

**HILLCREST PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 16, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Hillcrest Preserve Community Development District

Board of Supervisors

Nicholas Dister, Chair
Carlos de la Ossa, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Mike Rainer, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angie Grunwald, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Audit Committee & Regular Meeting Agenda

Tuesday, January 16, 2024, at 11:00 a.m.

The Audit Committee & Regular Meetings of Hillcrest Preserve Community Development District will be held on **January 16, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

<https://zoom.us/j/95709614632?pwd=WnoyY1ZlaithVkdYbUJnREs4clpIUT09>

Meeting ID: 957 0961 4632 Passcode: 450559

AUDIT COMMITTEE & REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENT ON AGENDA ITEMS
3. RECESS TO AUDIT COMMITTEE MEETING
4. AUDIT COMMITTEE MEETING
 - A. Open the Audit Committee Meeting
 - B. Evaluate and Rank the Audit Proposals
 - i. *Grau & Associates*
 - C. Finalize the Ranking and Consideration of Audit Committee Recommendation
 - D. Close the Audit Committee Meeting
5. RETURN AND PROCEED TO REGULAR MEETING
6. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS
7. BUSINESS ITEMS
 - A. Consideration of Audit Committee Recommendations and Evaluation
 - B. Consideration of Resolution 2024 – 01; Re-Designation of Officers
 - C. Discussion of Website Requirements
8. CONSENT AGENDA
 - A. Approval of Minutes of the September 19, 2023, Public Hearings, Landowner's Election Audit Meeting & Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures August - October 2023
 - C. Acceptance of the Financials and Approval of the Check Register for October 2023
9. STAFF REPORTS
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
10. BOARD MEMBERS COMMENTS
11. ADJOURNMENT

*The next regularly scheduled meeting is February 20, 2024, at 11:00 a.m.

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:

SpringHill Suites
16615 Crosspointe Run
Land O' Lakes, FL 3463



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

HILLCREST PRESERVE
Community Development District

Proposal Due: December 28, 2023
2:00PM

Submitted to:

Hillcrest Preserve
Community Development District
Attn: Angie Grunwald
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
951 Yamato Road, Suite 280
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

December 28, 2023

Hillcrest Preserve Community Development District
Attn: Angie Grunwald
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024-2026, with an option for two additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Hillcrest Preserve Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Special district audits are at the core of our practice: **we have a total of 360 clients, 329 or 91% of which are special districts.** We know the specifics of the professional services and work products needed to meet your RFP requirements like no other firm. With this level of experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to client operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

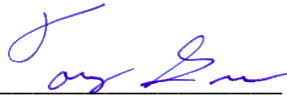
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

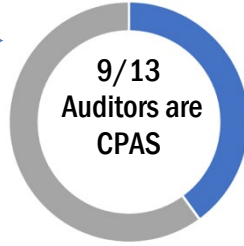
Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

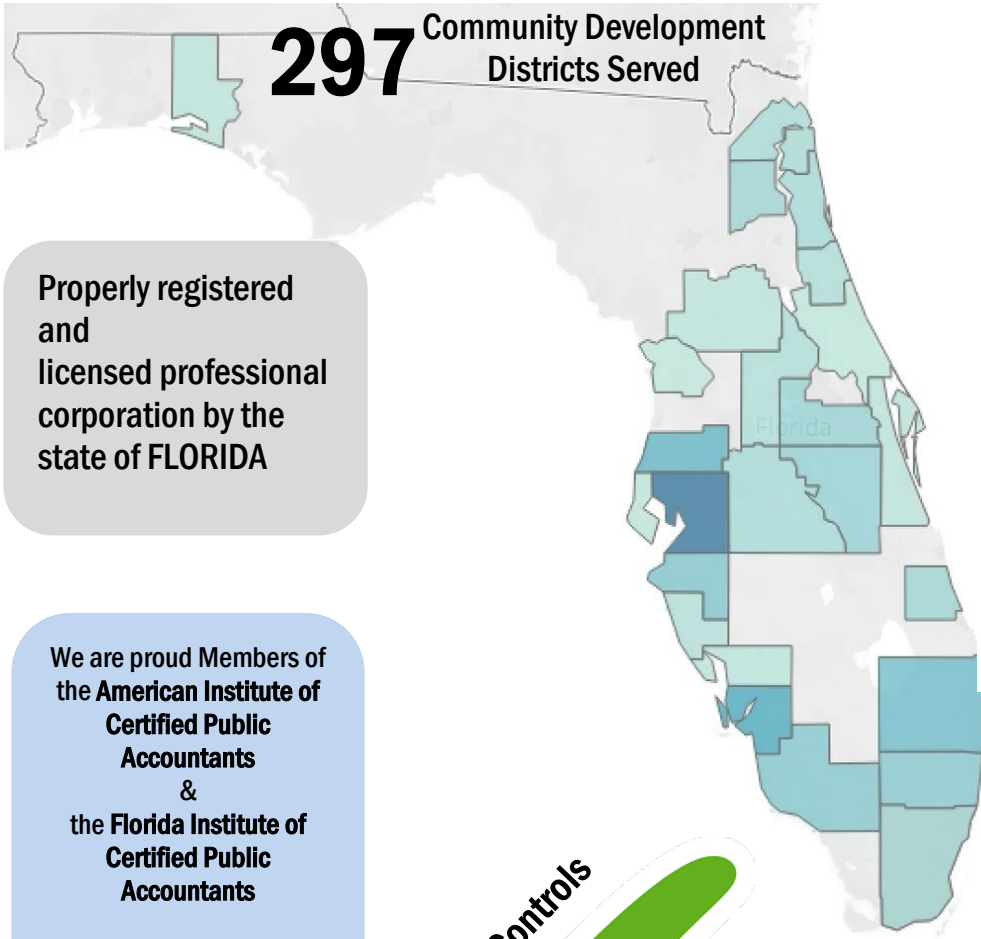
Our Team



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls

- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

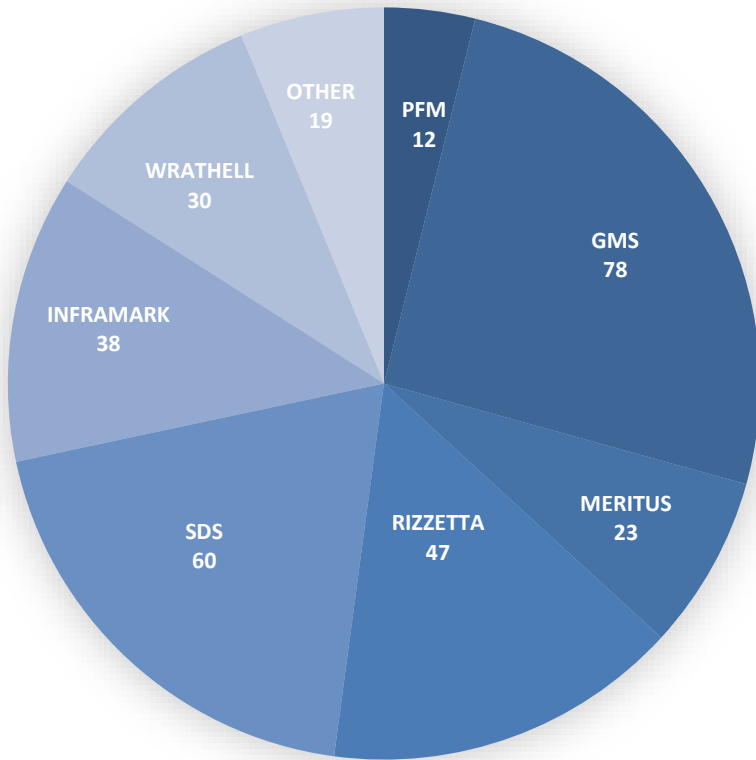
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

Grau contracts with an outside group of IT management consultants to assist with matters including, but not limited to; network and database security, internet security and vulnerability testing.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	32
Accounting, Auditing and Other	<u>41</u>
Total Hours	<u>73</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderdale GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

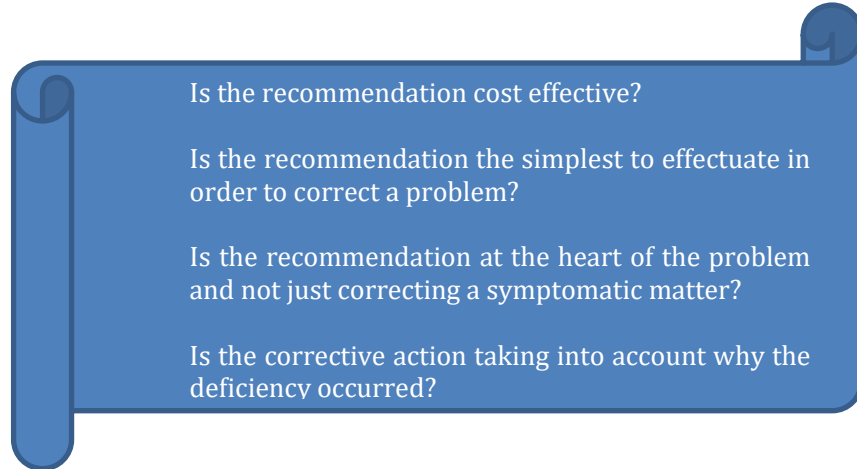
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3,200
2025	\$3,300
2026	\$3,400
2027	\$3,500
2028	<u>\$3,600</u>
TOTAL (2024-2028)	<u>\$17,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓			✓	9/30
South Central Regional Wastewater Treatment and Disposal Board	✓			✓	9/30
South-Dade Venture Development District	✓			✓	9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunshine Water Control District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (297)	✓			✓	9/30
TOTAL	333	5	3	328	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing Hillcrest Preserve Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hillcrest Preserve 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 the County of Pasco; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Carlos de la Ossa</u>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Treasurer
<u>Ryna Motko</u>	Assistant Secretary
<u>Thomas Spence</u>	Assistant Secretary
<u>Mike Rainer</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16th DAY OF January 2024.

ATTEST:

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

STRALEY ROBIN VERICKER

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Website: www.srvlegal.com

M E M O R A N D U M

To: Angie Grunwald and Bryan Radcliff

From: John Vericker, Straley Robin Vericker

Date: October 23, 2023

Subject: CDD Statutory Website Content and ADA Accessibility Requirements

A community development district (“CDD”), is local unit of special purpose government created under Chapter 190, Florida Statutes, and is required by law to make certain information available to the public on the CDD website in accordance with the provisions of Chapters 189 and 190, Florida Statutes. This information must be regularly updated and made available on the website in the time frame specified by law. This memo outlines the content to be placed on the CDD website.

The statutory requirements for CDD websites include the following documents:

1. The full legal name of the CDD.
2. The public purpose of the CDD.
3. The name of the entity that established the CDD.
4. The date of establishment of the CDD.
5. A description of the boundaries and the services provided by the CDD.
6. A reference to Chapter 190, Florida Statutes as the charter for the CDD.
7. Any grant of special powers under Section 190.012, Florida Statutes.
8. A link to the following websites:
 - a. <https://apps.fldfs.com/localgov/reports/AdHoc.aspx> (the Department of Financial Services’ website that publishes the CDD’s annual reports).
 - b. <http://www.ethics.state.fl.us/Research/EthicsLaws.aspx> (Code of Ethics).
 - c. https://flauditor.gov/pages/efile_reports.html (the link to the Auditor General’s website to view the CDD’s final audit report).
9. CDD Primary Contact Information (District Manager’s office) including the mailing address, email address, and telephone number.
10. CDD Supervisor information including the name, mailing address, email address, and the term for each member of the governing body of the CDD.
11. A listing of the regularly scheduled public meetings and workshops.

12. Agendas of any meeting or workshop, excluding confidential and exempt information which must be available at least seven days in advance and must remain on the website for at least one year after the meeting or workshop.
13. The current fiscal year of the CDD (always begins on October 1 and concludes on September 30).
14. A listing of all assessments and fees imposed and collected by the CDD and the following informational statement “The CDD is authorized to levy, impose, collect, and enforce special assessments and fees pursuant to Chapters 170, 190, and 197 of the Florida Statutes.”
15. The proposed final budget which must be on the website at least two days prior to the public hearing and must remain on the website for at least forty-five days.
16. The adopted budget of the CDD which must be posted within thirty days of adoption and which must remain on the website for at least two years.
17. Any budget amendments which must be posted within five days of adoption and which must remain on the website for at least two years.
18. The final complete audit reports for the past five fiscal years.

In addition to the statutory content requirements, CDD websites must also meet the Americans with Disabilities Act (the “ADA”) technical standards so the website and the documents are fully accessible to all members of the public. Thus, the CDD should retain a qualified website provider that can make the website and the documents properly comply with the ADA accessibility standards.

**MINUTES OF MEETING
HILLCREST PRESERVE
COMMUNITY DEVELOPMENT DISTRICT**

1
2 The audit committee, public hearing and regular meeting of the Board of Supervisors of
3 Hillcrest Preserve Community Development District was held on Tuesday, September 19, 2023
4 and called to order at 12:02 p.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway
5 located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

6
7 Present and constituting a quorum were:

8		
9	Nicholas Dister	Chairperson
10	Carlos de la Ossa	Vice Chairperson
11	Ryan Motko	Assistant Secretary
12	Tom Spence	Assistant Secretary
13	Mike Rainer	Assistant Secretary
14		

15 Also present were:

16		
17	Brian Lamb	District Manager
18	Angie Grunwald	District Manager
19	John Vericker	District Counsel
20	Michael Broadus	District Counsel
21	Lisa Castoria	Inframark
22		

23 *The following is a summary of the discussions and actions taken.*

24
25 **FIRST ORDER OF BUSINESS**

Oaths of Office

26 Mr. Lamb advised Oaths of Office are on file and have been notarized.

27
28 **SECOND ORDER OF BUSINESS**

Public Comment of Agenda Items

29 There being none, the next order of business followed.

30
31 **THIRD ORDER OF BUSINESS**

Recess to Audit Committee Meeting

32 Mr. Lamb requested the Board recess to the Audit Committee Meeting.

33
34 **FOURTH ORDER OF BUSINESS**

Audit Committee Meeting

35 **A. Call to Order/Roll Call**

36 Mr. Lamb called the meeting to order, and a quorum was established.

- 37
- Mr. Dister
 - 38 • Mr. De la Ossa
 - 39 • Mr. Motko
 - 40 • Mr. Spence
 - 41 • Mr. Rainer

Unapproved

42 **B. Appoint Chairperson**

- 43 • Ms. Grunwald accepted without objection to preside as Chairperson.

44 **C. Selection of Criteria for Evaluation of Proposals**

- 45 • Mr. Lamb discussed in detail with the Board.

46 **D. Determine the Date, Time, and Location of the RFPs Required**

47 **i. Consider Notice of Request for Proposals for Audit Services**

48 **E. Consider Sending RFPs to Interested Firms**

49

<p>50 On MOTION by Mr. de la Ossa seconded by Mr. Rainer, with 51 all in favor, the RFP date, time and location for evaluation of 52 the proposals, was approved. 5-0</p>

53

54 **F. Determine the Date of the Next Committee Meeting**

- 55 • It was determined, the next meeting will be held on November 21, 2023 at 11:00
56 a.m.

57 **i. Audit Committee Evaluation Criteria**

- 58 • Mr. Lamb discussed in detail with the Board.

59

60 **FIFTH ORDER OF BUSINESS** **Recess to Public Hearing**

61 Mr. Lamb requested the Board recess to the public hearing.

62

63 **SIXTH ORDER OF BUSINESS** **Public Hearing on Levying Special Debt**
64 **Assessments**

65 **A. Open the Public Hearing on Levying Special Debt Assessments**

66 Mr. Lamb opened the public hearing on Levying Special Debt Assessments.

67 **B. Staff Presentation**

68 **C. Public Comment**

69 There being none, the next item followed.

70 **D. Close the Public Hearing on Levying Special Debt Assessments**

71 Mr. Lamb closed the public hearing on Levying Special Debt Assessments.

72 **E. Consideration of Resolution 2023-34, Levying Special Debt Assessments**

73

<p>74 On MOTION by Mr. de la Ossa seconded by Mr. Dister, with 75 all in favor, Resolution 2023-34, Levying Special Debt 76 Assessments, was adopted. 5-0</p>

77

78 **SEVENTH ORDER OF BUSINESS** **Return to Regular Meeting**

79 Mr. Lamb requested the Board return to the regular meeting.

80

81 **EIGHTH ORDER OF BUSINESS** **Business Items**

82 **A. Consideration of Resolution 2023-35, Canvassing and Certifying the Results**
83 **of the Landowners Election**

84
85 On MOTION by Mr. Motko seconded by Mr. Dister, with all in
86 favor, Resolution 2023-35, Canvassing and Certifying the
87 Results of the Landowners Election, was adopted. 5-0

88
89 **B. Consideration of Resolution 2023-36, Designating Officers**

90 The designation of officers as specified in the resolution, is as follows:

- 91
92 • Nick Dister as Chairperson
93 • Carlos de la Ossa as Vice Chairperson
94 • Brian Lamb as Secretary
95 • Eric Davidson as Treasurer
96 • Angie Grunwald as Assistant Secretary
97 • Ryan Motko as Assistant Secretary
98 • Thomas Spence as Assistant Secretary
99 • Mike Rain as Assistant Secretary

100
101 On MOTION by Mr. de la Ossa seconded by Mr. Spence, with
102 all in favor, Resolution 2023-36, Designating Officers, was
103 adopted. 5-0

104
105 **C. Consideration of District Engineering Services Proposals**

- 106 • Ms. Tonja Stewart with *Stantec* was selected by the Board.

107
108 On MOTION by Mr. de la Ossa seconded by Mr. Dister, with
109 all in favor, *Stantec* Engineering was selected to serve as the
110 District Engineer.

111
112 **D. Ratification of Developer Funding for Fiscal Year 2024 Agreement**

113
114 On MOTION by Mr. de la Ossa seconded by Mr. Rainer, with
115 all in favor, Developer Funding for Fiscal Year 2024
116 Agreement, was approved. 5-0

117
118 **NINTH ORDER OF BUSINESS**

Consent Agenda

- 119 **A. Approval of Minutes of the June 05, 2023, Special Organizational Meeting**
120 **B. Approval of Minutes of the July 18, 2023 Landowners' Meeting**
121 **C. Approval of Minutes of the July 18, 2023 Regular Meeting**
122 **D. Consideration of Operation and Maintenance Expenditures June -July**

123 **E. Acceptance of the Financials and Approval of the Check Register for July 31,**
124 **2023**

125
126

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with 127 all in favor, the Consent Agenda, was approved. 5-0

128
129 **TENTH ORDER OF BUSINESS** **Staff Reports**

- 130 **A. District Counsel**
131 **B. District Manager**
132 **C. District Engineer**

133 There being no reports, the next order of business followed.
134

135 **ELEVENTH ORDER OF BUSINESS** **Board Member Comments**

136 There being none, the next order of business followed.

137
138 **TWELFTH ORDER OF BUSINESS** **Public Comments**

139 There being none, the next order of business followed.

140
141 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

142 There being no further business,

143
144

On MOTION by Mr. Spence seconded by Mr. Dister, with all in 145 favor, meeting was adjourned. 5-0
--

146
147
148
149 _____
150 Brian Lamb
151 District Manager

Nicholas Dister
Chairperson

HILLCREST PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
CARLOS DE LA OSSA	CDLO 071823	\$200.00		SUPERVISOR FEE 07/18/23
CARLOS DE LA OSSA	CDLO 081523	\$200.00	\$400.00	SUPERVISOR FEE 08/15/23
MICHAEL TODD RAINER	MR 081523	\$200.00		SUPERVISOR FEE 08/15/23
NICHOLAS J. DISTER	ND 081523	\$200.00		SUPERVISOR FEE 08/15/23
RYAN MOTKO	RM 071823	\$200.00		SUPERVISOR FEE 07/18/23
RYAN MOTKO	RM 081523	\$200.00	\$400.00	SUPERVISOR FEE 08/15/23
THOMAS R. SPENCE	TS 081523	\$200.00		SUPERVISOR FEE 08/15/23
Variable Contract Subtotal		\$1,400.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	23508	\$2,655.98		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
TIMES PUBLISHING COMPANY	293670 080223	\$263.20		BUDGET HEARING AD
TIMES PUBLISHING COMPANY	293674 080923	\$522.40		UNIFORM METHOD OF COLLECTION AD
TIMES PUBLISHING COMPANY	297466 080223	\$263.20		BUDGET HEARING AD
TIMES PUBLISHING COMPANY	328841 082323 1/2	\$110.00		NOTICE OF AUDIT COMMITTEE MEETING
TIMES PUBLISHING COMPANY	328841 082323 2/2	\$100.40		NOTICE OF RFQ for ENGINEERING
TIMES PUBLISHING COMPANY	328841 083023	\$1,606.50		NOTICE OF PUBLIC HEARING
TIMES PUBLISHING COMPANY	329904 083023	\$556.00	\$3,421.70	2023-CA-003640
Regular Services Subtotal		\$6,077.68		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$7,477.68		

HILLCREST PRESERVE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	------------------------	--------	--------------	----------------------

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

HILLCREST PRESERVE CDD

CdIO 071823

MEETING DATE: July 18, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

HILLCREST PRESERVE CDD

MEETING DATE: August 15, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

Cd10 081523

HILLCREST PRESERVE CDD

MEETING DATE: August 15, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

MR081523

HILLCREST PRESERVE CDD

MEETING DATE: August 15, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

ND 081523

HILLCREST PRESERVE CDD

RM 071823

MEETING DATE: July 18, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

HILLCREST PRESERVE CDD

MEETING DATE: August 15, 2023

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Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
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DMS Staff Signature Brian Lamb

Rm 081523

HILLCREST PRESERVE CDD

MEETING DATE: August 15, 2023

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Brian Lamb

TS 081523

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Hillcrest Preserve Community Development District
Inframark
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

August 28, 2023

Client: 001607

Matter: 000001

Invoice #: 23508

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
7/13/2023	MKS	REVIEW AND REVISE RESOLUTION.	0.3	\$112.50
7/14/2023	LB	PREPARE INSTRUCTIONS, PROXY AND BALLOT FOR LANDOWNER'S ELECTION; PREPARE DRAFT RESOLUTION CANVASSING AND CERTIFYING LANDOWNER'S ELECTION AND RESOLUTION DECLARING OFFICERS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	1.3	\$227.50
7/17/2023	VKB	REVIEW AGENDA PACKAGE; FOLLOW UP WITH DISTRICT MANAGER RE: UPCOMING BOARD MEETING.	0.2	\$75.00
7/17/2023	MB	REVIEW DISTRICT MEETING AGENDA; ANALYZE FILE CORRESPONDENCE.	0.3	\$97.50
7/18/2023	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$225.00
7/18/2023	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.3	\$97.50
8/1/2023	LB	PREPARE DRAFT RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION, RESOLUTION ADOPTING FY 2023 BUDGET, RESOLUTION ADOPTING FY 2023/2024 BUDGET, RESOLUTION ADOPTING RULES OF PROCEDURE AND BUDGET FUNDING AGREEMENTS FOR FY 2023 AND FOR FY 2023-2024.	2.1	\$367.50
8/7/2023	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	1.3	\$487.50
8/7/2023	LB	FINALIZE RESOLUTIONS ADOPTING FY 2023 AND FY 2024 BUDGETS AND BUDGET FUNDING AGREEMENTS, RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION AND RULES OF PROCEDURE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.4	\$70.00

SERVICES

Date	Person	Description of Services	Hours	Amount
8/14/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.3	\$487.50
8/15/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
Total Professional Services			8.8	\$2,510.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/1/2023	FEDEX- Federal Express- FedEx Services	\$26.73
8/15/2023	Photocopies	\$119.25
Total Disbursements		\$145.98

Total Services	\$2,510.00
Total Disbursements	\$145.98
Total Current Charges	\$2,655.98
Previous Balance	\$4,305.14
Less Payments	(\$4,305.14)
PAY THIS AMOUNT	\$2,655.98

Please Include Invoice Number on all Correspondence



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 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/26/23 - 08/02/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/02/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$263.20		0000293670	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/23	08/02/23	0000293670	Times	Legals CLS	Budget Hearing/Meeting	2	2x54 L	\$259.20
07/26/23	08/02/23	0000293670	Tampabay.com	Legals CLS	Budget Hearing/Meeting AffidavitMaterial	2	2x54 L	\$0.00 \$4.00

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Advertising Run Dates		Advertiser Name	
07/26/23 - 08/02/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/02/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$263.20		0000293670	

ADVERTISING INVOICE

Thank you for your business.

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REMIT TO:

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 2005 PAN AM CIRCLE SUITE 300
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 DALLAS, TX 75312-3396

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing/Meeting** was published in said newspaper by print in the issues of: **7/26/23, 8/ 2/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **08/02/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notice of Public Hearing and Board of Supervisors Meeting of the Hillcrest Preserve Community Development District

The Board of Supervisors (the "Board") of the Hillcrest Preserve Community Development District (the "District") will hold a public hearing and a meeting on August 15, 2023, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'-Lakes, Florida 34638.

} SS

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Proposed Budgets for the fiscal year beginning May 25, 2023 (the effective date of the establishment ordinance) (the "FY 2023 Budget") and ending September 30, 2023, and for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "FY 2023-2024 Budget", together with the FY 2023 Budget, the "Proposed Budgets"). A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. Copies of the Proposed Budgets and the agenda may be viewed on the District's website at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at brian.lamb@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

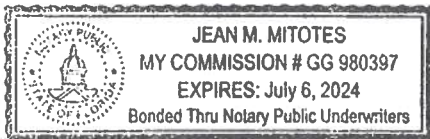
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager

Run Date: July 26 and August 2, 2023

0000293670





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DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates 07/19/23 - 08/09/23		Advertiser Name HILLCREST PRESERVE CDD	
Billing Date 08/09/2023	Sales Rep Deirdre Bonett	Customer Account 328841	
Total Amount Due \$522.40		Ad Number 0000293674	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/19/23	08/09/23	0000293674	Times	Legals CLS	Uniform Method of Collection	4	2x55 L	\$518.40
07/19/23	08/09/23	0000293674	Tampabay.com	Legals CLS	Uniform Method of Collection AffidavitMaterial	4	2x55 L	\$0.00 \$4.00

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Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates 07/19/23 - 08/09/23		Advertiser Name HILLCREST PRESERVE CDD	
Billing Date 08/09/2023	Sales Rep Deirdre Bonett	Customer Account 328841	
Total Amount Due \$522.40		Ad Number 0000293674	

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C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Uniform Method of Collection** was published in said newspaper by print in the issues of: **7/19/23, 7/26/23, 8/ 2/23, 8/ 9/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**The Hillcrest Preserve
Community Development District
Notice of a public hearing and the intent to use the
uniform method for the
levy, collection, and enforcement of non-ad
valorem assessments**

} ss

The Board of Supervisors ("Board") of the Hillcrest Preserve Community Development District ("District") will hold a public hearing and a regular Board meeting on Tuesday, August 15, 2023, at 11:00 a.m., at the Spring-Hill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Brian Lamb, District Manager

Publication dates: July 19 and 26 and August 2 and 9, 2023 0000293674

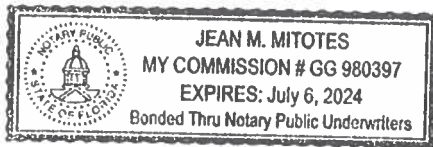
Signature Affiant

Sworn to and subscribed before me this **08/09/2023**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Tampa Bay Times

tampabay.com

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 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/26/23 - 08/02/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/02/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$263.20		0000297466	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/23	08/02/23	0000297466	Times	Legals CLS	Budget Hearing	2	2x54 L	\$259.20
07/26/23	08/02/23	0000297466	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	2	2x54 L	\$0.00 \$4.00

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Tampa Bay Times

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DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
07/26/23 - 08/02/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/02/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$263.20		0000297466	

ADVERTISING INVOICE

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HILLCREST PRESERVE CDD
 C/O INFRAMARK
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **7/26/23, 8/ 2/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

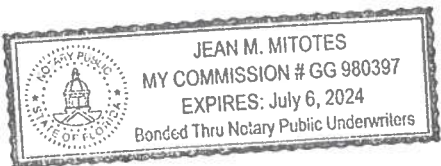
Signature Affiant

Sworn to and subscribed before me this **08/02/2023**

Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Hillcrest Preserve Community Development District

The Board of Supervisors (the "Board") of the Hillcrest Preserve Community Development District (the "District") will hold a public hearing and a meeting on August 15, 2023, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

} SS

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's Proposed Budgets for the fiscal year beginning May 25, 2023 (the effective date of the establishment ordinance) (the "FY 2023 Budget") and ending September 30, 2023, and for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (the "FY 2023-2024 Budget", together with the FY 2023 Budget, the "Proposed Budgets"). A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. Copies of the Proposed Budgets and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at brian.lamb@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager

Run Date: July 26 and August 2, 2023

0000297466

Tampa Bay Times

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Toll Free Phone: 1 (877) 321-7355

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ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/23/23	HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account
08/23/2023	Jean Mitotes	328841
Total Amount Due		Ad Number
\$110.00		0000302757

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/23/23	08/23/23	0000302757	Times	Legals CLS	Notice of the Audit Committee Meeting	1	2x46 L	\$108.00
08/23/23	08/23/23	0000302757	Tampabay.com	Legals CLS	Notice of the Audit Committee Meeting AffidavitMaterial	1	2x46 L	\$0.00 \$2.00

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Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/23/23	HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account
08/23/2023	Jean Mitotes	328841
Total Amount Due		Ad Number
\$110.00		0000302757

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DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of the Audit Committee Meeting** was published in said newspaper by print in the issues of: **8/23/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **08/23/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

} SS

**NOTICE OF AUDIT COMMITTEE MEETING
HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Audit Committee of Hillcrest Preserve Community Development District will hold a meeting on **Tuesday, September 19, 2023, at 11:00 am. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

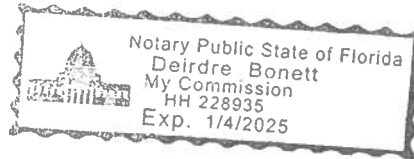
There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brain Lamb
District Manager

Run Date: August 23, 2023 0000302757



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ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/23/23	HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account
08/23/2023	Jean Mitotes	328841
Total Amount Due		Ad Number
\$100.40		0000302759

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/23/23	08/23/23	0000302759	Times	Legals CLS	Notice of the RFQ for Engineering Services	1	2x42 L	\$98.40
08/23/23	08/23/23	0000302759	Tampabay.com	Legals CLS	Notice of the RFQ for Engineering Services AffidavitMaterial	1	2x42 L	\$0.00 \$2.00

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Advertising Run Dates	Advertiser Name	
08/23/23	HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account
08/23/2023	Jean Mitotes	328841
Total Amount Due		Ad Number
\$100.40		0000302759

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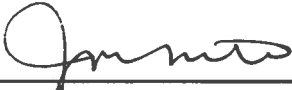
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of the RFQ for Engineering Services** was published in said newspaper by print in the issues of: **8/23/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **08/23/2023**



Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT, located in Pasco County, Florida announces that professional engineering services will be required on a continuing basis. Services to include planning, preparing, reports, and preparing plans, designs, and specifications and construction supervision services for:

1. Water management system and facilities.
2. Water and sewer system and facilities.
3. Roads, landscaping and street lighting.
4. Other community infrastructure provided by the District as authorized in Chapter 190, Florida Statutes.
5. Affiliated projects to include engineering contract management and inspection services during construction.

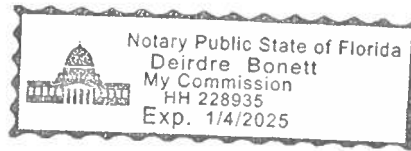
The engineering firm selected will act in the general capacity of the District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statutes. All applicants interested must submit eight (8) copies each of Standard Form 330 and a letter of interest by 2:00 p.m. on Tuesday, September 12, 2023, to the attention of the District Manager, Hillcrest Preserve Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Any questions, please contact Inframark Districts at 813-873-7300.

Brain Lamb
District Manager

Run Date: August 23, 2023

0000302759





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ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/30/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/30/2023	Jean Mitotes	328841	
Total Amount Due		Ad Number	
\$1,606.50		0000302550	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/30/23	08/30/23	0000302550	Times	Legals CLS	Notice for Public Hearing for Debt Assessme	1	4x15.75 IN	\$1,606.50

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Advertising Run Dates		Advertiser Name	
08/30/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/30/2023	Jean Mitotes	328841	
Total Amount Due		Ad Number	
\$1,606.50		0000302550	

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COUNTY OF Pasco

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

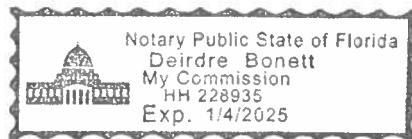
Sworn to and subscribed before me this **08/30/2023**



Signature of Notary Public

Personally known _____ _____ or produced identification

Type of identification produced _____



Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Hillcrest Preserve Community Development District

The Board of Supervisors ("Board") of the Hillcrest Preserve Community Development District ("District") will hold a regular meeting and public hearing on Tuesday, September 19, 2023, at 11:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt

Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report dated August 14, 2023. The proposed bonds will fund the public improvements described in the Report of the District Engineer dated June 5, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$111,005,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

Table with columns for Assessment Type, Amount, and Per Parcel Assessments. Includes sub-tables for Gross Assessable Acres and Parcel Assessments.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

District Manager Brian Lamb

RESOLUTION NO. 2023-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Hillcrest Preserve Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District dated June 5, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated August 14, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

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

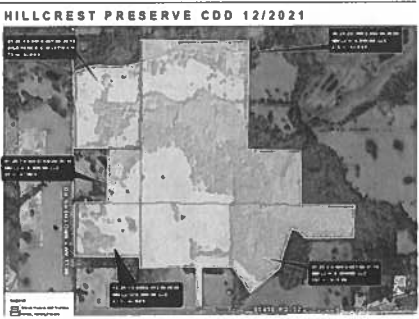
- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, water management and control, potable water distribution, sewer and wastewater management, recreational amenities, parks, landscaping,

and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

- 4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$72,000,000 (hereinafter referred to as the "Estimated Cost").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$111,005,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 15, 2023.

Attest: Hillcrest Preserve Community Development District. Includes signatures of Brian Lamb and Chair of the Board of Supervisors.





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Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates 08/23/23 - 08/30/23		Advertiser Name HILLCREST PRESERVE CDD	
Billing Date 08/30/2023	Sales Rep Jean Mitotes	Customer Account 329904	
Total Amount Due \$556.00		Ad Number 0000302431	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/23/23	08/30/23	0000302431	Times	Legals CLS	2023-CA-003640	2	2x116 L	\$552.00
08/23/23	08/30/23	0000302431	Tampabay.com	Legals CLS	2023-CA-003640 AffidavitMaterial	2	2x116 L	\$0.00 \$4.00

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Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates 08/23/23 - 08/30/23		Advertiser Name HILLCREST PRESERVE CDD	
Billing Date 08/30/2023	Sales Rep Jean Mitotes	Customer Account 329904	
Total Amount Due \$556.00		Ad Number 0000302431	

ADVERTISING INVOICE

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PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

HILLCREST PRESERVE CDD
C/O STRALEY ROBIN VERICKER
1510 W CLEVELAND STREET
TAMPA, FL 33606

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of the Landowner's Elections** was published in said newspaper by print in the issues of: **8/23/23, 8/30/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

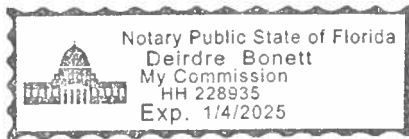
Sworn to and subscribed before me this **08/30/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hillcrest Preserve Community Development District (the "**District**"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 591.886 acres more or less, generally located west of Interstate 75 and east of Bellamy Bros Blvd., south of Darby Road and north of S.R. 52 in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: September 19, 2023
TIME: 11:00 a.m.
PLACE: SpringHill Suites by Marriott Tampa
Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb, District Manager

Run Date(s): August 23, 2023 & August 30, 2023

0000302573

HILLCREST PRESERVE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	100153	\$2,289.96		DISRICT INVOICE AUGUST 2023
INFRAMARK	101144	\$2,000.01	\$4,289.97	DISTRICT INVOICE SEPTEMBER 2023
Monthly Contract Subtotal		\$4,289.97		
Variable Contract				
CARLOS DE LA OSSA	CDLO 091923	\$200.00		SUPERVISOR FEE 09/19/23
MICHAEL TODD RAINER	MR 091923	\$200.00		SUPERVISOR FEE 09/19/23
NICHOLAS J. DISTER	ND 091923	\$200.00		SUPERVISOR FEE 09/19/23
RYAN MOTKO	RM 091923	\$200.00		SUPERVISOR FEE 09/19/23
THOMAS R. SPENCE	TS 091923	\$200.00		SUPERVISOR FEE 09/19/23
Variable Contract Subtotal		\$1,000.00		
Utilities				
		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
TIMES PUBLISHING COMPANY	302550 082323	\$1,608.50		NOTICE FOR PUBLIC HEARING FOR DEBT ASSESSMENT AD
TIMES PUBLISHING COMPANY	302573 083023	\$362.00	\$1,970.50	NOTICE OF LANDOWNERS ELECTIONS AD
Regular Services Subtotal		\$1,970.50		
Additional Services				
		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$7,260.47		

Approved (with any necessary revisions noted):

HILLCREST PRESERVE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#100153

DATE

8/28/2023

BILL TO

Hillcrest Preserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C3119

NET TERMS

Net 30

PO#**DUE DATE**

9/27/2023

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.66		16.66
Eric Davidson 6-12-23 DNH*GODADDY.COM : Client emails \$214.92	1	Ea	289.97		289.97
Subtotal					2,289.96

Subtotal	\$2,289.96
Tax	\$0.00
Total Due	\$2,289.96

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

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#101144

DATE

9/5/2023

BILL TO

Hillcrest Preserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C3119

NET TERMS

Net 30

PO#**DUE DATE**

10/5/2023

Services provided for the Month of: **September 2023**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.67		16.67
Subtotal					2,000.01

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

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

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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.

HILLCREST PRESERVE CDD

MEETING DATE: 09/19/2023

Cd10 091923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

HILLCREST PRESERVE CDD

MEETING DATE: 09/19/2023

MR 091923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature *Angie Grunwald*

HILLCREST PRESERVE CDD

MEETING DATE: 09/19/2023

ND 091923

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Mike Rainer	✓	Accept	\$200
Thomas Spence	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Angie Grunwald

HILLCREST PRESERVE CDD

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Rm 091923

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Nick Dister	✓	Accept	\$200
Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature *Angie Grunwald*

HILLCREST PRESERVE CDD

MEETING DATE: 09/19/2023

TS 091923

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Ryan Motko	✓	Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature *Angie Grunwald*

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/23/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/23/2023	Jean Mitotes	328841	
Total Amount Due		Ad Number	
\$1,608.50		0000302550	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/23/23	08/23/23	0000302550	Times	Legals CLS	Notice for Public Hearing for Debt Assessme AffidavitMaterial	1	4x15.75 IN	\$1,606.50 \$2.00
		1 of 2						

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Tampa Bay Times

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Total Amount Due		Ad Number	
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TIMES PUBLISHING COMPANY

HILLCREST PRESERVE CDD
C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Received
SEP 05 2023

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Times Publishing Company
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Toll Free Phone: 1 (877) 321-7355

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08/30/23	08/30/23	0000302550	Times <i>Zofz</i>	Legals CLS	Notice for Public Hearing for Debt Assessmei	1	4x15.75 IN	\$1,606.50

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TAMPA, FL 33607

Times Publishing Company
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PO BOX 123396
DALLAS, TX 75312-3396

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Hillcrest Preserve Community Development District

The Board of Supervisors ("Board") of the Hillcrest Preserve Community Development District ("District") will hold a regular meeting and public hearing on Tuesday, September 19, 2023, at 11:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, Florida 34858.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt

Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report dated August 14, 2023. The proposed bonds will fund the public improvements described in the Report of the District Engineer dated June 5, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on payment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$111,005,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

Table with columns: TOTAL ASSESSMENT (\$111,005,000.00), ANNUAL ASSESSMENT (\$6,640,955.45), TOTAL GROSS ASSESSABLE ACRES (591.28), TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE (\$187,736.77), ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE (\$10,205.25). Includes a table for Landowner Name, Address, Phone, and Parcel Data.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Pasco County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

District Manager Brian Lamb

RESOLUTION NO. 2023-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAN; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Hillcrest Preserve Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Report of the District dated June 5, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated August 14, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

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

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, water management and control, potable water distribution, sewer and wastewater management, recreational amenities, parks, landscaping,

and hardscaping, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$72,000,000 (hereinafter referred to as the "Estimated Cost").

6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$111,005,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.

8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on August 15, 2023.

Attests: Hillcrest Preserve Community Development District

Signature of Brian Lamb, District Manager

Signature of Chair Vice Chair of the Board of Supervisors



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice for Public Hearing for Debt Assessments** was published in said newspaper by print in the issues of: **8/23/23, 8/30/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

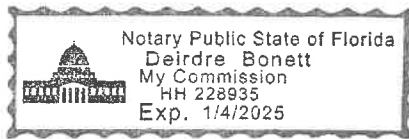
Sworn to and subscribed before me this **.08/30/2023**



Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____





tampabay.com

Times Publishing Company
DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
08/23/23 - 08/30/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
08/30/2023	Jean Mitotes	328841	
Total Amount Due		Ad Number	
\$362.00		0000302573	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/23/23	08/30/23	0000302573	Times	Legals CLS	Notice of the Landowner's Elections	2	2x76 L	\$360.00
08/23/23	08/30/23	0000302573	Tampabay.com	Legals CLS	Notice of the Landowner's Elections AffidavitMaterial	2	2x76 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

Received

SEP 05 2023

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

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C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Tampa Bay Times
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COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of the Landowner's Elections** was published in said newspaper by print in the issues of: **8/23/23, 8/30/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **08/30/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hillcrest Preserve Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 591.886 acres more or less, generally located west of Interstate 75 and east of Bellamy Bros Blvd., south of Darby Road and north of S.R. 52 in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: September 19, 2023
TIME: 11:00 a.m.
PLACE: SpringHill Suites by Marriott Tampa
Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

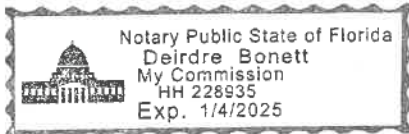
Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb, District Manager

Run Date(s): August 23, 2023 & August 30, 2023

0000302573



Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of the Landowner's Elections** was published in said newspaper by print in the issues of: **8/23/23, 8/30/23** or by publication on the newspaper's website, if authorized, on

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Signature Affiant

Sworn to and subscribed before me this **08/30/2023**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Hillcrest Preserve Community Development District

Notice is hereby given to the public and all landowners within Hillcrest Preserve Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 592 acres more or less, generally located west of Interstate 75 and east of Bellamy Bros Blvd., south of Darby Road and north of S.R. 52 in Pasco County, Florida, advising that a meeting of landowners will be held for the purpose of electing 5 persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board. Although, there was a recent landowner election, it is being done again as the prior notice was inadvertently published only once.

DATE: Tuesday September 19, 2023
TIME: 11:00 a.m.
PLACE: SpringHill Suites by Marriott Tampa
Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34638

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

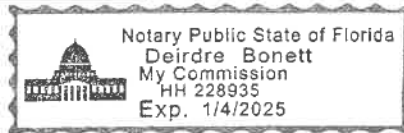
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A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Brian Lamb, District Manager

Run Date(s): August 23, 2023 & August 30, 2023

0000302573



HILLCREST PRESERVE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
FLORIDA DEPT OF ECONOMIC OPPORTUNITY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
STRALEY ROBIN VERICKER	23643	\$313.95		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
TIMES PUBLISHING COMPANY	308141 101123	\$143.20		AUDIT COMMITTEE MEETING
TIMES PUBLISHING COMPANY	311171 100823	\$161.50		CHANGE IN MEETING LOCATION AD
TIMES PUBLISHING COMPANY	312301 101823	\$119.20	\$423.90	ANNUAL AUDIT SERVICE
Regular Services Subtotal		\$912.85		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$912.85		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/02/2023				Invoice No: 89619
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

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

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



000775
Hillcrest Preserve Community Development District (2023)
 Mr. Brian Lamb
 Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607

- 2. Telephone: 813-873-7300 Ext:
- 3. Fax: 813-873-7070
- 4. Email: Brian.Lamb@Inframark.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: Not on file - Due by the end of the first fiscal year after creation.
- 8. County(ies): Pasco
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 06/01/2023
- 11. Creation Document on File: 06/01/2023
- 12. Date Established: 05/25/2023
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Pasco County
- 15. Creation Document(s): County Ordinance 23-18
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

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

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

Registered Agent's Signature:  Date 10/30/23

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

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

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

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

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

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

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

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Hillcrest Preserve Community Development District
Inframark
2005 Pan Am Circle, Ste. 300
Tampa, FL 33607

October 04, 2023

Client: 001607

Matter: 000001

Invoice #: 23643

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
8/17/2023	VKB	DRAFT NOTICE OF LANDOWNER'S ELECTION; DRAFT EMAIL RE; SAME.	0.7	\$262.50
			<hr/>	<hr/>
			Total Professional Services	0.7 \$262.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/15/2023	Photocopies	\$51.45
		<hr/>
		Total Disbursements \$51.45

October 04, 2023
Client: 001607
Matter: 000001
Invoice #: 23643

Page: 2

Total Services	\$262.50	
Total Disbursements	\$51.45	
Total Current Charges		\$313.95
Previous Balance		\$2,655.98
<i>Less Payments</i>		<i>(\$2,655.98)</i>
PAY THIS AMOUNT		\$313.95

Please Include Invoice Number on all Correspondence



tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/11/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
10/11/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$143.20		0000308141	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/11/23	10/11/23	0000308141	Tampabay.com	Legals CLS	Audit Committee Meeting	1	2x59 L	\$143.20

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
10/11/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
10/11/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$143.20		0000308141	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

HILLCREST PRESERVE CDD
C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Audit Committee Meeting** was published in said newspaper by print in the issues of: **10/11/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2024 HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hillcrest Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638. on the following dates at 11:00 a.m.:

October 17, 2023	11:00 a.m
November 21, 2023	11:00 a.m.
December 19, 2023	11:00 a.m.
January 16, 2024	11:00 a.m.
February 20, 2024	11:00 a.m.
March 19, 2024	11:00 a.m.
April 16, 2024	11:00 a.m.
May 21, 2024	11:00 a.m.
June 18, 2024	11:00 a.m.
July 16, 2024	11:00 a.m.
August 20, 2024	11:00 a.m.
September 17, 2024	11:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angie Grunwald
District Manager
Run Date: October 11, 2023

0000308141

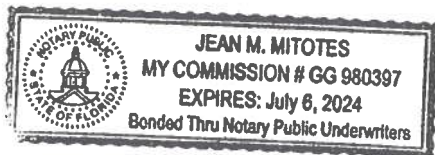
Signature Affiant

Sworn to and subscribed before me this 10/11/2023

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____





tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 8/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
10/08/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$161.50		0000311171	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/08/23	10/08/23	0000311171	Times	Legals CLS	Change in Meeting Location	1	2x46 L	\$157.50
10/08/23	10/08/23	0000311171	Tampabay.com	Legals CLS	Change in Meeting Location AffidavitMaterial	1	2x46 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates		Advertiser Name	
10/ 8/23		HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account	
10/08/2023	Deirdre Bonett	328841	
Total Amount Due		Ad Number	
\$161.50		0000311171	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

HILLCREST PRESERVE CDD
C/O INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000311171-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Change in Meeting Location** was published in said newspaper by print in the issues of: **10/ 8/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **10/08/2023**



Signature of Notary Public

Personally known _____ _____ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD
"CHANGE IN MEETING LOCATION"
HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hillcrest Preserve Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Hillcrest Preserve Community Development District has been changed to be held at the Ballantrae Community Clubhouse located at 17611 Mentmore Blvd, Land O' Lakes, FL 34638 for the following dates.

October 17, 2023, 11:00am
December 19, 2023, 11:00am

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

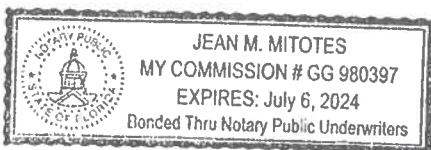
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If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angie Grunwald
District Manager

Run Date 10/08/2023

0000311171



}SS



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/18/23		HILLCREST PRESERVE CDD	
Billing Date		Sales Rep	Customer Account
10/18/2023		Deirdre Bonett	328841
Total Amount Due		Ad Number	
\$119.20		0000312301	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/18/23	10/18/23	0000312301	Times	Legals CLS	ANNUAL AUDIT SERVICES	1	2x49 L	\$115.20
10/18/23	10/18/23	0000312301	Tampabay.com	Legals CLS	ANNUAL AUDIT SERVICES AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/18/23		HILLCREST PRESERVE CDD	
Billing Date		Sales Rep	Customer Account
10/18/2023		Deirdre Bonett	328841
Total Amount Due		Ad Number	
\$119.20		0000312301	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

HILLCREST PRESERVE CDD
 C/O INFRAMARK
 2005 PAN AM CIRCLE SUITE 300
 TAMPA, FL 33607

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **10/18/2023**

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES
Pasco County, Florida

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning on October 1, 2023, and ending September 30, 2026, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

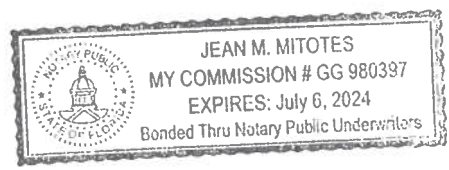
Proposers must provide Five (5) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 873-7300, in an envelope marked on the outside, "Auditing Services Hillcrest Preserve Community Development District." Proposals must be received by November 14, 2023, by 11:00 a.m. at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Electronic copies of the proposals can also be emailed to eric.davidson@inframark.com by 11:00 a.m. on Tuesday, November 14, 2023. The email must be titled "Auditing Services - Hillcrest Preserve Community Development District".

Hillcrest Preserve CDD
Angie Grunwald
District Manager

Run Date: 10/18/2023 0000312301

}SS



Hillcrest Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 3,519
TOTAL ASSETS	\$ 3,519
<u>LIABILITIES</u>	
Accounts Payable	\$ 12,247
TOTAL LIABILITIES	12,247
<u>FUND BALANCES</u>	
Unassigned:	(8,728)
TOTAL FUND BALANCES	(8,728)
TOTAL LIABILITIES & FUND BALANCES	\$ 3,519

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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>				
Special Assmnts- CDD Collected	431,475	-	(431,475)	0.00%
TOTAL REVENUES	431,475	-	(431,475)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Info Technology	600	3,575	(2,975)	595.83%
ProfServ-Recording Secretary	2,400	100	2,300	4.17%
District Counsel	8,500	-	8,500	0.00%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	4,667	(167)	103.71%
District Manager	25,000	1,167	23,833	4.67%
Accounting Services	9,000	375	8,625	4.17%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	17	583	2.83%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	2,496	1,004	71.31%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	100	1,100	8.33%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	87,525	12,672	74,853	14.48%

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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>Electric Utility Services</u>				
Contracts-Dispatch Services	75,000	-	75,000	0.00%
Utility - Electric	15,000	-	15,000	0.00%
Total Electric Utility Services	90,000	-	90,000	0.00%
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
Total Garbage/Solid Waste Services	1,500	-	1,500	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	7,500	-	7,500	0.00%
Total Water-Sewer Comb Services	7,500	-	7,500	0.00%
<u>Flood Control/Stormwater Mgmt</u>				
R&M-Stormwater System	15,000	-	15,000	0.00%
R&M-Wetland Monitoring	6,500	-	6,500	0.00%
Annual Stormwater Report	3,500	-	3,500	0.00%
Total Flood Control/Stormwater Mgmt	25,000	-	25,000	0.00%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
R&M-Entry Feature	5,000	-	5,000	0.00%
R&M-Plant Replacement	5,000	-	5,000	0.00%
R&M-Annuals	5,000	-	5,000	0.00%
Landscape - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance	125,000	-	125,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Total Other Physical Environment	173,700	-	173,700	0.00%
<u>Road and Street Facilities</u>				
R&M-Road Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Contracts-Janitorial Services	6,000	-	6,000	0.00%
Contracts-Pools	14,000	-	14,000	0.00%
Telephone/Fax/Internet Services	750	-	750	0.00%
R&M-Facility	5,000	-	5,000	0.00%
R&M-Pools	500	-	500	0.00%
Facility A/C & Heating Maintenance & Repair	600	-	600	0.00%
Playground Equipment and Maintenance	500	-	500	0.00%
Access Control	750	-	750	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service & Supplies	650	-	650	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreation	42,750	-	42,750	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	431,475	12,672	418,803	2.94%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(12,672)	(12,672)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		3,944		
FUND BALANCE, ENDING		\$ (8,728)		

HILLCREST PRESERVE CDD

Bank Reconciliation

Bank Account No. 817335 TRUIST- GF Operating
 Statement No. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	3,519.13	Statement Balance	4,038.33
G/L Balance	3,519.13	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	3,519.13	Subtotal	4,038.33
Negative Adjustments	0.00	Outstanding Checks	519.20
	<hr/>	Differences	0.00
Ending G/L Balance	3,519.13	Ending Balance	3,519.13
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/28/2023	Payment	1024	CARLOS DE LA OSSA	200	200.00	0.00
9/28/2023	Payment	1025	MICHAEL TODD RAINER	200	200.00	0.00
9/28/2023	Payment	1028	THOMAS R. SPENCE	200	200.00	0.00
9/28/2023	Payment	1029	TIMES PUBLISHING COMPANY	362	362.00	0.00
10/5/2023	Payment	1030	INFRAMARK	4289.97	4,289.97	0.00
10/12/2023	Payment	1031	STRALEY ROBIN VERICKER	313.95	313.95	0.00
10/12/2023	Payment	1032	TIMES PUBLISHING COMPANY	161.5	161.50	0.00
10/19/2023	Payment	1033	TIMES PUBLISHING COMPANY	143.2	143.20	0.00
Total Checks				5,870.62	5,870.62	0.00
Outstanding Checks						
9/28/2023	Payment	1026	NICHOLAS J. DISTER	200.00	0.00	200.00
9/28/2023	Payment	1027	RYAN MOTKO	200.00	0.00	200.00
10/26/2023	Payment	1034	TIMES PUBLISHING COMPANY	119.20	0.00	119.20
Total Outstanding Checks.....				519.20		519.20