal for Signs
- D. Consideration of Transferring General Funds from Truist to Valley Bank

4. Consent Agenda

- A. Approval of Meeting Minutes
 - 1. January 20, 2026 Regular Meeting Minutes
- B. Acceptance of Financials
 - 1. January 2026
- C. Acceptance of the Check Registers
 - 1. January 2026
- D. Consideration of Operations and Maintenance Report
 - 1. January 2026

5. Staff Reports

- A. District Counsel
- B. District Engineer

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

C. District Manager

6. Supervisor Requests

7. Adjournment

The next meeting is scheduled for March 17, 2026 at 10:45 a.m.

Third Order of Business

3A

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING DISTRICT PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; 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, being situated in Pasco County, Florida;

WHEREAS, the District owns and maintains certain District-owned roads, parking spaces, Mailbox Kiosks Areas, and common areas throughout and within its boundaries (the “**District Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District Property and District Parking Areas if the notice and procedures requirements of Section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on District Property and/or District Parking Areas may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Pasco County, Florida, to tow unauthorized vehicles from District Property and District Parking Areas; and,

WHEREAS, the Board held a public meeting to receive public comment on its proposed District Parking and Towing Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of District Property Parking and Towing Policy.** The Board hereby adopts the District Property Parking and Towing Policy, attached hereto as **Exhibit A**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Pasco County regulations, and the District Property Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District Property in the manner required by applicable laws and

regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on this 17th day of February, 2026.

Attest:

**West Hillcrest
Community Development District**

Name: _____
Title: Secretary / Assistant Secretary

Kelly Evans
Chair of the Board of Supervisors

EXHIBIT A

West Hillcrest Community Development District District Property Parking and Towing Policy

The West Hillcrest Community Development District (the “**District**”) has adopted the following District Property Parking and Towing Policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District-owned property, roads, common areas, and in and around the mailbox kiosks parking areas within the District boundary (the “**District Property**”).

The term District Property includes all District-owned roads, parking spots, common areas, and mailbox kiosks areas. The term District Roads includes all District-owned rights-of-ways within the District boundary. The term Mailbox Kiosk Area includes both of the mailbox kiosk parking areas within the District boundary (. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There shall be no parking of vessels on any District Roads.
2. There shall be no parking of vehicles on District Roads except during permitted hours in accordance with this Policy.
3. There shall be no parking of vehicles at/on Mailbox Kiosk Parking Areas except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
4. Parking at the Mailbox Kiosks Parking Areas shall be limited to fifteen (15) minutes.
5. There shall be no overnight parking (from 10:00 p.m. to 5:00 a.m.) on District Roads or at Mailbox Kiosks Parking Areas.
6. Vehicles must not be parked in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations.
7. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park on District Roads.
 - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
8. The District does not provide any security or monitoring for the District Roads and assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or to such vehicles.
9. All vehicles must have a valid and proper license plate and registration affixed to it. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally, unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
10. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Towing Policies:

1. Any vehicle or vessel that is parked on District Roads in violation of this Policy or

applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).

2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. The District shall maintain a list of representatives that have the authority to contact the Towing Operator for the purpose of initiating the towing of a vehicle or vessel from District Property. **“Roam Towing” is NOT allowed by the Towing Operator.**
4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Property in accordance with said agreement.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - a. Take a picture evidencing the failure to move the vehicle or vessel.
 - b. Enter the relevant information in the logbook and provide the picture to the District's records custodian.
 - c. THEN, provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

This policy was adopted by Resolution No. 2026-02 on February 17, 2026.

COMPOSITE EXHIBIT “A”

West Hillcrest Community Development District Mailbox Kiosks Parking and Towing Policy

The West Hillcrest Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located at/on the three (3) mailbox kiosk parking areas located throughout the District (the “**Kiosk Parking Areas**”).

The term Kiosk Parking Areas shall include all common areas and sidewalks located adjacent to the Kiosk Parking Areas, and the grass strip between sidewalk and any roadway located adjacent to the Kiosk Parking Areas. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

Parking Policies

1. There shall be no parking of vehicles at/on Kiosk Parking Areas except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
2. Permitted hours for parking at/on Kiosk Parking Areas are 6:00 a.m. through 10:00 p.m. Sunday through Saturday.
3. No overnight parking is allowed.
4. Parking shall be limited to fifteen (15) minutes.
5. No automobiles, motorcycles, or vehicles of any kind or nature may be parked overnight at/on Kiosk Parking Areas designated as a parking area.
6. No commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), may be parked at/on the Kiosk Parking Areas except during the period of delivery or the provision of services to the District.
7. No recreational vehicles, trailers of any kind, or vessels may be parked at/on the Kiosk Parking Areas.

Towing Policies

8. Any vehicle parked with 1/4 a tire width or more of a tire on the grass of the Kiosk Parking

Areas is in violation of this Policy or applicable regulatory requirements and shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).

9. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from Kiosk Parking Areas in accordance with said agreement. The towing operator shall provide a report of all tow activity conducted overnight to the District Manager by 9:00 a.m. the following morning.
10. The towing operator may patrol the Kiosk Parking Areas for violations of this Policy (commonly referred to as “roam towing”). **“Roam Towing” IS allowed by the Towing Operator.**

This policy was adopted by Resolution No. 2025-__ on September 9, 2025.

Third Order of Business

3B

Towing Authorization Agreement

This Towing Authorization Agreement (this “**Agreement**”) is entered as of February 17, 2026, between the **West Hillcrest Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **Autopros Towing and Recovery, LLC** a Florida limited liability company (“**Towing Operator**”) whose mailing address is 5011 North Coolidge Avenue, Tampa, FL 33614.

Background Information:

The District is the owner of certain roads, parking areas, and common areas located within the District’s boundary (the “**District Property**”). The District desires to authorize the Towing Operator to tow any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy (attached hereto as **Exhibit A**).

Roam Towing is NOT authorized.

The Towing Operator represents that it is regularly engaged in the business of towing vehicles or vessels, is authorized under Florida law and Pasco County regulations to tow vehicles or vessels, and that the Towing Operator abides by all applicable laws and regulations.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.

2. **District Authorized Representatives**.
 - a. The Board hereby authorizes the following representatives on behalf of the District to authorize the towing of unauthorized vehicles or vessels on District Property pursuant to the Parking and Towing Policy:
 - i. Chair or, in the Chair’s absence, the Vice Chair of the Board of Supervisors
 - ii. The District Manager
 - iii. The Field Operations Manager
 - b. The Board may authorize additional representatives from time to time, by a vote at a public meeting or by adopting a resolution.

3. **Authorization to Tow**. In accordance with section 715.07(2), Florida Statutes, the District hereby authorizes the District Authorized Representatives, only after complying with the District’s Parking and Towing Policy and applicable laws and regulations, to provide authorization to the Towing Operator to remove any vehicles or vessels that are parked on District Property in violation of the District’s Parking and Towing Policy. **The Towing Operator is NOT authorized to patrol the community (“Roam Towing”) for violations of the District’s Parking and Towing Policy.** After being contacted by a District Authorized Representative to initiate towing, the Towing Operator shall further photograph or video the vehicle or vessel to sufficiently detail the violation for which the vehicle or vessel is being towed. The photographs or video shall be maintained by the Towing

Operator for a minimum of six (6) months and be produced upon request by the District or any law enforcement agency.

4. **Compliance with Laws and Regulations.** The Towing Operator shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder (including specifically Sections 715.07 and 713.78, Florida Statutes as they may be amended from time to time). Towing Operator will be responsible for any fines or penalties assessed against District as a result of any the Towing Operator's operations authorized under this Agreement.
5. **Signage.** The Towing Operator shall either provide the signage required by applicable laws and regulations or inspect and certify to the District that any existing signage complies with the applicable laws and regulations.
6. **No Monetary Compensation between the Parties.** Both parties acknowledge and agree that the District has authorized the towing services by the Towing Operator without monetary obligation. No fee will be paid to the Towing Operator by the District for services as outlined in this Agreement, including, but not limited to, the costs associated with the placement of signage or with providing personal notice as required by section 715.07, Florida Statutes. The Towing Operator shall ensure that all fees to be charged for towing and storage shall not exceed the amounts established by Hillsborough County.
7. **Manner of Performance and Care of District Property.** Any towing shall be done, furnished, and performed in a workmanlike manner with the best management practices in the industry. Towing Operator shall use all due care to protect the property of the District, its residents and landowners from damage.
8. **Insurance.** The Towing Operator shall carry commercial general liability insurance of no less than \$1,000,000 and commercial automobile liability insurance of no less than \$1,000,000. The Towing Operator shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a thirty-day written notice to the District. The Towing Operator will maintain Workers Compensation insurance as required by law.
9. **Indemnification.** The Towing Operator, for and on behalf of itself, its agents, employees and assigns, and any person or entity claiming by, through or under them, shall indemnify and agree to defend and hold the District, its supervisors, agents and employees, harmless from any and all claims (including attorneys fees and costs) for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to, personal injury or death resulting in any way from or in any fashion arising from or connected with the Towing Operator's actions.
10. **Relationship Between the Parties.** It is understood that the Towing Operator is an independent contractor and will perform the services contemplated under this Agreement.

As an independent contractor, nothing in this Agreement will be deemed to create a partnership, joint venture, or employer-employee relationship between the Towing Operator and the District. The Towing Operator will not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District.

11. **No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
12. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Towing Operator represents that in entering into this Agreement, the Towing Operator has not been designated as a “scrutinized company” under the statute and, in the event that the Towing Operator is designated as a “scrutinized company”, the Towing Operator shall immediately notify the District whereupon this Agreement may be terminated by the District.
13. **E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
 - a. Towing Operator represents that Towing Operator is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Towing Operator has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Towing Operator otherwise complied with its obligations thereunder, the District shall promptly notify the Towing Operator and the Towing Operator will immediately terminate its contract with the subcontractor.
14. **Public Records.** As required under Section 119.0701, Florida Statutes, Towing Operator shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Towing Operator upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All

records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE TOWING OPERATOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TOWING OPERATOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 991-1116, BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

15. **Term.** The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent one-year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
16. **Termination.** Either party may terminate this Agreement at any time, without cause, with 10 days written notice to the other party.
17. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
18. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
19. **Controlling Law.** This Agreement is governed under the laws of the State of Florida with venue in the county in which the District is located.
20. **Enforcement of Agreement.** In the event it becomes necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party will be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
21. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses listed below. In the event that any party undergoes a change in address or contact information, notice to the other party shall be made.

To the Contractor:
c/o Autopros Towing
5011 N. Coolidge Ave.
Tampa, FL 33614
Autopros813@aol.com

To the District:
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn : Debby Wallace, District Manager
Deborah.Wallace@Inframark.com

22. **Arm's Length Transaction and Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

23. **Severability.** Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby, and the illegal part, term or provision shall be deemed not part of this Agreement.

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

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

IN WITNESS WHEREOF, the parties hereto have signed this Agreement as of the date above.

Autopros Towing and Recovery, LLC

**West Hillcrest
Community Development District**

Name: _____
Title: _____

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

STATE OF FLORIDA
COUNTY OF PASCO

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

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

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

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

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

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

Signature of Affiant

Sworn before me on _____, 2026 _____
Notary Public Signature

EXHIBIT A

West Hillcrest Community Development District Parking and Towing Policy

The West Hillcrest Community Development District (the “**District**”) adopted the following policies regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on District property. These policies are in addition to, and exclusive of, various state laws, city and county regulations, or homeowners’ association standards governing parking.

Parking Policies:

1. There should be no parking of vessels (i.e. watercraft) on any District Roads.
2. No overnight parking is allowed (11:00 p.m. to 5:00 a.m.).
3. Vehicles must be parked in compliance with any applicable State, City, County, or DOT requirements
 - a. This includes, but is not limited to Section 316.1945, Florida Statutes which does **not** permit parking within 15 feet of a fire hydrant, parking within 20 feet of an intersection, parking within 30 feet of a stop sign, blocking a driveway or sidewalk, etc...
4. Vehicles must be parked in a safe manner so that the vehicle does not pose a danger or cause a hazard to the health, safety, and welfare of District, its residents, its infrastructure, and the general public.
 - a. This includes, but is not limited to, ensuring there is enough space for emergency vehicles, school buses, waste pick vehicles, delivery vehicles, etc... to pass in between vehicles.
 - b. Vehicles must not be parked in any way which blocks the normal flow of traffic
 - c. Vehicles must not be parked within 30 feet of a curve.
5. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park on District Roads or in District Parking Areas.
6. No unlicensed, unregistered vehicles or vessels of any kind, trailers, or moving trucks are permitted.
7. The District does not provide any security or monitoring for the District Roads or District Parking Areas and assumes no liability for any theft, vandalism, and/or damage that might occur to personal property and/or to such vehicles.
8. All vehicles must have valid and proper license plates and registrations affixed to their vehicles.
 - a. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes.
 - b. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
9. Unauthorized parking may result in being towed or reported to the local authorities for trespassing

Towing Policies:

1. Any vehicle or vessel that is parked on District Roads or in District Parking Areas in violation of these policies or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. The District shall maintain a list of representatives that have the authority to contact the Towing Operator for the purpose of initiating the towing of a vehicle or vessel from District Roads and District Parking Areas.
4. Upon discovery of a violation, an authorized District representative may notify the towing operator with whom the District enters into a towing authorization agreement to initiate a tow.
5. Prior to directing the Towing Operator to remove any vehicles or vessels, the Authorized Representative shall:
 - a. take a picture evidencing the parking violation;
 - b. enter the relevant information in the logbook and provide the picture to the District's records custodian; and,
 - c. then provide authorization for the Towing Operator to commence towing.
6. The towing operator shall photograph the evidence of such violation and may then tow the vehicle or vessel from the District Road or District Parking Areas in accordance with said agreement.
7. Roam towing is NOT allowed by the Towing Operator.

This policy was adopted by Resolution 2026-02 on February 17, 2026.

Third Order of Business

3C

Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Estimate

Date	Estimate #
1/26/2026	1327

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

			Project
Description	Qty	Rate	Total
Purchase and Install 2 12x18 Aluminum single sided premium digital print and UV lamination sign with radius corners to be installed on 2 signs also purchased and placed at each Mail kiosk inside West Hillcrest CDD aka Bellamy crossing Price includes all labor and materials		475.00	475.00
Client Signature		Total	\$475.00

Fourth Order of Business

4A

**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, January 20, 2026, and called to order at 10:48 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 Bautista	Assistant Secretary
Brad Gilley	Assistant Secretary

Also present were:

Debby Wallace	District Manager
Brian Lamb	VP Developer Services
Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brooke Chapman	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Arturo Gandarilla	Field Manager
Residents	

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Acceptance of Annual Arbitrage Report for July 27, 2023 to July 27, 2024

Ms. Wallace indicated arbitrage rebate calculation is required to calculate the interest earned from bond proceeds each year to verify that the District has not received earnings higher than the yield of bonds.

On MOTION by Ms. Evans seconded by Ms. Bautista, with all in favor, Annual Arbitrage Report for July 27, 2023 to July 27, 2024, was approved. 5-0

B. Consideration of Resolution 2026-01; Re-Designating Treasurer

On MOTION by Ms. Evans seconded by Mr. Gilley, with all in favor, Resolution 2026-01; Removing of the Treasurer & Designating New Treasurer, to remove Leah Popelka as Treasurer and appoint Eric Davidson as New Treasurer, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Meeting Minutes December 16, 2025 Regular Meeting**
- B. Acceptance of Financials December 2025**
- C. Acceptance of the Check Registers December 2025**
- D. Consideration of Operations and Maintenance Report December 2025**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Resident complaint of parking on CDD. Ms. Wallace to add this to the next meeting agenda along with a Towing Agreement and a Sign Agreement for two (2) Mail Kiosk signs.

On MOTION by Ms. Evans seconded by Ms. Bautista, with all in favor, for Kathryn Hopkinson/John Vericker to draft a Parking and Towing Policy for CDD roads and mail kiosks, was approved. 5-0

B. District Engineer

There being none, the next item followed.

B. District Manager

- Next scheduled meeting February 17, 2026.
- Follow up to last meeting; The current balance in the construction account is \$9.24. The Board directed Ms. Wallace to contact Tonja Stewart to confirm project is complete for a certificate of completion.
- Fiscal Year 2026/2027 Meeting Schedule – The Board requested April regular meeting for the proposed budget and July for the final.

i. January 2026 Sitex Aquatics Monthly Report

The January 2026 Sitex Aquatics Report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Supervisors' Requests

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. Bautista, with all in favor,
the meeting was adjourned at 11:02 am. 5-0

Deborah Wallace
District Manager

Kelly Evans
Chairperson

Fourth Order of Business

4B

*West Hillcrest
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	FUND	PROJECTS	FIXED ASSETS	LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS						
Cash - Operating Account	\$ 303,755	\$ -	\$ -	\$ -	\$ -	\$ 303,755
Accounts Receivable - Other	295	-	-	-	-	295
Due From Other Districts	9,635	-	-	-	-	9,635
Investments:						
Acquisition & Construction Account	-	-	9	-	-	9
Reserve Fund	-	252,406	-	-	-	252,406
Revenue Fund	-	25,891	-	-	-	25,891
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	\$ 313,685	\$ 278,297	\$ 9	\$ 7,221,399	\$ 7,360,000	\$ 15,173,390
LIABILITIES						
Accounts Payable	\$ 7	\$ -	\$ -	\$ -	\$ -	7
Bonds Payable - Series 2023	-	-	-	-	7,250,000	7,250,000
TOTAL LIABILITIES	7	-	-	-	7,250,000	7,250,007

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(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
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	278,297	-	-	-	278,297
Capital Projects	-	-	9	-	-	9
Unassigned:	313,678	-	-	7,221,399	110,000	7,645,077
TOTAL FUND BALANCES	313,678	278,297	9	7,221,399	110,000	7,923,383
TOTAL LIABILITIES & FUND BALANCES	\$ 313,685	\$ 278,297	\$ 9	\$ 7,221,399	\$ 7,360,000	\$ 15,173,390

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 2,056	\$ 2,056	0.00%
Special Assmnts- CDD Collected	409,487	99,096	(310,391)	24.20%
TOTAL REVENUES	409,487	101,152	(308,335)	24.70%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,800	9,200	23.33%
ProfServ-Arbitrage Rebate	-	400	(400)	0.00%
Dissemination Costs	5,000	4,166	834	83.32%
Info Technology	600	200	400	33.33%
Recording Secretary	2,400	800	1,600	33.33%
ProfServ-Trustee Fees	-	3,547	(3,547)	0.00%
Wesite Admin Services	1,200	400	800	33.33%
Field Management	12,000	-	12,000	0.00%
District Counsel	12,000	4,890	7,110	40.75%
District Engineer	7,500	869	6,631	11.59%
Administration	4,500	1,500	3,000	33.33%
District Management	25,750	8,583	17,167	33.33%
Accounting Services	9,000	3,000	6,000	33.33%
Postage, Phone, Faxes, Copies	500	42	458	8.40%
Rentals and Leases	600	282	318	47.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	550	50	500	9.09%
Financial/Revenue Collections	1,200	400	800	33.33%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	98,475	32,104	66,371	32.60%
<u>Electric Utility Services</u>				
Street Lights	75,000	15,800	59,200	21.07%
Electric Utility Services	5,000	366	4,634	7.32%
Total Electric Utility Services	80,000	16,166	63,834	20.21%
<u>Water Utility Services</u>				
Utility - Water	-	753	(753)	0.00%
Total Water Utility Services	-	753	(753)	0.00%

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	3,984	10,016	28.46%
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	38,340	88,025	30.34%
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	125	11,875	1.04%
Storm Cleanup Contingency	10,000	-	10,000	0.00%
Total Other Physical Environment	221,865	55,920	165,945	25.20%
<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	104,943	304,547	25.63%
Excess (deficiency) of revenues				
Over (under) expenditures	(3)	(3,791)	(3,788)	126366.67%
<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>\$ (3,791)</u>	<u>\$ (3,782)</u>	<u>126366.67%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		317,469		
FUND BALANCE, ENDING		<u>\$ 313,678</u>		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 4,171	\$ 4,171	0.00%
Special Assmnts- CDD Collected	502,975	122,165	(380,810)	24.29%
TOTAL REVENUES	502,975	126,336	(376,639)	25.12%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	115,000	-	115,000	0.00%
Interest Expense	387,975	192,694	195,281	49.67%
Total Debt Service	502,975	192,694	310,281	38.31%
TOTAL EXPENDITURES	502,975	192,694	310,281	38.31%
Excess (deficiency) of revenues Over (under) expenditures	-	(66,358)	(66,358)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		344,655		
FUND BALANCE, ENDING		\$ 278,297		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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, February 3, 2026
Page 1

West Hillcrest CDD

Bank Account No. 7270
Statement No. 01_26

Statement Date 01/31/2026

G/L Account No. 101001 Balance	303,755.31	Statement Balance	305,439.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	305,439.85
Subtotal	303,755.31	Outstanding Checks	-1,684.54
Negative Adjustments	0.00	Ending Balance	303,755.31
Ending G/L Balance	303,755.31		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/09/2026		JE000327	Interest - Investments	REC Q4'25 Pasco County Tax Distrib of Interest Inco	164.74	164.74	0.00
01/30/2026		JE000330	Interest - Investments	Interest Earned	468.51	468.51	0.00
Total Deposits					633.25	633.25	0.00
Checks							
							0.00
12/17/2025	Payment	15256	LORI CAMPAGNA	Check for Vendor V00016	-200.00	-200.00	0.00
12/17/2025	Payment	15258	PASCO COUNTY UTILITIES	Check for Vendor V00040	-638.60	-638.60	0.00
12/17/2025	Payment	15259	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,245.00	-1,245.00	0.00
01/07/2026	Payment	JE000326	Due To Other Districts	REC wire returning Hillcrest Preserve funds deposited in	-178,050.28	-178,050.28	0.00
01/20/2026	Payment	15262	INFRAMARK LLC	Check for Vendor V00003	-4,694.88	-4,694.88	0.00
01/20/2026	Payment	15263	SITEX AQUATICS STEADFAST	Check for Vendor V00033	-996.00	-996.00	0.00
01/20/2026	Payment	15265	ENVIRONMENTAL, LLC	Check for Vendor V00028	-9,710.00	-9,710.00	0.00
01/20/2026	Payment	15266	STRALEY ROBIN VERICKER	Check for Vendor V00006	-1,010.50	-1,010.50	0.00
01/20/2026	Payment	15267	STREETLEAF DISTRIBUTION, LLC	Check for Vendor V00036	-3,450.00	-3,450.00	0.00
01/20/2026	Payment	15268	WITHLACOOCHEE RIVER ELECTRIC	Check for Vendor V00037	-89.10	-89.10	0.00
01/21/2026		JE000329	Due From Other Districts	Bank Fees	-1,973.85	-1,973.85	0.00
Total Checks					-202,058.21	-202,058.21	0.00

Adjustments

Total Adjustments

Outstanding Checks

Bank Account Statement

Tuesday, February 3, 2026

West Hillcrest CDD

Page 2

Bank Account No. 7270

Statement No. 01_26

Statement Date

01/31/2026

12/17/2025	Payment	15252	BRADLEY GILLEY	Check for Vendor V00039	-200.00
			ARBITRAGE REBATE		
01/20/2026	Payment	15261	COUNSELORS LLC	Check for Vendor V00043	-400.00
			DBA		
01/20/2026	Payment	15264	STANTEC	Check for Vendor V00020	-869.25
01/29/2026	Payment	15269	PASCO COUNTY	Check for Vendor V00040	-114.13
			UTILITIES		
01/29/2026	Payment	15270	WITHLACOCHEE	Check for Vendor V00037	-101.16
			RIVER ELECTRIC		
Total Outstanding Checks					-1,684.54

Outstanding Deposits

Total Outstanding Deposits

Fourth Order of Business

4C

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(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	15261	01/20/26	ARBITRAGE REBATE COUNSELORS LLC DBA	121825A	ARBITRAGE REBATE 07/27/24-07/27/25	Dues, Licenses & Fees	554020-51301	\$400.00
001	15262	01/20/26	INFRAMARK LLC	166756	District Management November 2025	Postage, Phone, Faxes, Copies	541024-51301	\$9.12
001	15262	01/20/26	INFRAMARK LLC	166756	District Management November 2025	Dissemination Costs	531012-51301	\$416.37
001	15262	01/20/26	INFRAMARK LLC	166756	District Management November 2025	Rentals and Leases	544025-51301	\$81.89
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Accounting Services	532001-51301	\$750.00
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Administration	531148-51301	\$375.00
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	District Management	531150-51301	\$2,145.83
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Financial/Revenue Collections	549150-51301	\$100.00
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Recording Secretary	531036-51301	\$200.00
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Rentals and Leases	544025-51301	\$50.00
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Info Technology	531020-51301	\$50.00
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Dissemination Costs	531012-51301	\$416.67
001	15262	01/20/26	INFRAMARK LLC	167833	District Management January 2026	Website Admin Services	531094-51301	\$100.00
001	15263	01/20/26	SITEX AQUATICS	10636-B	Aquatic Maintenance January 2025	Aquatics - Contract	534067-53908	\$996.00
001	15264	01/20/26	STANTEC	2488818	District Engineer thru 11/20/25	District Engineer	531147-51301	\$869.25
001	15265	01/20/26	STEADFAST ENVIRONMENTAL, LLC	SA-18691	12/2/25 - Irrigation Repair	Irrigation Maintenance	546930-53908	\$125.00
001	15265	01/20/26	STEADFAST ENVIRONMENTAL, LLC	SA-18787	Jan'25 Landscape Maintenance	Landscape Maintenance - Contract	546300-53908	\$9,585.00
001	15266	01/20/26	STRALEY ROBIN VERICKER	27852	District Counsel	District Counsel	531146-51301	\$1,010.50
001	15267	01/20/26	STREETLEAF DISTRIBUTION, LLC	6090	Street Light Utility	Street Lights	543062-53100	\$3,450.00
001	15268	01/20/26	WITHLACOOCHEE RIVER ELECTRIC	121525-20196092	Electric Utility	Electric Utility Services	543063-53100	\$45.75
001	15268	01/20/26	WITHLACOOCHEE RIVER ELECTRIC	121525-2346352	Electric Utility (11/10 - 12/10/25)	Electric Utility Services	543063-53100	\$43.35
001	15269	01/29/26	PASCO COUNTY UTILITIES	23756299	Water Utility Svc (11/25 - 1/6/26)	Electric Utility Services	543063-53100	\$101.00
001	15269	01/29/26	PASCO COUNTY UTILITIES	23756341	Water Utility Svc (11/25 - 12/23/25)	Electric Utility Services	543063-53100	\$13.13
001	15270	01/29/26	WITHLACOOCHEE RIVER ELECTRIC	011626-6352	Electric Utility - sign (12/10 - 1/13/26)	Electric Utility Services	543063-53100	\$48.35
001	15270	01/29/26	WITHLACOOCHEE RIVER ELECTRIC	011626-2346392	Electric Utility (12/10 - 1/13/25)	Electric Utility Services	543063-53100	\$52.81
Fund Total								\$21,435.02

Total Checks Paid	\$21,435.02
--------------------------	--------------------

Fourth Order of Business

4D

WEST HILLCREST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/2/2026	167833	\$750.00			Accounting
INFRAMARK LLC	1/2/2026	167833	\$375.00			Admin
INFRAMARK LLC	1/2/2026	167833	\$2,145.83			DISTRICT MANGEMENT
INFRAMARK LLC	1/2/2026	167833	\$100.00			Financial
INFRAMARK LLC	1/2/2026	167833	\$200.00			Recording Secretary
INFRAMARK LLC	1/2/2026	167833	\$50.00			Rentals
INFRAMARK LLC	1/2/2026	167833	\$50.00			Technology
INFRAMARK LLC	1/2/2026	167833	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	1/2/2026	167833	\$100.00	\$4,187.50	\$4,187.50	WESITE MAINT
SITEX AQUATICS	1/1/2026	10636-B	\$996.00			Aquatic Maintenance
STEADFAST ENVIRONMENTAL, LLC	1/5/2026	SA-18787	\$9,585.00			Landscape Maintenance
STREETLEAF DISTRIBUTION, LLC	1/1/2026	6090	\$3,450.00			Street Lights
Monthly Contract Subtotal			\$18,218.50			
Utilities						
PASCO COUNTY UTILITIES	1/14/2026	23756299	\$101.00			Electric Utility
PASCO COUNTY UTILITIES	1/14/2026	23756341	\$13.13		\$114.13	Water Utility
WITHLACOOCHEE RIVER ELECTRIC	1/16/2026	011626-6352	\$48.35			Electric Utility
WITHLACOOCHEE RIVER ELECTRIC	1/16/2026	011626-2346392	\$52.81		\$101.16	Electric Utility
Utilities Subtotal			\$215.29			
Regular Services						
ARBITRAGE REBATE COUNSELORS LLC DBA	12/18/2025	121825A	\$400.00			ARBITRAGE REBATE 07/27/24-07/27/25
INFRAMARK LLC	1/20/2026	169095	\$7.40			DISTRICT SERVICES FEBRUARY 2024
STEADFAST ENVIRONMENTAL, LLC	12/31/2025	SA-18691	\$125.00			Irrigation Repair
STRALEY ROBIN VERICKER	1/14/2026	27852	\$1,010.50			District Counsel
Regular Services Subtotal			\$1,542.90			
TOTAL			\$19,976.69			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167833

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C4920

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,145.83		2,145.83
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Dissemination Services	1	Ea	416.67		416.67
Website Maintenance	1	Ea	100.00		100.00
Subtotal					4,187.50

Subtotal	\$4,187.50
Tax	\$0.00
Total Due	\$4,187.50

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

West Hillcrest CDD
Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607

Invoice details

Invoice no.: 10636-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	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 #
1/5/2026	SA-18787

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



Invoice #: 6090
Invoice Date: 01/01/26
Amount Due: \$3,450.00

Bill To:

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

Due Date
01/31/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	West Hillcrest CDD - Phase 1 and 2_January 2026	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>



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

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

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344



4397 1 1
 13-80500

WEST HILLCREST CDD
 Service Address: **12477 SABAL LEE DR**
 Bill Number: 23756299
 Billing Date: 1/14/2026
 Billing Period: 11/25/2025 to 1/6/2026

Account #	Customer #
1306820	01562685
Please use the 15-digit number below when making a payment through your bank	
130682001562685	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606995	11/25/2025	875	1/6/2026	975	42	100

Usage History
 Reclaimed
 December 2025 100
 November 2025 53

Transactions		
Previous Bill		417.53
Payment 01/05/26		-417.53 CR
Balance Forward		0.00
Current Transactions Reclaimed		
Reclaimed	100 Thousand Gals X \$1.01	101.00
Total Current Transactions		101.00
TOTAL BALANCE DUE		\$101.00



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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

Account # 1306820
 Customer # 01562685

Balance Forward 0.00
 Current Transactions 101.00

Total Balance Due	\$101.00
Due Date	2/2/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

WEST HILLCREST CDD
 2005 PAN AM CIRCLE STE 300
 TAMPA FL 33607

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

015626857130682062375629950000101000



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

LAND O' LAKES (813) 235-8012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344



4398 1 1
 13-80500

WEST HILLCREST CDD
 Service Address: **11334 BRAE WAY**
 Bill Number: 23756341
 Billing Date: 1/14/2026
 Billing Period: 11/25/2025 to 12/23/2025

Account #	Customer #
1309005	01562685
Please use the 15-digit number below when making a payment through your bank	
130900501562685	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609317	11/25/2025	158	12/23/2025	171	28	13

Usage History
 Reclaimed

December 2025 13
 November 2025 7

Transactions

Previous Bill	221.07
Payment 01/05/26	-221.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01 13.13
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

RECEIVED
 JAN 20 2026

Account # 1309005
 Customer # 01562685
 Balance Forward 0.00
 Current Transactions 13.13

Total Balance Due \$13.13
Due Date 2/2/2026

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

Round-Up Donations to Charity
 Amount Enclosed

Check this box to participate in Round-Up.

WEST HILLCREST CDD
 2005 PAN AM CIRCLE STE 300
 TAMPA FL 33607

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

015626857130900562375634130000013132

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

Bill Date **01/16/2026**
 Amount Due **91.70**
 Current Charges Due **02/09/2026**
 District Office Serving You
 One Pasco Center

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/10	19	01/13	19				0

Comparative Usage Information

Period	Days	Average kWh Per Day
Jan 2026	34	0
Dec 2025	30	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 43.35
 Payment 0.00
 Balance Forward 43.35

*** See Notice Below ***

Late Charge 5.00
 Customer Charge 39.16
 FL Gross Receipts Tax 1.00
 State Tax 2.79
 Pasco County Tax 0.40

Total Current Charges 48.35
 Total Due Please Pay 91.70

*** IMMEDIATE ATTENTION REQUIRED ***

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 01/29/2026.

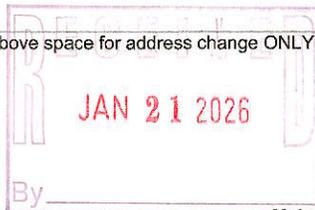
Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/16/2026

*** See Notice Above ***

Use above space for address change ONLY.



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

District: OP10



33
9 - 10212
2346352
WEST HILLCREST CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

OP10



Current Charges Due Date	02/09/2026
TOTAL CHARGES DUE	91.70
Total Charges Due After Due Date	96.70

Account Number **2346392** Cycle 10
 Meter Number 42845469
 Customer Number 20196092
 Customer Name WEST HILLCREST CDD

Bill Date **01/16/2026**
 Amount Due **98.56**
 Current Charges Due **02/09/2026**

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
12/10	112	01/13	151				39

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jan 2026	34	1
Dec 2025	30	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.

Previous Balance 45.75
 Payment 0.00
 Balance Forward 45.75

*** See Notice Below ***

Late Charge 5.00
 Customer Charge 39.16
 Energy Charge 39 KWH @ 0.06090 2.38
 Fuel Adjustment 39 KWH @ 0.04200 1.64
 FL Gross Receipts Tax 1.11
 State Tax 3.08
 Pasco County Tax 0.44

Total Current Charges 52.81
 Total Due Please Pay 98.56



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.

***** IMMEDIATE ATTENTION REQUIRED *****

REMINDER: You may have overlooked payment of your previous bill, noted above as "Balance Forward." To avoid the collection process, payment must be received prior to 5:00 P.M. on 01/29/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 01/16/2026

*** See Notice Above ***

District: OP10

Use above space for address change ONLY.

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

Current Charges Due Date	02/09/2026
TOTAL CHARGES DUE	98.56
Total Charges Due After Due Date	103.56

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

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

December 18, 2025

West Hillcrest Community Development District
c/o Ms. Deborah Wallace, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: \$7,475,000
West Hillcrest Community Development District
(Pasco County, Florida)
Special Assessment Bonds, Series 2023
(Series 2023 Project) (“Series 2023”)
Annual Arbitrage Report for the period July 27, 2024 to July 27, 2025

INVOICE

Preparation of Annual Arbitrage Report for Series 2023
for the period July 27, 2024 to July 27, 2025.....\$ 400.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169095

DATE

1/20/2026

BILL TO

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

CUSTOMER ID

C4920

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	10	Ea	0.74		7.40
Subtotal					7.40

Subtotal	\$7.40
Tax	\$0.00
Total Due	\$7.40

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.



Steadfast Alliance

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

Invoice

Date	Invoice #
12/31/2025	SA-18691

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
	8936			Net 30	SM1180 West Hillcrest CDD

Quantity	Description	Rate	Serviced Date	Amount
1	Irrigation Service Request Our service tech was sent out to investigate a couple of valves that were sticking. After shutting the system off, she opened up the valves and found several rocks in the body of the valve that was causing it to stay stuck opened. She cleaned all 4 valves out and ran the system again and everything turned on and off as it should. Service Call fee applied	125.00	12/2/2025	125.00

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	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00