

# Hillcrest Preserve Community Development District

## Board of Supervisors

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

## District Staff

Brian Lamb, District Secretary  
Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Public Hearings & Regular Meeting Agenda

Tuesday, August 20, 2024, at 11:00 a.m.

*Meeting ID: 297 982 188 241*

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

*Passcode: Yz3RiT*

*Phone Conference ID: 769 240 715#*

### PUBLIC HEARING & REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2024-04; Adopting Final Fiscal Year 2025 Budget
  - E. Consideration of Developer Funding Agreement 2024/2025
  - F. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
- 5. RETURN TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
  - A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022
  - B. Consideration of Resolution 2024-05; Redesignation of Officers
  - C. Consideration of Resolution 2024-06; Setting FY 2025 Meeting Schedule
  - D. General Matters of the District
- 7. CONSENT AGENDA**
  - A. Approval of Minutes of the May 21, 2024; Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures May & July 2024
  - C. Acceptance of the Financials and Approval of the Check Register for May & July 2024
- 8. STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 9. BOARD MEMBERS AND AUDIENCE COMMENTS**
- 10. ADJOURNMENT**

## RESOLUTION 2024-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Hillcrest Preserve Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, **EPG West Hillcrest Holdings, LLC**, a Florida limited liability company (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2024-2025 Budget as shown in the revenues line item of the FY 2024-2025 Budget pursuant to a budget funding agreement.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative

figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Hillcrest Preserve Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of **\$431,475.00**, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

**Section 4. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

**Section 5. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 20, 2024.**

Attested By:

**Hillcrest Preserve  
Community Development District**

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

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

**Exhibit A: FY 2024-2025 Adopted Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**

**Hillcrest Preserve**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Preliminary Budget

Prepared by:



Hillcrest Preserve

Community Development District

---

Table of Contents

**OPERATING BUDGET**

General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances .....	1
Exhibit A - Allocation of Fund Balances .....	2
Budget Narrative .....	3 - 5

**SUPPORTING BUDGET SCHEDULES**

2024-2025 Non-Ad Valorem Assessment Summary .....	6
---	---

**Hillcrest Preserve**  
Community Development District

**Operating Budget**  
Fiscal Year 2025

# Hillcrest Preserve

Community Development District

General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2024		FY 2025	
REVENUES				
Operations & Maintenance Assmts - On Roll		431,475		431,475
TOTAL REVENUES	\$	431,475	\$	431,475
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
District Management		25,000		25,000
Field Management		12,000		12,000
Administration		4,500		4,500
Recording Secretary		2,400		2,400
Financial/Revenue Collections		1,200		1,200
Rental and Leases		600		600
Accounting Services		9,000		9,000
Website Admin Services		1,200		1,200
District Engineer		9,500		9,500
District Counsel		8,500		8,500
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,500		3,500
Bank Fees		200		200
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		100
Website ADA Compliance		1,800		1,800
Misc Admin		250		250
ProfServ-Info Technology		600		600
ProfServ-Tax Collector		500		500
Meeting Expense		4,000		4,000
Total Financial and Administrative	\$	97,525	\$	97,525
Insurance				
General Liability	\$	3,200	\$	3,200
Public Officials Insurance		2,500		2,500
Property & Casualty Insurance		12,500		12,500
Total Insurance	\$	18,200	\$	18,200



# Hillcrest Preserve

Community Development District

General Fund

## ***Utility Services***

Electric Utility Services	\$	15,000	\$	15,000
Street Lights		75,000		75,000
Amenity Internet		750		750
Water/Waste		7,500		7,500
<b><i>Total Utility Services</i></b>	<b>\$</b>	<b>98,250</b>	<b>\$</b>	<b>98,250</b>

## ***Amenity***

Janitorial - Contract		6,000		6,000
Janitorial - Supplies/Other		1,500		1,500
Garbage Dumpster - Rental/Collection		1,500		1,500
Access Control R&M		5,000		5,000
Dog Waste Station Service and Supplies		650		650
Entrance Monuments, Gates, Walls R&M		5,000		5,000
Sidewalk, Pavement, Signage R&M		1,000		1,000
Pool Maintenance - Contract		14,000		14,000
Pool Treatments & Other R&M		500		500
Security Monitoring Services		1,850		1,850
MISC		2,500		2,500
<b><i>Total Amenity</i></b>	<b>\$</b>	<b>39,500</b>	<b>\$</b>	<b>39,500</b>

## ***Landscape and Pond Maintenance***

Landscape Maintenance - Contract	\$	125,000	\$	125,000
Landscaping - R&M		1,000		1,000
Landscaping - Mulch		5,000		5,000
Landscaping - Annuals		5,000		5,000
Landscaping - Plant Replacement Program		5,000		5,000
Irrigation Maintenance		12,000		12,000
Aquatics - Contract		6,500		6,500
Waterway Management Program		18,500		18,500
<b><i>Total Landscape and Pond Maintenance</i></b>	<b>\$</b>	<b>178,000</b>	<b>\$</b>	<b>178,000</b>

<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>431,475</b>	<b>\$</b>	<b>431,475</b>
---------------------------	-----------	----------------	-----------	----------------

**Budget Narrative**  
Fiscal Year 2025**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

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

**Developer Contributions**

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

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

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

**EXPENDITURES****Financial and Administrative****Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

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

**Field Management**

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

**Administration**

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

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

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

**Financial/Revenue Collections**

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

**Rentals and Leases**

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

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

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

**Dissemination Agent/Reporting**

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

**Website Administration Services**

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

**District Engineer**

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

**District Counsel**

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

**Trustee Fees**

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

<b>EXPENDITURES</b>
---------------------

**Budget Narrative**  
Fiscal Year 2025**Financial and Administrative** (continued)**Auditing Services**

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

**Postage, Phone, Faxes, Copies**

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

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

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

**Legal Advertising**

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

**Bank Fees**

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

**Dues, Licenses and Fees**

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

**Onsite Office Supplies**

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

**Website ADA Compliance**

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

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Insurance****Insurance-General Liability**

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

**Public Officials Insurance**

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

**Property & Casualty Insurance**

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

**Deductible**

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

<b>EXPENDITURES</b>
---------------------

**Utility Services****Electric Utility Services**

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

**Streetlights**

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

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

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

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

<b>EXPENDITURES</b>
---------------------

**Budget Narrative**  
Fiscal Year 2025

**Amenity (Continued)**

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

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

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

<b>EXPENDITURES</b>
---------------------

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD’s stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

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

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

<b>EXPENDITURES</b>
---------------------

**Landscape and Pond Maintenance (Continued)**

---

**Budget Narrative**  
Fiscal Year 2025

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

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

**Aquatics – Contract**

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

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

<b>EXPENDITURES</b>
---------------------

**Contingency/Reserves**

**Contingency**

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

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.



# **Hillcrest Preserve**

Community Development District

## **Supporting Budget Schedules**

Fiscal Year 2025

Hillcrest Preserve

Community Development District

All Funds

Assessment Summary  
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION											
Assessment Area 1											
Product	Units	O&M Assessment			Debt Service			Total Assessments per Unit			
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	Dollar Change	
Townhomes 24'	52	\$ 296.78	\$ -	\$ 296.78	\$ -	\$ -	\$ -	\$ 296.78	\$ -	\$ 296.78	
Townhomes 28'	24	\$ 346.24	\$ -	\$ 346.24	\$ -	\$ -	\$ -	\$ 346.24	\$ -	\$ 346.24	
Single Family 40'	257	\$ 494.63	\$ -	\$ 494.63	\$ -	\$ -	\$ -	\$ 494.63	\$ -	\$ 494.63	
Single Family 50'	322	\$ 618.29	\$ -	\$ 618.29	\$ -	\$ -	\$ -	\$ 618.29	\$ -	\$ 618.29	
Single Family 60'	147	\$ 741.94	\$ -	\$ 741.94	\$ -	\$ -	\$ -	\$ 741.94	\$ -	\$ 741.94	
	802										

**FY 2024-2025 Operations and Maintenance  
Budget Funding Agreement  
(Hillcrest Preserve Community Development District)**

This FY 2024-2025 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 20, 2024, between the **Hillcrest Preserve Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG West Hillcrest Holdings, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the “**FY 2024-2025 Budget**”), which commences on October 1, 2024, and concludes on September 30, 2025;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***\$/Insert Adopted 2024-2025 Budget Amount/*** in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2024-2025 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2024-2025, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2024-2025. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2024-2025. The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2024 and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2024-2025 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**EPG West Hillcrest Holdings, LLC,**  
a Florida limited liability company

By: Eisenhower Management, Inc.  
a Florida corporation  
as Manager

**Hillcrest Preserve Community  
Development District**

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

By: \_\_\_\_\_  
Nicholas Dister  
Vice President

**Exhibit A: FY 2024-2025 Budget**



SHERRILL F. NORMAN, CPA  
AUDITOR GENERAL

# AUDITOR GENERAL STATE OF FLORIDA

401 Claude Pepper Building  
111 West Madison Street  
Tallahassee, Florida 32399-1450



PHONE: 850-412-2881  
FAX: 850-488-6975

July 19, 2024

Mr. Brian Lamb  
Hillcrest Preserve Community Development District (2023)  
Meritus Corporation  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Dear Mr. Lamb:

Section 218.39(1), Florida Statutes, requires that each local governmental entity, except municipalities and special districts that do not meet the specified audit threshold, provide for an annual audit of its accounts and records.<sup>1</sup>

This letter is to advise you that an audit report for **Hillcrest Preserve Community Development District (2023)** for the fiscal year ended September 30, 2022, has not been received by the Auditor General. So that we may understand the status of your audit, if applicable, please complete and return the attached form. A response by August 2, 2024, would be greatly appreciated.

If you have any questions or need additional information, please contact Richard Voss at 850-412-2892 or [rickvoss@aud.state.fl.us](mailto:rickvoss@aud.state.fl.us)

Sincerely,

Derek Noonan, CPA  
Audit Manager

Attachment

---

<sup>1</sup> Section 218.39(7) Florida Statutes, requires all financial audits pursuant to that section be conducted in accordance with rules of the Auditor General and be filed with the Auditor General within 45 days after delivery of the audit report to the local governmental entity, but no later than 9 months after the end of the audited entity's fiscal year. Additionally, Section 11.45(7)(a), Florida Statutes, requires the Auditor General to notify the Legislative Auditing Committee of any local governmental entity that does not file the required audit report within such period.



AUDITOR GENERAL ENTITY ID: D35655

SPECIAL DISTRICT: Hillcrest Preserve Community Development District (2023)

**CONTACT PERSON**

NAME: Sarah Polo

TITLE: Assistant Director of Finance

E-MAIL ADDRESS: sarah.polo@inframark.com

TELEPHONE: May use e-mail to call through Microsoft Teams

Please mark the appropriate response and mail this form, along with applicable audit reports or annual financial reports, to the addresses below:

\_\_\_\_\_ We did provide for an annual financial audit for the fiscal year ended September 30, 2023. One paper copy and one electronic copy **[converted not scanned]** of the audit report are enclosed and submitted, respectively, pursuant to Section 10.558(4), Rules of the Auditor General - Local Governmental Entity Audits (9-30-23). **[Addresses are provided below.]**

\_\_\_\_\_ We are in the process of completing the annual financial audit for the fiscal year ended September 30, 2023, and one paper copy and one electronic copy **[converted not scanned]** of the audit report will be submitted to the Auditor General by \_\_\_\_\_ pursuant to Section 10.558(4), Rules of the Auditor General - Local Governmental Entity Audits (9-30-23). Note: Audit reports filed subsequent to the statutorily required due date should include an explanation for the late filing.

☒ \_\_\_\_\_ We were not required to provide for an annual financial audit for the fiscal year ended September 30, 2023, because we are a special district and our revenues and our expenditures and expenses were less than \$50,000. **[Please provide a copy of your 2022-23 fiscal year annual financial report (AFR) required by Section 218.32, Florida Statutes.]**

\_\_\_\_\_ We were not required to provide for an annual financial audit for the fiscal year ended September 30, 2023, because we are a special district, our revenues and our expenditures and expenses were between \$50,000 and \$100,000, and we were audited within the preceding two fiscal years. **[Please provide a copy of your 2022-23 fiscal year annual financial report (AFR) required by Section 218.32, Florida Statutes.]**

\_\_\_\_\_ We were not required to provide for an annual financial audit for the fiscal year ended September 30, 2023, because we are a **dependent** special district and are included within the reporting entity of the following county or city

\_\_\_\_\_  
**[Please specify the method of reporting, i.e. discrete component unit, blended component unit, trust fund, etc. and provide supporting documentation. NOTE: Pursuant to Section 218.39(3)(a), Florida Statutes, an independent special district that meets the audit threshold must have a separate audit regardless of whether or not it is a component unit of another reporting entity.]**

\_\_\_\_\_ Other - Please provide an explanation for not filing your audit report and provide appropriate documentation.

---

---

---

---

---

---

A submittal checklist form is required to be provided with the audit report. The submittal checklist can be found on our Web site [https://flauditor.gov/pages/tech\\_localgovt.html](https://flauditor.gov/pages/tech_localgovt.html). Please remember to include the **Date Auditor Delivered Audit Report to Local Government** on the checklist.

Mailing Address for Paper Audit  
Reports, Annual Financial Reports  
and Completed Form

E-mail Address for  
Electronic Audit Reports \*

Auditor General's Office  
Local Government Audits/251  
401 Claude Pepper Building  
111 West Madison Street  
Tallahassee, FL 32399-1450

[flaudgen\\_localgovt@aud.state.fl.us](mailto:flaudgen_localgovt@aud.state.fl.us)

\*Electronic audit reports should:

- Be in a Portable Document Format (PDF) in which the original document is **converted** to a PDF document (**as opposed to scanned into PDF format**). The entity should convert the original files to the PDF format or have another party convert the files. If the electronic copy is not submitted as a converted PDF document, the entity will be contacted and requested to provide us the report in the proper format.
- Include the appropriate letterhead and signatures in the report. If the entity does not use electronic signatures or letterhead, it may scan these pages and insert the scanned version into the electronic copy of the report.
- Be a single document; however, if the size capacity of a single document exceeds our 30 megabytes e-mail size capacity, we can arrange to receive the document via file transfer protocol (FTP). For FTP submittal, please contact Richard Voss by e-mail at [rickvoss@aud.state.fl.us](mailto:rickvoss@aud.state.fl.us) or by telephone at (850) 412-2892.  
Note: The required submittal checklist should be provided as a separate document as only the entire audit report, exclusive of the checklist, will be placed on our Web site.
- Be an exact duplicate of the one paper copy submitted.
- Not have security settings applied to it. Electronically submitted documents will be secured using Adobe software prior to being placed on our Web site.
- Be named using **all lower case letters** as follows: [fiscal year] [name of entity].pdf. Examples 2023 alachua county library district.pdf or 2023 aberdeen community development district.pdf

Questions regarding electronic submission of local governmental entity audit reports, or their security on our Web site, should be directed to Richard Voss by e-mail at [rickvoss@aud.state.fl.us](mailto:rickvoss@aud.state.fl.us) or by telephone at (850) 412-2892.





**JIMMY PATRONIS**  
**CHIEF FINANCIAL OFFICER**  
**STATE OF FLORIDA**

Florida Department of Financial Services

ANNUAL FINANCIAL REPORT

SUBMITTING ENTITY: Hillcrest Preserve  
Community Development District (2023)

AFR RECEIVED DATE: 7/31/2024

SUBMITTING ENTITY TYPE: Special  
District

FISCAL YEAR 2022-2023

ENTITY DEPENDENCY: Independent

AUDIT RECEIVED DATE: unresolved:  
@afr.auditreceiveddate

Location Information

2005 Pan Am Circle, Suite 300  
Tampa,FL 33607

Phone Number: (502) 741-7064

Contact Information

Sarah Polo

Phone Number:(502) 741-7064

AUDIT INFORMATION

Data Element Worksheet

LONG-TERM DEBT

\$0

CERTIFICATION

**Chief Financial Officer**

Title: Assistant Finance Director

Name: Sarah Polo

Have you experienced a Financial Emergency in this year?

☐ Yes ☒ No

**Chairman/Elected Official**

Title: Chairman

Name: Carlos De La Ossa

If yes, have you complied with Section 218.503(2), F.S.?

☐ Yes ☐ No

---

Balance Sheet	Total Fund Groups												
	Governmental					Proprietary		Fiduciary					
	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Custodial	Pension Trust	Investment Trust	Private Purpose Trust	Component Units	Total
Assets													
101.000 - Cash In Bank	\$8,547												\$8,547
Total	\$8,547												\$8,547
Liabilities													
202.000 - Accounts Payable	\$4,604												\$4,604
Total	\$4,604												\$4,604

Revenues	Total Fund Groups												
	Governmental					Proprietary		Fiduciary					
	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Custodial	Pension Trust	Investment Trust	Private Purpose Trust	Component Units	Total
366.000 - Contributions And Donations From Private Sources	\$31,477												\$31,477
Total	\$31,477												\$31,477

Expenditures	Total Fund Groups												
	Governmental					Proprietary		Fiduciary					
	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Custodial	Pension Trust	Investment Trust	Private Purpose Trust	Component Units	Total
511.00 - Legislative													
10 - Personnel Services	\$4,000												\$4,000
513.00 - Financial And Administrative													
30 - Operating Expenditures/Expenses	\$16,243												\$16,243
514.00 - Legal Counsel													
30 - Operating Expenditures/Expenses	\$7,275												\$7,275
539.00 - Other Physical Environment													
30 - Operating Expenditures/Expenses	\$16												\$16
Total	\$27,534												\$27,534

<b>Data Element Worksheet</b>	<b>Fund groups</b>	<b>Amount</b>
Assigned Fund Balance	Governmental	\$0
Unassigned Fund Balance	Governmental	\$3,943
Restricted Net Position	Proprietary	\$0
Cash and Investments	Governmental	\$8,547
Cash and Investments	Proprietary	\$0
Current Liabilities	Governmental	\$4,604
Current Liabilities	Proprietary	\$0
Long Term Debt	Governmental	\$0
Total Revenues	Governmental	\$31,477
Intergovernmental Revenues	Governmental	\$0
Intergovernmental Revenues	Proprietary	\$0
Total Operating Revenues	Proprietary	\$31,477
Total Expenditures	Governmental	\$27,534
Debt Service Expenditures	Governmental	\$0
Total Operating Expenses	Proprietary	\$27,534



Compensation		Employee		Contractor	
Number of individuals		0		0	
Compensation Earned Or Awarded		\$0		\$0	



Construction Projects		Expenditure	Approved Budget
No Projects		\$0	\$0

Bonds	Earliest Maturity	Latest Maturity	Bond Type	Amount
No Bonds	Not a date: No Bonds	Not a date: No Bonds	Ad Valorem	\$0

## RESOLUTION 2024-05

### **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**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating 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>	Chair
<u>Nicholas Dister</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Jayna Cooper</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Thoms Spence</u>	Assistant Secretary
<u>Mike Rainer</u>	Assistant Secretary

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

**PASSED AND ADOPTED THIS 20<sup>th</sup> DAY OF August 2024**

**ATTEST:**

**HILLCREST PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice- Chairman

**RESOLUTION 2024-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Hillcrest Preserve Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within County of Pasco, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 20<sup>TH</sup> DAY OF AUGUST 2024**

**ATTEST:**

**HILLCREST PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

**SECRETARY/ASSISTANT SECRETARY**

---

**CHAIR/VICE CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025**

<b>October 15, 2024</b>	<b>11:00 a.m</b>
<b>November 19, 2024</b>	<b>11:00 a.m.</b>
<b>December 17, 2024</b>	<b>11:00 a.m.</b>
<b>January 21, 2025</b>	<b>11:00 a.m.</b>
<b>February 18, 2025</b>	<b>11:00 a.m.</b>
<b>March 18, 2025</b>	<b>11:00 a.m.</b>
<b>April 15, 2025</b>	<b>11:00 a.m.</b>
<b>May 20, 2025</b>	<b>11:00 a.m.</b>
<b>June 17, 2025</b>	<b>11:00 a.m.</b>
<b>July 15, 2025</b>	<b>11:00 a.m.</b>
<b>August 19, 2025</b>	<b>11:00 a.m.</b>
<b>September 16, 2025</b>	<b>11:00 a.m.</b>

**All meetings will convene at the SpringHill Suites by Marriott Tampa Suncoast Parkway  
located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

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

The regular meeting of the Board of Supervisors of the Hillcrest Preserve Community Development District was held on Tuesday, May 21, 2024, and called to order at 11:22 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nick Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Thomas Spence	Assistant Secretary
Mike Rainer	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
Brian Lamb	District Manager
John Vericker	District Counsel
Michael Broadus	District Counsel
Jen Taylor	Gray-Robinson

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

**FIRST ORDER OF BUSINESS**

**Call To Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2024 -02, Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing**

On MOTION by Mr. de la Ossa seconded by Mr. Rainer, with all in favor, Resolution 2024-02, Approving Fiscal Year 2025 Proposed Budget and Setting Public Hearing for Tuesday, August 20, 2024 at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638, was adopted. 5-0
---

**B. Announcement of Qualified Electors**

- Ms. Grunwald informed the Board that as of April 15, 2024, there were no qualified electors.

**C. Consideration of Supplemental Engineer's Report for Assessments Area I**

On MOTION by Mr. Dister seconded by Mr. de la Ossa, with all in favor, the Supplemental Engineer's Report for Assessments Area I, was accepted. 5-0

**D. Consideration of Supplemental Assessments Methodology Report for Assessments Area I**

On MOTION by Mr. de la Ossa seconded by Mr. Rainer, with all in favor, the Supplemental Assessments Methodology Report for Assessments Area I, was accepted. 5-0

**E. Consideration of Resolution 2024-03, Delegation Award Resolution**

On MOTION by Mr. de la Ossa seconded by Mr. Rainer, with all in favor, Resolution 2024-03, Delegation Award Resolution, was adopted. 5-0

**F. Other Matters Related to Series 2024 Bond Issuance**

There being none, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of the January 16, 2024, Audit Meeting & Regular Meeting**

**B. Consideration of Operation and Maintenance Expenditures November – December 2023**

**C. Acceptance of the Financials and Approval of the Check Register for November - December 2023**

**D. Consideration of Operation and Maintenance Expenditures January - April 2024**

**E. Acceptance of the Financials and Approval of the Check Register for January - April 2024**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Manager**

**C. District Engineer**

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

**SIXTH ORDER OF BUSINESS**

**Board Members' and Audience**

**Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Rainer, with all in favor, the meeting was adjourned. 5-0

---

Angie Grunwald  
District Manager

---

Chairperson



<b>HILLCREST PRESERVE CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 052124	\$200.00		SUPERVISOR FEE
MICHAEL TODD RAINER	MR 052124	\$200.00		SUPERVISOR FEE
NICHOLAS J. DISTER	ND 052124	\$200.00		SUPERVISOR FEE
RYAN MOTKO	RM 052124	\$200.00		SUPERVISOR FEE
THOMAS R. SPENCE	TS 052124	\$200.00		SUPERVISOR FEE
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STRALEY ROBIN VERICKER	24587	\$112.50		PROFESSIONAL SERVICE - THRU 04/30/24
<b>Regular Services Subtotal</b>		<b>\$112.50</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$1,112.50</b>		

Approved (with any necessary revisions noted):

<b>HILLCREST PRESERVE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

---

Signature:

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

# HILLCREST PRESERVE CDD

MEETING DATE: May 21, 2024

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: May 21, 2024

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: May 21, 2024

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: May 21, 2024

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: May 21, 2024

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

# 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

May 10, 2024

Client: 001607

Matter: 000001

Invoice #: 24587

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/16/2024	JMV	PREPARE ELECTION MEMO FOR DISTRICT MANAGER.	0.3	\$112.50
Total Professional Services			0.3	\$112.50
Total Services			\$112.50	
Total Disbursements			\$0.00	
Total Current Charges				\$112.50
Previous Balance				\$35.00
<b>PAY THIS AMOUNT</b>				<b>\$147.50</b>

*Please Include Invoice Number on all Correspondence*



Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24421	April 10, 2024	\$35.00	\$0.00	\$0.00	\$0.00	\$147.50
Total Remaining Balance Due						\$147.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$147.50	\$0.00	\$0.00	\$0.00

**HILLCREST PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	5/7/2024	124812	\$375.00		ACCOUNTING SERVICE
INFRAMARK LLC	5/7/2024	124812	\$166.67		ADMIN
INFRAMARK LLC	5/7/2024	124812	\$1,166.66		DISTRICT MANAGER
INFRAMARK LLC	5/7/2024	124812	\$100.00		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	5/7/2024	124812	\$100.00		RECORDING SECRETARY
INFRAMARK LLC	5/7/2024	124812	\$16.67		RENTAL AND LEASE
INFRAMARK LLC	5/7/2024	124812	\$25.00		TECHNOLOGY
INFRAMARK LLC	5/7/2024	124812	\$50.00	\$2,000.00	WEBSITE MAINT
INFRAMARK LLC	6/3/2024	#126197	\$375.00		JUNE 2024 ACCOUNTING SVCS
INFRAMARK LLC	6/3/2024	#126197	\$166.67		JUNE 2024 ADMIN SVC
INFRAMARK LLC	6/3/2024	#126197	\$1,166.66		JUNE 2024 DISTRICT MANAGER
INFRAMARK LLC	6/3/2024	#126197	\$100.00		JUNE 2024 FINANCIAL & REVENUE
INFRAMARK LLC	6/3/2024	#126197	\$100.00		JUNE 2024 RECORDING SECRETARY
INFRAMARK LLC	6/3/2024	#126197	\$16.67		JUNE 2024 RENTAL & LEASE
INFRAMARK LLC	6/3/2024	#126197	\$25.00		JUNE 2024 TECH/DATA STORAGE
INFRAMARK LLC	6/3/2024	#126197	\$50.00	\$2,000.00	JUNE 2024 WEBSITE MAINT
<b>Monthly Contract Subtotal</b>			<b>\$4,000.00</b>	<b>\$4,000.00</b>	
<b>Regular Services</b>					
STRALEY ROBIN VERICKER	6/11/2024	24741	\$1,537.70	\$1,537.70	PROF SVCS THRU MAY 2024
STRALEY ROBIN VERICKER	7/9/2024	24924	\$5.55	\$5.55	PROFESSIONAL SERVICES
<b>Regular Services Subtotal</b>			<b>\$1,543.25</b>	<b>\$1,543.25</b>	
<b>TOTAL</b>			<b>\$5,543.25</b>	<b>\$5,543.25</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

Services provided for the Month of: June 2024

# INVOICE

<b>INVOICE#</b>
#126197
<b>CUSTOMER ID</b>
C3119
<b>PO#</b>

<b>DATE</b>
6/3/2024
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
7/3/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
<b>Subtotal</b>					<b>2,000.00</b>

<b>Subtotal</b>	\$2,000.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2,000.00

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#**

#124812

**DATE**

5/7/2024

**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**

6/6/2024

Services provided for the Month of: May 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
<b>Subtotal</b>					<b>2,000.00</b>

<b>Subtotal</b>	\$2,000.00
-----------------	------------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$2,000.00
------------------	------------

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.

# 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

July 09, 2024

Client: 001607

Matter: 000001

Invoice #: 24924

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2024

## DISBURSEMENTS

Date	Description of Disbursements	Amount
6/30/2024	Photocopies	\$5.55
Total Disbursements		\$5.55
Total Services		\$0.00
Total Disbursements		\$5.55
Total Current Charges		\$5.55
Previous Balance		\$1,650.20
Less Payments		(\$112.50)
PAY THIS AMOUNT		\$1,543.25

*Please Include Invoice Number on all Correspondence*

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24741	June 11, 2024	\$1,535.00	\$2.70	\$0.00	\$0.00	\$1,543.25
Total Remaining Balance Due						\$1,543.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,543.25	\$0.00	\$0.00	\$0.00

# 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

June 11, 2024

Client: 001607

Matter: 000001

Invoice #: 24741

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2024

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/7/2024	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2024-2025.	1.0	\$175.00
5/8/2024	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
5/9/2024	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2024-2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
5/20/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/20/2024	MB	REVIEW DISTRICT BOARD MEETING AGENDA; REVIEW FILE CORRESPONDENCE.	0.3	\$97.50
5/21/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
5/21/2024	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2024-2025; PREPARE DRAFT PUBLICATION AD RE SAME.	0.5	\$87.50
5/21/2024	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.4	\$130.00
5/23/2024	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$300.00
5/28/2024	LB	FINALIZE PUBLICATION AD FOR FY 2024-2025 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$35.00
Total Professional Services			5.2	\$1,535.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/31/2024	Photocopies	\$2.70
	Total Disbursements	\$2.70
	Total Services	\$1,535.00
	Total Disbursements	\$2.70
	Total Current Charges	\$1,537.70
	Previous Balance	\$147.50
	Less Payments	(\$35.00)
	PAY THIS AMOUNT	\$1,650.20

Please Include Invoice Number on all Correspondence



Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24587	May 10, 2024	\$112.50	\$0.00	\$0.00	\$0.00	\$1,650.20
Total Remaining Balance Due						\$1,650.20

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,537.70	\$112.50	\$0.00	\$0.00

# **Hillcrest Preserve Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2024

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 July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 6,377
<b>TOTAL ASSETS</b>	<b>\$ 6,377</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ 5,544
Accrued Expenses	2,001
<b>TOTAL LIABILITIES</b>	<b>7,545</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	(1,168)
<b>TOTAL FUND BALANCES</b>	<b>(1,168)</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 6,377</b>

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	431,475	35,956	(395,519)	8.33%
<b>TOTAL REVENUES</b>	<b>431,475</b>	<b>35,956</b>	<b>(395,519)</b>	<b>8.33%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Info Technology	600	350	250	58.33%
ProfServ-Recording Secretary	2,400	1,000	1,400	41.67%
District Counsel	8,500	4,258	4,242	50.09%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,667	2,833	37.04%
District Manager	25,000	11,667	13,333	46.67%
Accounting Services	9,000	3,750	5,250	41.67%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	66	434	13.20%
Rentals & Leases	600	167	433	27.83%
Public Officials Insurance	2,500	2,507	(7)	100.28%
Legal Advertising	3,500	2,610	890	74.57%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,000	200	83.33%
Meeting Expense	4,000	4,500	(500)	112.50%
Website Expense	-	3,500	(3,500)	0.00%
Website Administration	1,200	400	800	33.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	1,625	(1,450)	928.57%
<b>Total Administration</b>	<b>87,525</b>	<b>41,067</b>	<b>46,458</b>	<b>46.92%</b>
<b><u>Electric Utility Services</u></b>				
Contracts-Dispatch Services	75,000	-	75,000	0.00%
Utility - Electric	15,000	-	15,000	0.00%
<b>Total Electric Utility Services</b>	<b>90,000</b>	<b>-</b>	<b>90,000</b>	<b>0.00%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage - Recreation Facility	1,500	-	1,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>1,500</b>	<b>-</b>	<b>1,500</b>	<b>0.00%</b>

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2024

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	7,500	-	7,500	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>7,500</b>	<b>-</b>	<b>7,500</b>	<b>0.00%</b>
<b><u>Flood Control/Stormwater Mgmt</u></b>				
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%
<b>Total Flood Control/Stormwater Mgmt</b>	<b>25,000</b>	<b>-</b>	<b>25,000</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>173,700</b>	<b>-</b>	<b>173,700</b>	<b>0.00%</b>
<b><u>Road and Street Facilities</u></b>				
R&M-Road Drainage	1,000	-	1,000	0.00%
<b>Total Road and Street Facilities</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>	<b>0.00%</b>
<b><u>Parks and Recreation</u></b>				
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%
<b>Total Parks and Recreation</b>	<b>42,750</b>	<b>-</b>	<b>42,750</b>	<b>0.00%</b>

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending July 31, 2024

General Fund (001)

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	2,500	-	2,500	0.00%
<b>TOTAL EXPENDITURES</b>	<b>431,475</b>	<b>41,067</b>	<b>390,408</b>	<b>9.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,111)	(5,111)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>3,943</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (1,168)</b>		

# Bank Account Statement

Hillcrest Preserve CDD

Bank Account No. 817335  
Statement No. 24\_07  
Statement Date 07/31/24

GL Balance (LCY)	6,376.90	Statement Balance	6,376.90
GL Balance	6,376.90	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	6,376.90
Subtotal	6,376.90	Outstanding Checks	0.00
Negative Adjustments	0.00		
		Ending Balance	6,376.90
Ending G/L Balance	6,376.90		

Document		Document No.	Description	Amount	Cleared Amount	Difference
Posting Date	Type					