

# *West Hillcrest Community Development District*

**April 21, 2026**

**Agenda Package**

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



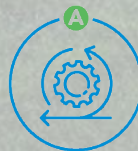
**COLLABORATION**



**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, April 21, 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 2026-03; Approving a Proposed O&M Budget for FY2026-2027 & Setting a Public Hearing
- B. Consideration of Addendum No. 2 to the Aquatic Management Agreement
- C. Ratification of Resolution 2026-04; Re-Designating a Qualified Public Depository
- D. Ratification of Steadfast Plant Replacement Proposal
- E. Ratification of Phase 1 Entrance Easement

**4. Consent Agenda**

- A. Approval of Meeting Minutes
  - 1. March 17, 2026 Regular Meeting Minutes

**5. Staff Reports**

- A. District Counsel
- B. District Engineer
- C. District Manager

**6. Supervisor Requests****7. Adjournment**

*The next meeting is scheduled for May 19, 2026 at 10:45 a.m.*

**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: 5f6rK9

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (the “**Board**”) of the West Hillcrest Community Development District (the “**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, July 21, 2026, at 10:45 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34638.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on April 21, 2026.**

Attested By:

**West Hillcrest  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

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

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**

*West Hillcrest*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**

**April 21, 2026**

**CLEAR PARTNERSHIPS**



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**West Hillcrest**  
Community Development District

**Budget Overview**  
FY 2027





**West Hillcrest**  
Community Development District

**Operating Budget**  
FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$2,746.00	\$0.00	\$2,746.00	0%	\$0.00
Special Assmnts- Tax Collector	\$409,487.00	\$395,008.00	\$14,479.00	\$409,487.00	0%	\$478,124.66
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$19,124.99
<b>TOTAL REVENUES</b>	<b>\$409,487.00</b>	<b>\$397,754.00</b>	<b>\$14,479.00</b>	<b>\$412,233.00</b>	<b>1%</b>	<b>\$458,999.67</b>

**EXPENDITURES**

*Administrative*

Supervisor Fees	\$12,000.00	\$4,800.00	\$7,200.00	\$12,000.00	0%	\$12,000.00
District Management	\$25,750.00	\$12,875.00	\$12,875.00	\$25,750.00	0%	\$25,750.00
Field Management	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Administration	\$4,500.00	\$2,250.00	\$2,250.00	\$4,500.00	0%	\$5,500.00
Recording Secretary	\$2,400.00	\$1,200.00	\$1,200.00	\$2,400.00	0%	\$4,500.00
Financial/Revenue Collections	\$1,200.00	\$600.00	\$600.00	\$1,200.00	0%	\$0.00
Rental and Leases	\$600.00	\$382.00	\$218.00	\$600.00	0%	\$1,200.00
Accounting Services	\$9,000.00	\$4,500.00	\$4,500.00	\$9,000.00	0%	\$12,000.00
Dissemination Costs	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	0%	\$5,000.00
Website Admin Services	\$1,200.00	\$600.00	\$600.00	\$1,200.00	0%	\$2,400.00
District Engineer	\$7,500.00	\$869.00	\$6,631.00	\$7,500.00	0%	\$7,500.00
District Counsel	\$12,000.00	\$7,618.00	\$4,382.00	\$12,000.00	0%	\$12,000.00
Auditing Services	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,600.00
Postage, Phone, Faxes, Copies	\$500.00	\$49.00	\$451.00	\$500.00	0%	\$500.00
Legal Advertising	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$3,500.00
Bank Fees	\$550.00	\$50.00	\$500.00	\$550.00	0%	\$0.00
Dues, Licenses & Fees	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
Disclosure Technology Services	\$0.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Info Technology/Data Storage	\$600.00	\$300.00	\$300.00	\$600.00	0%	\$1,200.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,562.49
Arbitrage Rebate Calculation	\$0.00	\$800.00	\$400.00	\$1,200.00	0%	\$400.00
Trustee Fees	\$0.00	\$3,547.00	\$2,500.00	\$6,047.00	0%	\$6,500.00
Website ADA	\$0.00	\$0.00	\$1,613.00	\$1,613.00	0%	\$1,661.00
Assessment Roll	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
<b>Total Administrative</b>	<b>\$98,475.00</b>	<b>\$45,615.00</b>	<b>\$64,220.00</b>	<b>\$109,835.00</b>	<b>12%</b>	<b>\$136,448.49</b>

*Insurance*

General Liability	\$3,300.00	\$2,915.00	\$0.00	\$2,915.00	-12%	\$3,207.00
Public Officials Insurance	\$2,700.00	\$2,385.00	\$0.00	\$2,385.00	-12%	\$2,624.00
Property & Casualty Insurance	\$25,000.00	\$8,171.00	\$0.00	\$8,171.00	-67%	\$7,762.00
Deductible	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
<b>Total Insurance</b>	<b>\$33,500.00</b>	<b>\$13,471.00</b>	<b>\$2,500.00</b>	<b>\$15,971.00</b>	<b>-52%</b>	<b>\$16,093.00</b>

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>Utility Services</b>						
Electric Utility Services	\$5,000.00	\$464.00	\$4,536.00	\$5,000.00	0%	\$10,000.00
Street Lights	\$75,000.00	\$19,300.00	\$27,663.33	\$46,963.33	-37%	\$50,000.00
Water Utility	\$0.00	\$768.00	\$8,400.00	\$9,168.00	0%	\$12,000.00
<b>Total Utility Services</b>	<b>\$80,000.00</b>	<b>\$20,532.00</b>	<b>\$40,599.33</b>	<b>\$61,131.33</b>	<b>-24%</b>	<b>\$72,000.00</b>
<b>Amenity</b>						
Dog Waste Station Service and Supplies	\$650.00	\$0.00	\$650.00	\$650.00	0%	\$0.00
Entrance Monuments & Walls R&M	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
General Maintenance	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$5,000.00
<b>Total Amenity</b>	<b>\$9,150.00</b>	<b>\$0.00</b>	<b>\$9,150.00</b>	<b>\$9,150.00</b>	<b>0%</b>	<b>\$10,000.00</b>
<b>Landscape and Pond Maintenance</b>						
Landscape Maintenance - Contract	\$126,365.00	\$47,925.00	\$78,440.00	\$126,365.00	0%	\$126,365.00
Landscaping - R&M	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$0.00
Landscaping - Mulch	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Landscaping - Plant Replacement Program	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$10,000.00
Irrigation Maintenance	\$12,000.00	\$242.00	\$11,758.00	\$12,000.00	0%	\$12,000.00
Aquatics - Contract	\$14,000.00	\$4,980.00	\$9,020.00	\$14,000.00	0%	\$24,592.00
Wetland Monitoring	\$6,500.00	\$0.00	\$6,500.00	\$6,500.00	0%	\$6,500.00
Stormwater Report	\$3,500.00	\$0.00	\$3,500.00	\$3,500.00	0%	\$0.00
Storm Cleanup Contingency	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$10,000.00
Misc Contingency	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00
<b>Total Landscape and Pond Maintenance</b>	<b>\$188,365.00</b>	<b>\$53,147.00</b>	<b>\$135,218.00</b>	<b>\$188,365.00</b>	<b>0%</b>	<b>\$224,457.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$409,490.00</b>	<b>\$132,765.00</b>	<b>\$251,687.33</b>	<b>\$384,452.33</b>	<b>-6%</b>	<b>\$458,998.49</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-\$3.00	\$264,989.00	-\$237,208.33	\$27,780.67	-926122%	\$1.18
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$264,989.00	-\$237,208.33	\$27,780.67	0%	\$1.18
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$27,780.67</b>
<b>FUND BALANCE, ENDING</b>	<b>-\$3.00</b>	<b>\$264,989.00</b>	<b>-\$237,208.33</b>	<b>\$27,780.67</b>	<b>-926122%</b>	<b>\$27,781.85</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending each meeting.

**District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Financial and Administrative** (continued)

**Budget Narrative**  
Fiscal Year 2027

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

**Budget Narrative**  
Fiscal Year 2027

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Amenity**

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**General Maintenance**

Cost of all other maintenance not otherwise specified.

**Landscape and Pond Maintenance**

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**Budget Narrative**  
Fiscal Year 2027

**Landscaping – Mulch**

Cost of mulch replacement throughout the district.

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Wetland Monitoring**

Cost of monitoring waterways and rivers on district property.

**Contingency/Reserves**

**Misc Contingency**

Funds set aside for projects, as determined by the district's board.



**West Hillcrest**  
Community Development District

**Debt Service Budget**  
FY 2027



**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$4,955.00	\$0.00	\$4,955.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$537,034.70
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$21,481.39
Special Assmnts- CDD Collected	\$502,975.00	\$486,962.00	\$16,013.00	\$502,975.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL REVENUES</b>	<b>\$502,975.00</b>	<b>\$491,917.00</b>	<b>\$16,013.00</b>	<b>\$507,930.00</b>	<b>1%</b>	<b>\$515,553.31</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$10,740.69
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$10,740.69</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$115,000.00	\$0.00	\$115,000.00	\$115,000.00	0%	\$125,000.00
Interest Expense	\$387,975.00	\$192,694.00	\$195,281.00	\$387,975.00	0%	\$379,987.50
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>Total Debt Service</b>	<b>\$502,975.00</b>	<b>\$192,694.00</b>	<b>\$310,281.00</b>	<b>\$502,975.00</b>	<b>0%</b>	<b>\$504,987.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$502,975.00</b>	<b>\$192,694.00</b>	<b>\$310,281.00</b>	<b>\$502,975.00</b>		<b>\$515,728.19</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$299,223.00	-\$294,268.00	\$4,955.00	0%	-\$174.88
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance		\$299,223.00	-\$294,268.00	\$4,955.00	0%	-\$174.88
<b>FUND BALANCE, BEGINNING</b>		\$0.00	\$0.00	\$0.00	0%	\$4,955.00
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$299,223.00</b>	<b>-\$294,268.00</b>	<b>\$4,955.00</b>	<b>0%</b>	<b>\$4,780.12</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	12/15/2024	12/15/2025	12/15/2026	12/15/2027
Series 2023 Bonds	\$7,365,000.00	\$7,250,000.00	\$7,130,000.00	\$7,005,000.00

**Special Assessment Bonds, Series 2023 (Series 2023 Project)**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Annual Debt Service</b>
12/15/2023	\$7,475,000.00			\$151,613.13	\$151,613.13
6/15/2024	\$7,475,000.00	\$110,000.00	4.50%	\$197,756.25	\$307,756.25
12/15/2024	\$7,365,000.00			\$195,281.25	\$195,281.25
6/15/2025	\$7,365,000.00	\$115,000.00	4.50%	\$195,281.25	\$310,281.25
12/15/2025	\$7,250,000.00			\$192,693.75	\$192,693.75
6/15/2026	\$7,250,000.00	\$120,000.00	4.50%	\$192,693.75	\$312,693.75
12/15/2026	\$7,130,000.00			\$189,993.75	\$189,993.75
6/15/2027	\$7,130,000.00	\$125,000.00	4.50%	\$189,993.75	\$314,993.75
12/15/2027	\$7,005,000.00			\$187,181.25	\$187,181.25
6/15/2028	\$7,005,000.00	\$130,000.00	4.50%	\$187,181.25	\$317,181.25
12/15/2028	\$6,875,000.00			\$184,256.25	\$184,256.25
6/15/2029	\$6,875,000.00	\$135,000.00	4.50%	\$184,256.25	\$319,256.25
12/15/2029	\$6,740,000.00			\$181,218.75	\$181,218.75
6/15/2030	\$6,740,000.00	\$145,000.00	4.50%	\$181,218.75	\$326,218.75
12/15/2030	\$6,595,000.00			\$177,956.25	\$177,956.25
6/15/2031	\$6,595,000.00	\$150,000.00	5.25%	\$177,956.25	\$327,956.25
12/15/2031	\$6,445,000.00			\$174,018.75	\$174,018.75
6/15/2032	\$6,445,000.00	\$160,000.00	5.25%	\$174,018.75	\$334,018.75
12/15/2032	\$6,285,000.00			\$169,818.75	\$169,818.75
6/15/2033	\$6,285,000.00	\$165,000.00	5.25%	\$169,818.75	\$334,818.75
12/15/2033	\$6,120,000.00			\$165,487.50	\$165,487.50
6/15/2034	\$6,120,000.00	\$175,000.00	5.25%	\$165,487.50	\$340,487.50
12/15/2034	\$5,945,000.00			\$160,893.75	\$160,893.75
6/15/2035	\$5,945,000.00	\$185,000.00	5.25%	\$160,893.75	\$345,893.75
12/15/2035	\$5,760,000.00			\$156,037.50	\$156,037.50
6/15/2036	\$5,760,000.00	\$195,000.00	5.25%	\$156,037.50	\$351,037.50
12/15/2036	\$5,565,000.00			\$150,918.75	\$150,918.75
6/15/2037	\$5,565,000.00	\$205,000.00	5.25%	\$150,918.75	\$355,918.75
12/15/2037	\$5,360,000.00			\$145,537.50	\$145,537.50
6/15/2038	\$5,360,000.00	\$215,000.00	5.25%	\$145,537.50	\$360,537.50
12/15/2038	\$5,145,000.00			\$139,893.75	\$139,893.75
6/15/2039	\$5,145,000.00	\$230,000.00	5.25%	\$139,893.75	\$369,893.75
12/15/2039	\$4,915,000.00			\$133,856.25	\$133,856.25
6/15/2040	\$4,915,000.00	\$240,000.00	5.25%	\$133,856.25	\$373,856.25
12/15/2040	\$4,675,000.00			\$127,556.25	\$127,556.25
6/15/2041	\$4,675,000.00	\$255,000.00	5.25%	\$127,556.25	\$382,556.25
12/15/2041	\$4,420,000.00			\$120,862.50	\$120,862.50
6/15/2042	\$4,420,000.00	\$270,000.00	5.25%	\$120,862.50	\$390,862.50
12/15/2042	\$4,150,000.00			\$113,775.00	\$113,775.00
6/15/2043	\$4,150,000.00	\$280,000.00	5.25%	\$113,775.00	\$393,775.00
12/15/2043	\$3,870,000.00			\$106,425.00	\$106,425.00
6/15/2044	\$3,870,000.00	\$300,000.00	5.50%	\$106,425.00	\$406,425.00
12/15/2044	\$3,570,000.00			\$98,175.00	\$98,175.00
6/15/2045	\$3,570,000.00	\$315,000.00	5.50%	\$98,175.00	\$413,175.00
12/15/2045	\$3,255,000.00			\$89,512.50	\$89,512.50
6/15/2046	\$3,255,000.00	\$335,000.00	5.50%	\$89,512.50	\$424,512.50
12/15/2046	\$2,920,000.00			\$80,300.00	\$80,300.00
6/15/2047	\$2,920,000.00	\$350,000.00	5.50%	\$80,300.00	\$430,300.00
12/15/2047	\$2,570,000.00			\$70,675.00	\$70,675.00
6/15/2048	\$2,570,000.00	\$370,000.00	5.50%	\$70,675.00	\$440,675.00
12/15/2048	\$2,200,000.00			\$60,500.00	\$60,500.00
6/15/2049	\$2,200,000.00	\$390,000.00	5.50%	\$60,500.00	\$450,500.00
12/15/2049	\$1,810,000.00			\$49,775.00	\$49,775.00
6/15/2050	\$1,810,000.00	\$415,000.00	5.50%	\$49,775.00	\$464,775.00
12/15/2050	\$1,395,000.00			\$38,362.50	\$38,362.50
6/15/2051	\$1,395,000.00	\$440,000.00	5.50%	\$38,362.50	\$478,362.50
12/15/2051	\$955,000.00			\$26,262.50	\$26,262.50
6/15/2052	\$955,000.00	\$465,000.00	5.50%	\$26,262.50	\$491,262.50
12/15/2052	\$490,000.00			\$13,475.00	\$13,475.00
6/15/2053	\$490,000.00	\$490,000.00	5.50%	\$13,475.00	\$503,475.00
12/15/2053	\$0.00				
		<b>\$7,475,000.00</b>		<b>\$7,750,769.38</b>	<b>\$15,225,769.38</b>

**District Name**

Community Development District

*Debt Service Fund*

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.



**West Hillcrest**

Community Development District

**Supporting Budget Schedule**

FY 2027



**Assessment Summary**  
Fiscal Year 2027 vs. Fiscal Year 2026

**ASSESSMENT ALLOCATION**

**Assessment Area One**

Product	Units	O&M Assessment				Debt Service Series 2023				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change
SF 40'	136	\$1,414.57	\$1,288.84	\$125.73	10%	\$1,382.33	\$1,382.33	\$0.00	0%	\$2,796.90	\$2,671.17	\$125.73
SF 50'	202	\$1,414.57	\$1,288.84	\$125.73	10%	\$1,727.91	\$1,727.91	\$0.00	0%	\$3,142.48	\$3,016.75	\$125.73
	<b>338</b>											

**Addendum No. 2 to the  
Aquatic Management Agreement**  
*[Temporary Fuel Surcharge]*

This Addendum No. 2 to the Aquatics Maintenance Services Agreement (this “**Addendum**”), is made and entered into as of April 1, 2026, by and between the **West Hillcrest Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

**RECITALS**

**WHEREAS**, the District and the Contractor entered into the Aquatic Management Agreement dated September 1, 2024, as amended by Addendum No. 1 dated October 21, 2025 (collectively with all prior amendments and addendums, the “**Agreement**”), which is fully incorporated herein by this reference; and

**WHEREAS**, due to the recent escalation of fuel prices the Contractor requested permission to bill a temporary fuel surcharge to the monthly invoices; and

**WHEREAS**, each party has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals above are true and correct and by this reference are incorporated by reference as a material part of this Addendum.
2. **Temporary Fuel Surcharge.**
  - a. Effective for services rendered on or after April 1, 2026, the Contractor may add a temporary fuel surcharge of 3% of the total compensation amount due for the monthly services performed under the Agreement.
    - i. As gas prices are fluctuating at an unpredictable rate, the surcharge may need to fluctuate on a monthly basis. The surcharge may fluctuate by .25%. for every \$0.25 fluctuation from “Today's AAA Florida Avg” as shown on <https://gasprices.aaa.com/?state=FL>, which lists \$4.181 as the price as of 4/7/26, which shall serve as the baseline.<sup>1</sup>
    - ii. The surcharge will be removed when the AAA Florida average reaches or drops below \$3.50 for at least 30 days.

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<sup>1</sup> While Contractor may use diesel or other grades of fuel and there are complicated indexes and formulas related to fuel prices, to keep things streamlined, transparent, and easy to track this metric and formula was recommended by Contractor.

b. The surcharge must be a separate line item in the invoices showing the compensation owed under the Agreement, plus the surcharge, and a total amount for each month. Contactor must provide a screenshot of the AAA Florida Average price as of first day of each month, which will be compared to the above referenced baseline to evidence any fluctuation warranted for the invoice of the previous month's services.

3. **Termination**. This Addendum will automatically terminate on September 30, 2026.

4. **Ratification of all Other Terms and Conditions of the Agreement**. Except as hereby modified, the original terms and conditions of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum effectively as of the date written above.

**Sitex Aquatics, LLC**

**West Hillcrest  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE DISTRICT; AUTHORIZING CERTAIN OFFICERS OF THE DISTRICT TO EXECUTE AND DELIVER ANY AND ALL FINANCIAL REPORTS REQUIRED BY RULE, STATUTE, LAW, ORDINANCE, OR REGULATION; AND PROVIDING FOR 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 entirely within Pasco County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280, *Florida Statutes*, and has been designated by the State Chief Financial Officer as a qualified public depository; and

**WHEREAS**, the District has furnished to the Chief Financial Officer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

**WHEREAS**, the Board, having appointed a Treasurer and other officers, is in a position to select a new public depository and to comply with the requirements for public depositories; and

**WHEREAS**, the Board wishes to re-designate a public depository for District funds.

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

**SECTION 1.** Valley Bank, is hereby designated as the public depository for funds of the District.

**SECTION 2.** In accordance with Section 280.17(2), *Florida Statutes*, the District’s Secretary is hereby directed to take the following steps:

**A.** Ensure that the name of the District is on the account or certificate or other form provided to the District by the qualified public depository in a manner sufficient to identify that the account is a Florida public deposit.

**B.** Execute the form prescribed by the Chief Financial Officer for identification of each public deposit account and obtain acknowledgement of receipt on the form from the qualified public depository at the time of opening the account.

C. Maintain the current public deposit identification and acknowledgement form as a valuable record.

**SECTION 3.** The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish the Chief Financial Officer annually, not later than November 30th of each year, the information required in accordance with Section 280.17(6), *Florida Statutes*, and otherwise take the necessary steps to ensure that all other requirements of Section 280.17, *Florida Statutes*, have been met.

**SECTION 4.** The Chair, Vice-Chair, Treasurer, Assistant Treasurer, Secretary, and Assistant Secretaries are hereby designated as authorized signatories for the operating bank accounts of the District.

**SECTION 5.** The District Manager, Treasurer, and/or Assistant Treasurer are hereby authorized on behalf of the District to execute and deliver any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

**SECTION 6.** This Resolution shall take effect on April 21, 2026.

**PASSED AND ADOPTED THIS 21ST DAY OF APRIL, 2026.**

ATTEST:

**WEST HILLCREST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary / Assistant Secretary

\_\_\_\_\_  
Name: Kelly Evans  
Title: Chairperson, Board of Supervisors



Steadfast Alliance  
San Antonio FL 33576 US

# ESTIMATE

DATE 3/18/2026 DUE 3/18/2026 ESTIMATE # EST-SCA3557

**BILL TO**

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

**SHIP TO**

SM1180 (401)  
West Hillcrest & Ponds  
11815 Bellamy Brothers Blvd.  
Dade City FL 33525

DESCRIPTION	QTY	RATE	AMOUNT
Steadfast proposes to remove all dead plant material located at the South Entrance, North Entrance, and North Mailbox Kiosk, which has been affected by frost damage.  We will be focusing on freshening up the focal points with this proposal and as we get into season work on replacing the other plant material in sections.	1.00	0.00	0.00
Mini/Nugget Mulch - 11 yards ( 2 Pallets)	11.00	60.00	660.00
Society Garlic 1gal	75.00	8.50	637.50
Agapanthus 3gal	20.00	18.00	360.00
Lantana 1gal	350.00	9.50	3,325.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

**TOTAL 4,982.50**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this 24 day of March, 2026.

Signature: Deborah Wallace

Printed Name and Title: District Manager

Representing (Name of Firm): West Hillcrest CDD

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

Prepared by and to be returned to:  
Kathryn C. Hopkinson, Esq.  
Straley Robin Vericker P.A.  
1510 West Cleveland Street  
Tampa, Florida 33606

Parcel ID: 12-25-19-0040-00500-0330

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**ACCESS AND MAINTENANCE EASEMENT AGREEMENT**

This Access and Maintenance Easement Agreement (“**Agreement**”) is made as of the 2nd day of April, 2026, by and between **AG EHC II LEN MULTI STATE 4, LLC**, a Foreign Limited Liability Company registered to do business in the state of Florida, whose mailing address is 245 Park Avenue, 26<sup>th</sup> Floor, New York, NY 10167 (the “**Grantor**”), and the **WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (the “**District**” or “**Grantee**”).

A. Grantor is the owner of that certain real property situated in Pasco County, Florida and more particularly described on **Exhibit A** attached hereto, and consisting of a portion of Lot 33, Block 5, according to the plat of BELLAMY CROSSINGS – PHASE 1 as recorded in Plat Book 96, Pages 49-54 of the Public Records of Pasco County, Florida (the “**Easement Area**”), located within the boundaries of the District.

B. A District entrance monument sign has been constructed within a portion of the Easement Area, and it is anticipated that Grantee may install sod, additional plantings, and ground cover, and associated irrigation facilities within the Easement Area (the improvements being referred to herein collectively as, the “**Grantee’s Facilities**”).

C. Grantee desires, and Grantor is willing to grant to Grantee, a non-exclusive easement over, upon, and through the Easement Area for the purpose of installing, operating, maintaining, repairing, and replacing Grantee’s Facilities, as more particularly set forth herein.

NOW, THEREFORE, for Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Recitals; Exhibit. The above recitals are true and correct and, together with the Exhibit attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Subject to the terms and conditions set forth in this Agreement, Grantor hereby grants to Grantee, a perpetual, non-exclusive easement (“**Easement**”) over, across, upon, and through the Easement Area for the purposes of installing, operating, maintaining, repairing, and replacing Grantee’s Facilities. The Easement includes the rights of ingress and egress as may be

reasonably necessary for Grantee and its employees, agents, and contractors to access the Easement Area to facilitate such operation, maintenance, repair, and replacement of Grantee's Facilities.

3. Grantee's Responsibilities. Grantor hereby conveys and assigns to Grantee, in their as-is condition, without representation or warranty of any kind, all of Grantor's right, title and interest, if any, in and to the Grantee's Facilities to the extent installed as of the date of this Agreement, and Grantee hereby accepts the same. Grantee shall be responsible, at its sole cost and expense, for the installation, operation, maintenance, repair, and replacement of Grantee's Facilities. Grantee shall not be responsible for maintenance or repair of any other improvements located within the Easement Area.

4. Damage to the Facilities. In the event that Grantor, its guests, invitees, agents, employees, consultants, representatives, or contractors (and their subcontractors, employees and materialmen) disturb or damage any portion of Grantee's Facilities, then Grantor shall be responsible for all costs and expenses to restore Grantee's Facilities.

5. Restriction on Use by Grantor. Grantor shall not use the Easement Area in any manner that interferes with or inhibits Grantee's use thereof as permitted herein, or Grantee's rights hereunder, including, without limitation, Grantor shall not install any plants, structures, or improvements in the Easement Area that block Grantee's Facilities or Grantee's access thereto.

6. Limitation on Governmental Liability. Grantee shall maintain liability insurance customary for community development districts related to its ownership of Grantee's Facilities and use of the Easement Area. Subject to any limitations in Section 768.28, *Florida Statutes*, Grantee shall indemnify, defend and hold harmless Grantor from all claims, actions, demands, costs, expenses, liability related to Grantee's use of the Easement Area. 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.

7. Covenants Running With the Land; Binding Effect. This Agreement and all obligations set forth herein are intended to be and shall be construed as covenants running with the land, binding upon and inuring to the benefit of Grantor and Grantee, as the case may be, and their respective successors and assigns and burdening the Easement Area. The Easement granted herein shall be for the benefit and use of Grantee, its successors and assigns. No agent or member of Grantee shall be entitled to enforce any of Grantor's obligations under this Agreement. The parties hereto shall have the right to enforce the terms and conditions of this Agreement and shall have all remedies available in equity or at law in connections therewith; provided, however, any claim for damages shall be limited to actual damages and Grantor and Grantee hereby waive any claims to consequential, incidental, indirect, special, or punitive damages.

8. No Third Party Beneficiaries; No Public Dedication. This Agreement is for the benefit of the parties hereto only, and may not be relied upon, or enforced by any third parties not specifically named as parties to this Agreement. Nothing in this Agreement shall constitute a dedication to the public or any governmental agency, and no member of the public or any governmental agency shall have any rights hereunder.

9. No Waiver. No waiver of any provision hereof, obligation of any party hereto, or breach or default of any party hereto, shall be implied or deemed effective against the party entitled to the benefit of such provision, satisfaction of such obligation, or performance, unless such waiver is specifically set forth in writing signed by the party benefited thereby, or entitled thereto or the enforcement thereof. No single waiver shall constitute a continuing waiver or a waiver of any subsequent or differing obligation, performance, breach, default, right of enforcement, or otherwise.

10. Entire Agreement; Amendment. This Agreement sets forth the entire agreement of the parties with respect to the specific subject matter hereof, and supersedes all prior agreements as to the Easement, and may not be modified, except in writing, executed by both parties hereto, or their respective successors or assigns, and recorded in the Public Records of Pasco County, Florida.

11. Severability. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

12. Attorneys' Fees. In the event of any litigation between the parties arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including without limitation reasonable attorneys' and paralegals' fees and costs, whether such fees and costs are incurred at trial, on appeal or in any bankruptcy or post-judgment proceeding.

13. No Violation of Bond Covenants; No Impact on Public Facility. Nothing contained in this Agreement shall operate to violate any of the covenants set forth in any document related to the District's issuance of tax-exempt bonds (the "**Bond Documents**"). In the event any or all of the obligations contained in this Agreement would constitute a violation of the District's bond covenants, trust indenture, or other Bond Documents, as may be supplemented from time to time, the parties agree to negotiate revisions to this Agreement to avoid such violations while maintaining the parties' intent in entering into this Agreement.

14. Notices. All notices, requests, and other communications under this Agreement shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, certified/registered mail, or overnight delivery services, to the parties at the address listed above. Either party may notify the other party of any change in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees listed above.

15. "As-Is"; No Title Search. The Easement is granted to and accepted by Grantee in "AS IS WHERE-IS" condition and without any warranty or representation, express or implied, by Grantor as to the condition or suitability for Grantee's purposes or otherwise. Grantee acknowledges that the Easement granted herein is subject to all easements, restrictions, reservations and other matters of record affecting title to the Easement, and both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

16. Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Pasco County, Florida.

17. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Grantor and the Grantee, both the Grantor and Grantee have complied with all requirements of law, and both the Grantor and Grantee have full power and authority to comply with the terms and provisions of this Agreement.

18. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

*(Remainder of page intentionally left blank)*

IN WITNESS WHEREOF, the undersigned have executed this Access and Maintenance Easement as of the day and year first written above.

Witnesses:

AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware limited liability company,

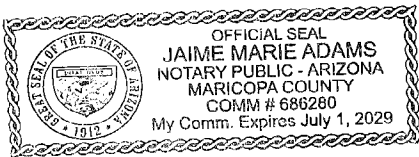
Wendy Stoeckel  
Name: Wendy Stoeckel  
Address: 8585 E Hartford Dr., Ste 118  
Scottsdale, AZ 85255

By: Steven S Benson  
Name: Steven S. Benson  
Title: Manager of Essential Housing Asset Management, LLC, the Authorized Agent of AG EHC II (LEN) Multi State 4, LLC

Jeff Benson  
Name: Jeff Benson  
Address: 8585 E Hartford Dr., Ste 118  
Scottsdale, AZ 85255

STATE OF Arizona  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3 day of April, 2026, by Steven S. Benson as Manager of AG EHC II (LEN) MULTI STATE 4, LLC, a Delaware limited liability company, for and on behalf of the company, who  is personally known to me or  who has produced \_\_\_\_\_ as identification.



Jaime Marie Adams  
NOTARY PUBLIC

Jaime Marie Adams  
(Print, Type or Stamp Commissioned Name of Notary Public)

Witnesses:

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Kelsey Trujague  
Name: Kelsey Trujague  
Address: 4301 W Boy Scout Blvd  
#600 Tampa, FL 33607

Kelly Evans  
Name: Kelly Evans  
Title: Chairman, Board of Supervisors

Courtney Mai  
Name: 4301 W Boy Scout Blvd  
Address: Tampa, FL 33607  
Name: Courtney Mai

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of April, 2026, by KELLY EVANS as Chairman of the Board of Supervisors of the West Hillcrest Community Development District, a local unit of special purpose government, for and on behalf of the District, who  is personally known to me or  who has produced \_\_\_\_\_ as identification.



Courtney Mai  
Comm.: MH 651843  
Expires: Mar. 16, 2029  
Notary Public - State of Florida

Courtney Mai  
NOTARY PUBLIC, STATE OF FLORIDA

Courtney Mai  
(Print, Type or Stamp Commissioned Name of Notary Public)

**Exhibit A**

[Legal Description and Sketch attached on the following two (2) pages.]

**Bellamy Crossings – Phase 1, Lot 33, Block 5 – Sign Easement**

West Hillcrest \_ Legal Description for SIGN Easement -- 937\_LS-07\_Sign-Esmt 4912-9785-5380 v.1.docx

**LEGAL DESCRIPTION:**

A parcel of land being a portion of LOT 33, BLOCK 5, according to the plat of BELLAMY CROSSINGS - PHASE 1, as recorded in Plat Book 96, Page 49, of the Public Records of Pasco County, Florida, lying in Section 12, Township 25S, Range 19 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of LOT 33, BLOCK 5, according to the plat of BELLAMY CROSSINGS - PHASE 1, as recorded in Plat Book 96, Page 49, of the Public Records of Pasco County, Florida; thence N89°48'24"W, along the South line of said LOT 33, for 3.07 feet; thence leaving said South line of LOT 33, N42°49'27"E, for 4.53 feet to the point of intersection with the East line of said LOT 33; thence S00°11'36"W, along said East line of LOT 33, for 3.33 feet to the POINT OF BEGINNING.

Containing 5 square feet, more or less.

J:\937\Dwgs\LS\937\_LS-07\_Sign-Esmt.dwg - Nov 04, 2025 @ 11:39am - bdrinkwater

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

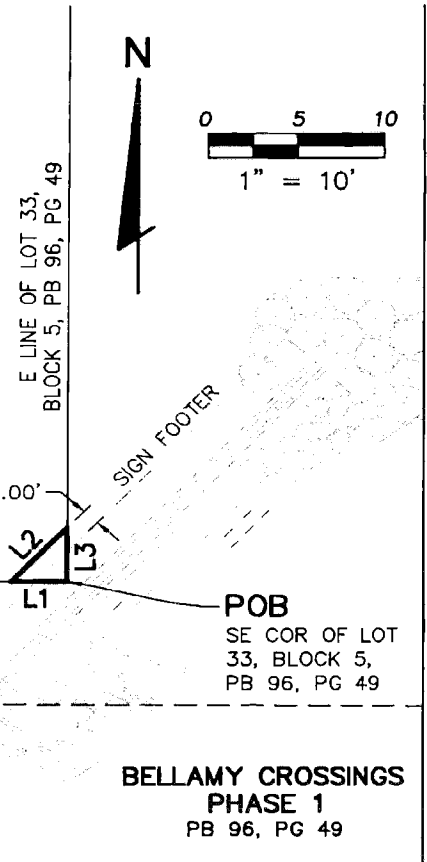
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

**LEGAL DESCRIPTION:**

A parcel of land being a portion of LOT 33, BLOCK 5, according to the plat of BELLAMY CROSSINGS - PHASE 1, as recorded in Plat Book 96, Page 49, of the Public Records of Pasco County, Florida, lying in Section 12, Township 25S, Range 19 East, Pasco County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of LOT 33, BLOCK 5, according to the plat of BELLAMY CROSSINGS - PHASE 1, as recorded in Plat Book 96, Page 49, of the Public Records of Pasco County, Florida; thence N89°48'24"W, along the South line of said LOT 33, for 3.07 feet; thence leaving said South line of LOT 33, N42°49'27"E, for 4.53 feet to the point of intersection with the East line of said LOT 33; thence S00°11'36"W, along said East line of LOT 33, for 3.33 feet to the POINT OF BEGINNING.

Containing 5 square feet, more or less.



BELLAMY BROTHERS BLVD  
R/W MAP, PB 3, PG 68 AND PB 96, PG 49

LOT 33 - BLOCK 5  
S LINE OF LOT 33, BLOCK 5, PB 96, PG 49

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'24"W	3.07'
L2	N42°49'27"E	4.53'
L3	S00°11'36"W	3.33'

TRACT "B-3"

10' UTILITY ESMT

BELLAMY CROSSINGS  
PHASE 1  
PB 96, PG 49

**LEGEND:**

- COR = CORNER
- ESMT = EASEMENT
- PG = PAGE
- PB = PLAT BOOK
- POB = POINT OF BEGINNING

FRESH LEAF LANE  
TRACT "4-2" - PB 96, PG 49

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE PLAT OF BELLAMY CROSSINGS - PHASE 1, AS RECORDED IN PLAT BOOK 96, PAGE 49, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**LOT 33, BLOCK 5, BELLAMY CROSSINGS - PHASE 1**

SHEET DESCRIPTION:

**SIGN EASEMENT**

SCALE: 1" = 10'	DATE: 11/4/25	DRAWN: BGD	CALCED: BGD	CHECKED: JEM
JOB No.: 595-228A	EPN: 937	SECTION: 12	TOWNSHIP: 25S	RANGE: 19E

**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JOHN E. MAGEE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6340  
STATE OF FLORIDA



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On MOTION by Ms. Evans seconded by Ms. Campagna, with all in favor, FY2025 Audit, *with items 1-3 above*, was approved. 5-0

- FOURTH ORDER OF BUSINESS** **Consent Agenda**
- A. Approval of Meeting Minutes, February 17, 2026 Regular Meeting (*Revised*)**
- B. Acceptance of Financials February 2026**
- C. Acceptance of the Check Registers February 2026**
- D. Consideration of O&M Report February 2026**

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

*Note: February 17, 2026 Meeting Minutes have been revised to reflect Ms. Bautista (Anselmi).*

- FIFTH ORDER OF BUSINESS** **Staff Reports**
- A. District Counsel**
- B. District Engineer**
- There being no reports, the next item followed.
- C. District Manager**

Ms. Wallace advised of the next scheduled meeting on April 21, 2026. Mr. Walsh and Ms. Bautista, requested W2's instead of a 1099's for supervisor pay. Other Board members had already requested this during the West Lake CDD meeting. In addition, signs will be installed shortly for the mail kiosks also, Ms. Wallace to request the HOA distribute an email blast to residents regarding the parking/towing policies.

- 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 Mr. Gilley, with all in favor, the meeting was adjourned at 10:51 a.m. 5-0

\_\_\_\_\_  
Deborah Wallace  
District Manager

\_\_\_\_\_  
Kelly Evans  
Chairperson