

**HILLCREST PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 21, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Hillcrest Preserve Community Development District

Agenda Page 2

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

Regular Meeting Agenda

January 21, 2025, at 11:00 a.m.

The Regular Meetings of Hillcrest Preserve Community Development District will be held on **January 21, 2025, 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 Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 297 982 188 241 Passcode: Yz3RiT

Dial-in by phone +1 646-838-1601 Pin: 769 240 715#

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-03; Final Terms of Series 2024 Bonds
 - B. Consideration of Engineer's Report
 - C. Consideration of First Supplemental Assessment Methodology Report
4. **CONSENT AGENDA**
 - A. Approval of Minutes of December 17, 2024 Meeting
 - B. Consideration of Operation and Maintenance Expenditures December 2024
 - C. Acceptance of the Financials and Approval of the Check Register for December 2024
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
6. **BOARD MEMBERS COMMENTS**
7. **ADJOURNMENT**

The next Meeting is scheduled for Tuesday, February 18, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Hillcrest Preserve Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Master Report of the District Engineer dated August 16, 2023 (the “**Engineer’s Report**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$19,870,000 Special Assessment Bonds, Series 2024 (the “**Series 2024 Bonds**”) to finance certain public improvements (the “**Series 2024 Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2024 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2024 Bonds;

WHEREAS, the Series 2024 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated August 14, 2023, and adopted pursuant to Resolution No. 2023-34 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2024 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report dated December 3, 2024 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Supplemental Engineer’s Report dated May 20, 2024 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Engineer’s Report is hereby approved and ratified.
 - c. The Series 2024 Project will serve a proper, essential, and valid public purpose.

- d. The Series 2024 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2024 Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2024 Bonds will finance the construction and acquisition of a portion of the Series 2024 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 4. **Assessment Lien for the Series 2024 Bonds.** The special assessments for the Series 2024 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 21st day of January, 2025.

Attest:

**Hillcrest Preserve Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair of the Board of Supervisors

Exhibit A – First Supplemental Assessment Methodology Report dated December 3, 2024
Exhibit B – Supplemental Engineer's Report dated May 20, 2024

**SUPPLEMENTAL ENGINEER'S REPORT FOR THE
HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
May 20, 2024**

1. PURPOSE

This report supplements the *District's Engineer's Report*, dated August 16, 2023 ("**Master Report**") for the purpose of describing the first phase of the District's CIP¹ to be known as the "**2024 Project**".

2. 2024 PROJECT

The District's 2024 Project includes the portion of the CIP that is necessary for the development of what is known as "Parcels A, B, C and Townhomes (TH)" of the District.

Product Mix

The table below shows the product types that will be part of the 2024 Project:

Product Types

Product Type	2024 Project Units
24'	52
28'	24
40'	257
50'	322
60'	147
TOTAL	802

List of 2024 Project Improvements

The various improvements that are part of the overall CIP – including those that are part of the 2024 Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The 2024 Project includes, generally stated, the following items relating to water management and control, District roads, water supply, sewer and wastewater management, and master improvement, i.e. off-site utilities improvements, amenity, landscaping/hardscaping/irrigation, undergrounding of electrical service, and professional services and permitting fees.

Permits

The status of the applicable permits necessary for the 2024 Project is as shown below. All permits and approvals necessary for the development of the 2024 Project have been obtained or are reasonably expected to be obtained in due course.

¹ All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report.

Permit Table

Parcel	Agency	Permit Type	Permit Number	Date Approved/Status
Phase 1	Pasco County Utility	Letter of Commitment	PCU #22-126.03.A.1 - RESSUB-2023-00084	6/14/2024
Phase 2	Pasco County Utility	Letter of Commitment	PCU #22-126.03.A.1 - RESSUB-2023-00084	6/14/2024
Phase 3	Pasco County Utility	Letter of Commitment	PCU #22-126.04.A.1 - RESSUB-2023-00084	6/14/2024
Phase 4	Pasco County Utility	Letter of Commitment	PCU #22-126.05.A.1 - RESSUB-2023-00084	6/14/2024
Master Utility	Pasco County Utility	Approval Letter	PCU #22-126.00.A.1 - RESSUB-2023-00084	6/14/2024
Right Of Way	Pasco County Planning & Zoning	Permit	2024-00428	7/10/2024
All Phases	Pasco County Planning & Zoning	Site Development Permit	DRD24-0202	7/1/2024
Offsite Utility	FDEP	General Permit	51-0443595-001-EG	4/9/2024
All Phases	SWFMD	ERP Individual Construction	43022088.01	7/1/2024
Offsites	FDOT	Drainage Permit	2024-D-798-00006	11/19/2024
All Phases	FDOT	Proposed State Highway Access Connection	Notice of Intent to Issue Permit Application Number 2024-A-798-00004	11/22/2024

Estimated Costs

The table below shows the construction costs of the public improvements and community facilities that are necessary for delivery of the of the 2024 Project.

ESTIMATED COSTS OF DELIVERING THE ASSESSMENT AREA ONE PROJECT

		212	Lots 252	Lots 262	Lots 76	802
Infrastructure	Master Phase 1	Parcel A Phase 2	Parcel B Phase 3	Parcel C Phase 4	Parcel TH	Total
Collector Roads	\$ 2,750,000					\$ 2,750,000
District Subdivision Roads		\$ 1,346,544	\$ 1,815,000	\$ 1,850,000		\$ 5,011,544
Water Management and Control	\$ 8,245,000	\$ 3,026,250	\$ 3,341,250	\$ 2,311,250		\$ 16,923,750
Sewer and Wastewater Management	\$ 2,240,000	\$ 1,040,000	\$ 1,410,000	\$ 1,100,000	\$ 175,000	\$ 5,965,000
Water Supply	\$ 1,150,000	\$ 580,000	\$ 775,000	\$ 615,000		\$ 3,120,000
Irrigation Water Supply	\$ -		\$ -	\$ -	\$ -	\$ -
Undergrounding of Electrical Service	\$ 675,000					\$ 675,000
Hardscapes, Landscape and Entries	\$ 4,300,000					\$ 4,300,000
Offsite Improvements	\$ 5,330,000					\$ 5,330,000
Amenity	\$ 5,000,000					\$ 5,000,000
Environmental	\$ 750,000					\$ 750,000
Professional Services and Permit Fees	\$ 2,900,000	\$ 560,000	\$ 640,000	\$ 465,000	\$ 80,000	\$ 4,645,000
Total	\$ 33,340,000	\$ 6,552,794	\$ 7,981,250	\$ 6,341,250	\$ 255,000	\$ 54,470,294

3. CONCLUSION

The 2024 Project has been designed in accordance with current governmental regulations and requirements. The 2024 Project will serve its intended function so long as the construction is in substantial compliance with the design.

- the estimated cost to the 2024 Project as set forth herein is based on contractor bid provided by the developer and is reasonable, based on prices currently being experienced in the region, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- the 2024 Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the 2024 Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and

As described above, this report identifies the benefits from the 2024 Project to the lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's 2024 Project, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The 2024 Project will be owned by the District or other governmental units and such 2024 Project is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the 2024 Project is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The 2024 Project, and the associated construction cost estimate, do not include improvements on private lots or property.

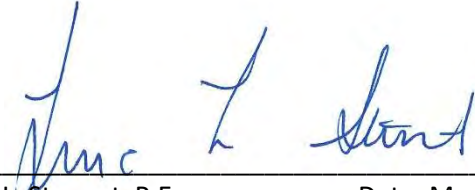

 Tonja L. Stewart, P.E. Date: May 20, 2024

EXHIBIT A: Legal Description and Sketch of 2024 Project Area

Exhibit A

Description Sketch

(Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 1 and 12, Township 25 South, Range 19 East and Sections 6 and 7, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Southeast corner of the Southeast 1/4 of Section 6, same being the Northeast corner of the Northeast 1/4 of Section 7; thence S. 02°04'26" W., along the Easterly boundary of aforementioned, Section 7, a distance of 799.50 feet thence leaving said Easterly boundary of aforementioned, Section 7, S. 89°59'38" W., a distance of 1191.61 feet; thence N.40°21'25" W., a distance of 210.01 feet; thence N.69°56'07" W., a distance of 186.01 feet; thence S. 18°34'38" W., a distance of 710.02 feet; thence S. 13°15'40" W., a distance of 269.02 feet; thence S. 29°48'43" W., a distance of 63.32 feet; thence S. 50°35'31" W., a distance of 909.69 feet; thence N.32°39'43" W., a distance of 749.15 feet; thence S. 89°54'40" W., a distance of 768.59 feet; thence S. 00°05'20" E., a distance of 961.30 feet to a point of intersection with the North Right-of-Way of STATE ROAD NO. 52, per Florida Department of Transportation Right-of-Way Map, Section 14120-XXXX; thence S. 89°16'35" W., along said North Right-of-Way, a distance of 124.01 feet; thence leaving said North Right-of-Way, N.00°05'20" W., a distance of 962.68 feet; thence S. 89°54'40" W., a distance of 1377.01 feet to the Southeast corner of that certain property as described in Official Records Book 9546, Page 3713, of the Public Records of Pasco County, Florida; thence along the Easterly and Northerly boundary of said certain property the following two (2) courses; 1) N.00°26'05" E., a distance of 272.34 feet; 2) N.89°49'06" W., a distance of 1591.89 feet to a point of intersection with the Easterly Right-of-Way of BELLAMY BROTHERS BOULEVARD, according to Map Book 3, Pages 68 through 80, inclusive of the Public Records of Pasco County, Florida; thence along said Easterly Right-of-Way the following four (4) courses; 1) N.00°40'57" W., a distance of 1.47 feet; 2) N.00°12'50" W., a distance of 527.15 feet; 3) N.00°27'42" E., a distance of 647.79; 4) N.00°54'26" E., a distance of 147.21 feet to the Southwesterly corner of that certain property described in Official Records Book 8089, Page 1327, of the Public Records of Pasco County, Florida; thence along the Southerly, Easterly and Northerly boundary the following three (3) courses; 1) thence departing said Easterly Right-of-Way, S. 89°45'28" E., a distance of 798.33 feet; 2) N.00°19'40" E., a distance of 1327.30 feet; 3) S. 89°49'11" W., a distance of 798.84 feet to a point of intersection with said Easterly Right-of-Way of BELLAMY BROTHERS BOULEVARD; thence along said Easterly Right-of-Way the following four (4) courses; 1) N.00°18'40" E., a distance of 84.27 feet; 2) N.00°20'21" E., a distance of 682.49 feet; 3) N.00°23'09" E., a distance of 780.96 feet; 4) N.00°17'56" W., a distance of 325.33 feet to the Southwesterly corner of that certain property described in Official Records Book 5959, Page 179, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said certain property, the following thirteen (13) courses; 1) thence departing said Easterly Right-of-Way, N.79°02'48" E., a distance of 30.64 feet; 2) N.71°59'47" E., a distance of 78.56 feet; 3) N.69°26'40" E., a distance of 95.76 feet; 4) N.63°26'08" E., a distance of 100.24 feet; 5) N.78°30'14" E., a distance of 112.46 feet; 6) N.84°57'29" E., a distance of 127.51 feet; 7) S. 89°05'25" E., a distance of 117.69 feet; 8) S. 83°23'10" E., a distance of 129.75 feet; 9) N.87°47'52" E., a distance of 145.81 feet; 10) S. 89°59'59" E., a distance of 175.59 feet; 11) N.85°05'02" E., a distance of 174.36 feet; 12) N.82°01'13" E., a distance of 201.82 feet; 13) N.72°48'22" E., a distance of 144.08 feet to a point of intersection with the Easterly boundary of said certain property as described in Official Records Book 5959, Page 179, same being the Westerly boundary of the Northwest 1/4 of Section 6, Township 25 South, Range 20 East, Pasco County, Florida; thence N.00°16'21" E., along said Easterly boundary, same being said Westerly boundary of the Northwest 1/4 of aforementioned Section 6, a distance of 553.69 feet to the Southwesterly corner of that certain property as described in Official Records Book 8141, Page 1478 of the Public Records of Pasco County, Florida; thence S. 89°12'01" E., along said Southerly boundary and the Southerly boundary of that certain property as described in Official Records Book 7615, Page 1502 of the Public Records of Pasco County, Florida, a distance of 2634.90 feet; thence along said Southerly and Westerly boundary of said certain property the following five (5) courses 1) S. 00°57'46" W., a distance of 1322.64 feet; 2) S. 00°56'47" W., a distance of 1325.85 feet; 3) S. 89°11'06" E., a distance of 1313.40 feet; 4) thence S. 00°58'56" W., a distance of 1326.83 feet; 5) S. 89°07'51" E., a distance of 1312.58 feet to the **POINT OF BEGINNING**.

Containing 591.886 acres, more or less.

NOTES:

- 1) The bearings shown hereon are based on the boundary of the Northeast 1/4 of Section 7-25-20, having a Grid bearing of S. 02°04'26" W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) Information shown hereon is not complete without accompanying sketch.
- 3) This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246 on 12-16-2021.
- 4) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

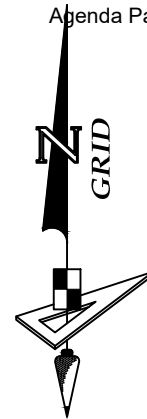
SEE SHEETS NO. 2 FOR SKETCH & NO. 3 FOR CURVE & LINE TABLES

PROJECT: HILLCREST CDD			Prepared For: EISENHOWER PROPERTY GROUP		
PHASE: Description & Sketch			213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768 		
DRAWN: CRF	DATE: 12/10/21	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
John D. Weigle FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5246			GeoPoint Surveying, Inc.		

Description Sketch

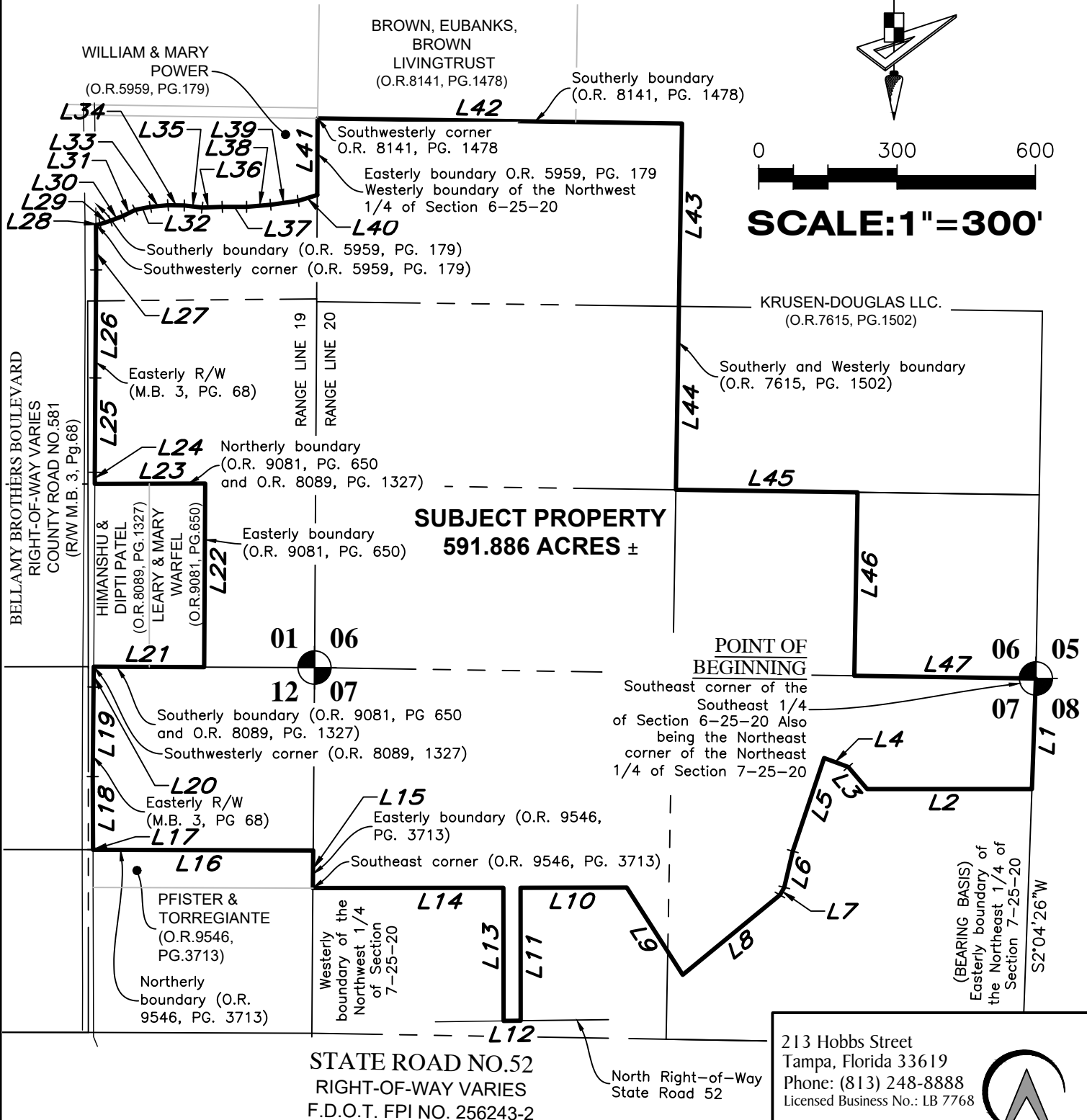
(Not A Survey)

Agenda Page 11



0 300 600

SCALE: 1"=300'



SEE SHEETS NO. 1 FOR DESCRIPTION &
SURVEYORS NOTES & SHEET NO. 3 FOR CURVE & LINE TABLES

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 02°04'26" W	799.50'
L2	S 89°59'38" W	1191.61'
L3	N 40°21'25" W	210.01'
L4	N 69°56'07" W	186.01'
L5	S 18°34'38" W	710.02'
L6	S 13°15'40" W	269.02'
L7	S 29°48'43" W	63.32'
L8	S 50°35'31" W	909.69'
L9	N 32°39'43" W	749.15'
L10	S 89°54'40" W	768.59'
L11	S 00°05'20" E	961.30'
L12	S 89°16'35" W	124.01'
L13	N 00°05'20" W	962.68'
L14	S 89°54'40" W	1377.01'
L15	N 00°26'05" E	272.34'
L16	N 89°49'06" W	1591.89'
L17	N 00°40'57" W	1.47'
L18	N 00°12'50" W	527.15'
L19	N 00°27'42" E	647.79'
L20	N 00°54'26" E	147.21'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 89°45'28" E	798.33'
L22	N 00°19'40" E	1327.30'
L23	S 89°49'11" W	798.84'
L24	N 00°18'40" E	84.27'
L25	N 00°20'21" E	682.49'
L26	N 00°23'09" E	780.96'
L27	N 00°17'56" W	325.33'
L28	N 79°02'48" E	30.64'
L29	N 71°59'47" E	78.56'
L30	N 69°26'40" E	95.76'
L31	N 63°26'08" E	100.24'
L32	N 78°30'14" E	112.46'
L33	N 84°57'29" E	127.51'
L34	S 89°05'25" E	117.69'
L35	S 83°23'10" E	129.75'
L36	N 87°47'52" E	145.81'
L37	S 89°59'59" E	175.59'
L38	N 85°05'02" E	174.36'
L39	N 82°01'13" E	201.82'
L40	N 72°48'22" E	144.08'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L41	N 00°16'21" E	553.69'
L42	S 89°12'01" E	2634.90'
L43	S 00°57'46" W	1322.64'
L44	S 00°56'47" W	1325.85'
L45	S 89°11'06" E	1313.40'
L46	S 00°58'56" W	1326.83'
L47	S 89°07'51" E	1312.58'

SEE SHEETS NO. 1 FOR DESCRIPTION &
SURVEYORS NOTES & NO. 2 FOR SKETCH

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT FINAL

Report Date:

December 3, 2024

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology per the Master Assessment Methodology Report (the “Master Reports”) dated August 14, 2023. This First Supplemental Report specifically supports the issuance of the Bonds (as defined below) which will fund a portion of the Series 2024 Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Series 2024 Assessment Area” – property within the District that receives a special benefit from the Series 2024 Project.

“Series 2024 Project” – The portion of the CIP relating to public infrastructure for the Series 2024 Assessment Area identified within the Engineer’s Report.

“Assessable Property” – All property within the Series 2024 Assessment Area of the District that receives a special benefit from the Series 2024 Project.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – EPG Hillcrest Development, LLC.

“Development” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Hillcrest Preserve Community Development District, encompasses 591 +/- acres, located in unincorporated Pasco County Florida, plan for 802 Units.

“Engineer’s Report” – *Master Report of the District Engineer* dated August 16, 2023, and the *Supplemental Engineer’s Report for Hillcrest Preserve Community Development District*, dated May 20, 2024.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Master Reports” or “Reports” – The Master Assessment Methodology Report dated August 14, 2023, (the “Master Reports/Reports”).

“Platted Units” – private property subdivided as a portion of gross acreage by the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and sizes for the development of the vertical construction.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Unplatted Parcels” – gross acreage intended for subdivision and platting according to the Development plan.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the Series 2024 Assessment Area;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from Series 2024, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District's Series 2024 Assessment Area relates directly to the Series 2024 Project and is allocable to all Assessable Property within this Assessment Area. The Series 2024 Project will create the public infrastructure required to develop and improve the Assessable Property within the Series 2024 Assessment Area. Without these public improvements, which include master infrastructure improvements, stormwater, utilities (water and sewer), roadways, amenities, and off-site management, the development of lands within the Series 2024 Assessment Area could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to all assessable properties within the Series 2024 Assessment Area receiving benefits from the Series 2024 Project, which are required to satisfy the repayment of the Bonds.

The District will issue its Special Assessment Revenue Bonds, Series 2024 (Series 2024 Assessment Area) (the "Bonds") to finance the construction and/or acquisition of a portion of the Series 2024 Project, which will provide special benefit to the assessable parcels within the Series 2024 Assessment Area after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the Series 2024 Assessment Area. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The district area encompasses 591 +/- acres and is located entirely within Pasco County, Florida. It is generally located between Bellamy Brother Boulevard and I-75, south of Darby Road and north of State Road 52. The primary developer of the Assessable Property is EPG Hillcrest Development, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for Series 2024 consists of 802 residential units. The public improvements as described for Series 2024 can be found in the Engineer's Report.

V. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District. As designed, the Series 2024 Project represents a portion of the total CIP and is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Series 2024. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within the Series 2024 Assessment Area. As a system of improvements, all privately benefiting landowners within the Series 2024 Assessment Area benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the Series 2024 Assessment Area will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed within the Series 2024 Assessment Area Project. The Series 2024 Assessment Area Project includes off-site improvements, stormwater, utilities (water and sewer), roadways, landscape, and hardscape. Approximately \$17,859,902 of the costs associated with the Series 2024 Assessment Area Project will be funded by the Bond issuance as generally described in Tables 2 and 3 of this First Supplemental Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Series 2024 Assessment Area Project contains a “system of improvements” for the Development that benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01). This satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and

assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family and townhome sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Series 2024 Assessment Area Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the Series 2024 Assessment Area Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the Series 2024 Assessment Area that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development Plan for the Series 2024 Assessment Area. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated specifically to benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit with respect to the Series 2024

Assessment Area Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the Series 2024 Assessment Area Project are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and to establish a lien on land per the development rights and entitlements within the District. With regards to the Assessable Property, the special assessments are initially assigned to all assessable properties within the Series 2024 Assessment Area Project of the District on a gross acreage basis until such time parcels are transferred, sold, or conveyed to a builder. As property is assigned to such parcels upon their sale, the District's debt will be re-allocated and assigned to platted lots with each parcel. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point the infrastructure may or may not be installed but none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed before any development. In the undeveloped state, all of the lands within the District receive benefit from the Series 2024 Assessment Area Project and all of the assessable land within the District would be assessed to repay the Bonds. While the land is "undeveloped," special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels that have development rights but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As undeveloped parcels are sold to home builders, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the District receives from the Series 2024 Assessment Area Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned an assessment according to its Product Type classification as outlined in Table 4. If the land is sold in bulk within the Series 2024 Assessment Area Project to a builder before platting, then the District will assign the remaining Series 2024 Special Assessments until absorbed and then assign the Series 2024 Special Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors outlined in this Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 802 lots associated with the Series 2024 Assessment Area Project are platted and fully developed.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted. The total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 742.40 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the Series 2024 Assessment Area Project through the issuance of the Bonds secured ultimately by benefiting properties within the Series 2024 Assessment Area of the District. A number of items will comprise the bond sizing such as a debt service reserve, capitalized interest, issuance costs, and rounding as shown in Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principle. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the Series 2024 Assessment Area may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within the Series 2024 Assessment Area. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the Series 2024 Assessment Area (including any replats). If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Series 2024 Assessment Area to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the Series 2024 Assessment Area to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Series 2024 Assessment Area Project. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	PRODUCT SIZE	UNIT	PER UNIT EAU ⁽¹⁾⁽²⁾	TOTAL EAUs
Townhomes	24	52	0.48	25
Townhomes	28	24	0.56	13
Single Family	40	257	0.80	206
Single Family	50	322	1.00	322
Single Family	60	147	1.20	176
TOTAL		802		742.40

(1) EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

(2) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT PROPOSED INFRASTRUCTURE COSTS						
DESCRIPTION	Master Phase 1	Parcel A Phase 2	Parcel B Phase 3	Parcel C Phase 4	Parcel TH	TOTAL PROJECT
Collector Roads	\$ 2,750,000.00	\$ -	\$ -	\$ -	\$ -	\$ 2,750,000.00
District Subdivision Roads	\$ -	\$ 1,346,544.00	\$ 1,815,000.00	\$ 1,850,000.00	\$ -	\$ 5,011,544.00
Water Management and Control	\$ 8,245,000.00	\$ 3,026,250.00	\$ 3,341,250.00	\$ 2,311,250.00	\$ -	\$ 16,923,750.00
Sewer and Wastewater Management	\$ 2,240,000.00	\$ 1,040,000.00	\$ 1,410,000.00	\$ 1,100,000.00	\$ 175,000.00	\$ 5,965,000.00
Water Supply	\$ 1,150,000.00	\$ 580,000.00	\$ 775,000.00	\$ 615,000.00	\$ -	\$ 3,120,000.00
Irrigation Water Supply	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Undergrounding of Electrical Service	\$ 675,000.00	\$ -	\$ -	\$ -	\$ -	\$ 675,000.00
Hardscapes, Landscape and Entries	\$ 4,300,000.00	\$ -	\$ -	\$ -	\$ -	\$ 4,300,000.00
Offsite Improvements	\$ 5,330,000.00	\$ -	\$ -	\$ -	\$ -	\$ 5,330,000.00
Amenity	\$ 5,000,000.00	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000.00
Environmental	\$ 750,000.00	\$ -	\$ -	\$ -	\$ -	\$ 750,000.00
Professional Services and Permit Fees	\$ 2,900,000.00	\$ 560,000.00	\$ 640,000.00	\$ 465,000.00	\$ 80,000.00	\$ 4,645,000.00
TOTAL	\$ 33,340,000.00	\$ 6,552,794.00	\$ 7,981,250.00	\$ 6,341,250.00	\$ 255,000.00	\$ 54,470,294.00

TABLE 3

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT			
FINANCING INFORMATION - SERIES 2024 SPECIAL ASSESSMENT BONDS			
Coupon Rate ⁽¹⁾			5.1940474%
Term (Years)			30
Principal Amortization Installments			30
ISSUE SIZE			\$19,870,000.00
Original Issue Discount			(\$114,153.40)
Total			\$19,755,846.60
Construction Fund			\$17,859,901.60
Capitalized Interest (Months) ⁽²⁾	0		\$0.00
Debt Service Reserve Fund	100.0%		\$1,298,845.00
Cost of Issuance			\$199,700.00
Underwriters Discount			\$397,400.00
ANNUAL ASSESSMENT			
Annual Debt Service (Principal plus Interest)			\$1,298,845.00
Collection Costs and Discounts @	6.00%		\$82,905.00
TOTAL ANNUAL ASSESSMENT			\$1,381,750.00
⁽¹⁾ Interest rate based on final pricing 12/2/2024			
⁽²⁾ Based on 0 months capitalized interest			

TABLE 4

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SERIES 2024 SPECIAL ASSESSMENTS BONDS (1)								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Townhomes	0.48	24.96	3.36%	52	\$668,043	\$43,668	\$12,847	\$840
Townhomes	0.56	13.44	1.81%	24	\$359,716	\$23,514	\$14,988	\$980
Single Family	0.80	205.60	27.69%	257	\$5,502,791	\$359,702	\$21,412	\$1,400
Single Family	1.00	322.00	43.37%	322	\$8,618,184	\$563,346	\$26,765	\$1,750
Single Family	1.20	176.40	23.76%	147	\$4,721,266	\$308,616	\$32,117	\$2,099
TOTAL		742.40	100%	802	19,870,000	1,298,845		
⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 0 month Capitalized Interest Period.								
⁽²⁾ Includes principal, interest NET of collection costs.								

EXHIBIT A


The par amount of the Series 2024 Bonds that will be borrowed by the District to pay for the public capital infrastructure improvements is \$19,870,000.00 payable in 30 annual installments of principal of \$2,196.67 per gross acre. The par debt is \$33,605.06 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

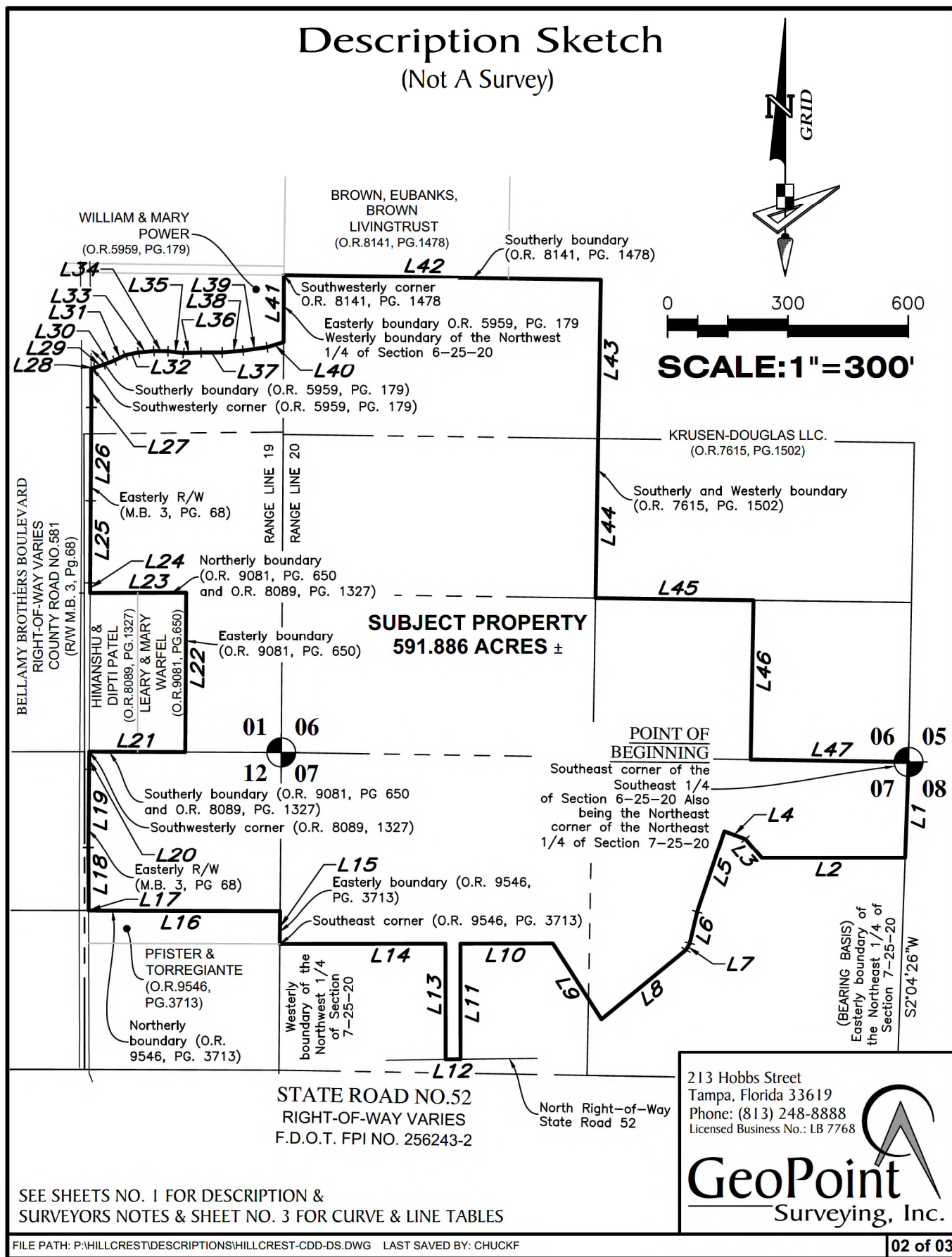
ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$19,870,000.00	
ANNUAL ASSESSMENT:		\$1,298,845.00	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		591.28	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$33,605.06	
Total	GROSS ASSESSABLE ACRE:	\$2,196.67	(30 Installments)
		PER PARCEL ASSESSMENTS	
		Total	Total
Landowner Name, Pasco County Folio ID & Address		PAR Debt	Annual
EPG Hillcrest Holdings LLC		\$0.00	\$0.00
111 S Armenia Ave Ste 201, Tampa FL 33609			
Tampa Florida, 33609			
Folio: 01-25-19-0000-00100-0010		73.00	\$2,453,169.40
Folio: 01-25-19-0000-00800-0000		25.00	\$840,126.51
Folio: 06-25-20-0000-00400-0000		278.28	\$9,351,616.15
Folio: 07-25-20-0000-00100-0111		167.50	\$5,628,847.58
Folio: 12-25-19-0000-01200-0000		47.50	\$1,596,240.36
Totals:		591.28	\$19,870,000.00
			\$1,298,845.00

HILLCREST PRESERVE LEGAL DESCRIPTION

(Not A Survey)

PROJECT: HILLCREST CDD			Prepared For: EISENHOWER PROPERTY GROUP		
PHASE: Description & Sketch			<div>213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768</div> <div></div> <div><h1>GeoPoint</h1><div>Surveying, Inc.</div></div>		
DRAWN: CRF	DATE: 12/10/21	CHECKED BY: MHC			
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
			<div><div>John D. Weigle</div><div>FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS5246</div></div>		
FILE PATH: P:\HILLCREST\DESCRIPTIONS\HILLCREST-CDD-DS.DWG			LAST SAVED BY: CHUCKF		

01 of 03



Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 02°04'26" W	799.50'
L2	S 89°59'38" W	1191.61'
L3	N 40°21'25" W	210.01'
L4	N 69°56'07" W	186.01'
L5	S 18°34'38" W	710.02'
L6	S 13°15'40" W	269.02'
L7	S 29°48'43" W	63.32'
L8	S 50°35'31" W	909.69'
L9	N 32°39'43" W	749.15'
L10	S 89°54'40" W	768.59'
L11	S 00°05'20" E	961.30'
L12	S 89°16'35" W	124.01'
L13	N 00°05'20" W	962.68'
L14	S 89°54'40" W	1377.01'
L15	N 00°26'05" E	272.34'
L16	N 89°49'06" W	1591.89'
L17	N 00°40'57" W	1.47'
L18	N 00°12'50" W	527.15'
L19	N 00°27'42" E	647.79'
L20	N 00°54'26" E	147.21'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	S 89°45'28" E	798.33'
L22	N 00°19'40" E	1327.30'
L23	S 89°49'11" W	798.84'
L24	N 00°18'40" E	84.27'
L25	N 00°20'21" E	682.49'
L26	N 00°23'09" E	780.96'
L27	N 00°17'56" W	325.33'
L28	N 79°02'48" E	30.64'
L29	N 71°59'47" E	78.56'
L30	N 69°26'40" E	95.76'
L31	N 63°26'08" E	100.24'
L32	N 78°30'14" E	112.46'
L33	N 84°57'29" E	127.51'
L34	S 89°05'25" E	117.69'
L35	S 83°23'10" E	129.75'
L36	N 87°47'52" E	145.81'
L37	S 89°59'59" E	175.59'
L38	N 85°05'02" E	174.36'
L39	N 82°01'13" E	201.82'
L40	N 72°48'22" E	144.08'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L41	N 00°16'21" E	553.69'
L42	S 89°12'01" E	2634.90'
L43	S 00°57'46" W	1322.64'
L44	S 00°56'47" W	1325.85'
L45	S 89°11'06" E	1313.40'
L46	S 00°58'56" W	1326.83'
L47	S 89°07'51" E	1312.58'

SEE SHEETS NO. 1 FOR DESCRIPTION &
SURVEYORS NOTES & NO. 2 FOR SKETCH

213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Licensed Business No.: LB 7768



Fourth Order of Business

**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, December 17, 2024, and called to order at 11:32 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 Chair <i>(via phone)</i>
Ryan Motko	Assistant Secretary
Thomas Spence	Assistant Secretary
Mike Rainer	Assistant Secretary <i>(via phone)</i>

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Michael Perez	District Manager

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order and 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 2025-02, Bond Allocation

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2025-02, Bond Allocation was adopted. 5-0

B. Consideration of Professional Auditing Services for Fiscal Year Ended September 30, 2024-2026.

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Professional Auditing Services for Fiscal Year Ended September 30, 2024-2026 was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of November 19, 2024 Meeting

B. Consideration of Operation and Maintenance Expenditures November 2024

C. Acceptance of the Financials and Approval of the Check Register for November 2024

On MOTION by Mr. de la Ossa seconded by Mr. Spence, 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. Motko, with all in favor, the meeting was adjourned at 11:34 am. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

HILLCREST PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	12/3/2024	139115	\$375.00		DEC 2024 MGMNT FEES
INFRAMARK LLC	12/3/2024	139115	\$166.67		DEC 2024 MGMNT FEES
INFRAMARK LLC	12/3/2024	139115	\$1,166.66		DEC 2024 MGMNT FEES
INFRAMARK LLC	12/3/2024	139115	\$100.00		DEC 2024 MGMNT FEES
INFRAMARK LLC	12/3/2024	139115	\$100.00		DEC 2024 MGMNT FEES
INFRAMARK LLC	12/3/2024	139115	\$16.67		DEC 2024 MGMNT FEES
INFRAMARK LLC	12/3/2024	139115	\$25.00		DEC 2024 MGMNT FEES
INFRAMARK LLC	12/3/2024	139115	\$50.00	\$2,000.00	DEC 2024 MGMNT FEES
INFRAMARK LLC	12/20/2024	139848	\$1.38	\$1.38	11/2024 POSTAGE
STRALEY ROBIN VERICKER	12/11/2024	25724	\$450.00	\$450.00	LEGAL SERVICES
Monthly Contract Subtotal			\$2,451.38	\$2,451.38	
Variable Contract					
CARLOS DE LA OSSA	12/17/2024	CO 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
MICHAEL TODD RAINER	12/17/2024	MR 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
NICHOLAS J. DISTER	12/17/2024	ND 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
RYAN MOTKO	12/17/2024	RM 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
THOMAS R. SPENCE	12/17/2024	TS 12172024	\$200.00	\$200.00	SUPERVISOR FEES 12.17.2024
TIMES PUBLISHING COMPANY	8/7/2024	349733	\$244.00	\$244.00	Publication Ad 07.31.2024
TIMES PUBLISHING COMPANY	12/4/2024	10158-120424	\$107.60	\$107.60	Audit Committee Ad 12.04.2024
Variable Contract Subtotal			\$1,351.60	\$1,351.60	
Additional Services					
BUSINESS OBSERVER	11/1/2024	24-02017P	\$56.88	\$56.88	Request for Proposal Audit Ad

HILLCREST PRESERVE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services Subtotal			\$56.88	\$56.88	
TOTAL			\$3,859.86	\$3,859.86	



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

INVOICE#
139115

CUSTOMER ID
C3119

PO#

DATE
12/3/2024

NET TERMS
Net 30

DUE DATE
1/2/2025

Services provided for the Month of: December 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
Subtotal					2,000.00

Subtotal	\$2,000.00
Tax	\$0.00
Total Due	\$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#
139848
CUSTOMER ID
C3119
PO#

DATE
12/20/2024
NET TERMS
Net 30
DUE DATE
1/19/2025

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: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

Subtotal	\$1.38
Tax	\$0.00
Total Due	\$1.38

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.

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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.

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

December 11, 2024
Client: 001607
Matter: 000001
Invoice #: 25724

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/14/2024	JMV	REVIEW EMAIL FROM B. CAMILLE; REVIEW LEGAL NOTICE.	0.2	\$75.00
11/18/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
11/19/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
Total Professional Services			1.2	\$450.00

December 11, 2024
Client: 001607
Matter: 000001
Invoice #: 25724

Page: 2

Total Services	\$450.00	
Total Disbursements	\$0.00	
Total Current Charges		\$450.00
Previous Balance		\$3,125.00
PAY THIS AMOUNT		\$3,575.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25554	November 15, 2024	\$3,125.00	\$0.00	\$0.00	\$0.00	\$3,575.00
Total Remaining Balance Due						\$3,575.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,575.00	\$0.00	\$0.00	\$0.00

HILLCREST PRESERVE CDD**MEETING DATE: December 17, 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 Jayna Cooper

HILLCREST PRESERVE CDD**MEETING DATE: December 17, 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 Jayna Cooper

HILLCREST PRESERVE CDD**MEETING DATE: December 17, 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 Jayna Cooper

HILLCREST PRESERVE CDD**MEETING DATE: December 17, 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 Jayna Cooper

HILLCREST PRESERVE CDDMEETING DATE: December 17, 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 Jayna Cooper



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Champions Reserve CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#

139829

CUSTOMER ID

C2280

PO#

DATE

12/20/2024

NET TERMS

Net 30

DUE DATE

1/19/2025

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	8	Ea	0.69		5.52
Subtotal					5.52

Subtotal	\$5.52
Tax	\$0.00
Total Due	\$5.52

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.

Business Observer

Agenda Page 44

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-02017P

Date 11/01/2024

Attn:
Hillcrest Preserve CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-02017P Request for Proposal RE: Request for Proposals for Annual Audit Services Published: 11/1/2024	\$56.88

Important Message		Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	Total	\$56.88
		Payment is expected within 30 days of the first publication date of your notice.	

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE
The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Hillcrest Preserve Community Development District Request for Proposals for Annual Audit Services

The Hillcrest Preserve Community Development District (the “District”) hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal ending September 30, 2024, 2025, and 2026, with an option for 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 District is located in Pasco County, Florida and has an operating and debt service budget of approximately \$431,475.00.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, 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, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Jayna Cooper via email at jayna.cooper@inframark.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by Tuesday November 12, 2024 at 11:00 a.m. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-608-8242.

November 1, 2024

24-02017P

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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 Agenda Page 46

Advertising Run Dates		Advertiser Name	
07/31/24 - 08/07/24		HILLCREST PRESERVE CDD	
Billing Date		Sales Rep	Customer Account
08/07/2024		Jean Mitotes	328841
Total Amount Due			Ad Number
\$244.00			0000349733

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/31/24	08/07/24	0000349733	Times	Legals CLS	Notice for Publication Ad for FY 2024-2025 B	2	2x51 L	\$240.00
07/31/24	08/07/24	0000349733	Tampabay.com	Legals CLS	Notice for Publication Ad for FY 2024-2025 B AffidavitMaterial	2	2x51 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Received

ADVERTISING INVOICE

AUG 16

Advertising Run Dates		Advertiser Name	
07/31/24 - 08/07/24		HILLCREST PRESERVE CDD	
Billing Date		Sales Rep	Customer Account
08/07/2024		Jean Mitotes	328841
Total Amount Due			Ad Number
\$244.00			0000349733

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE 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

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 Publication Ad for FY 2024-2025 Budget** was published in said newspaper by print in the issues of: **7/31/24, 8/ 7/24** 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.

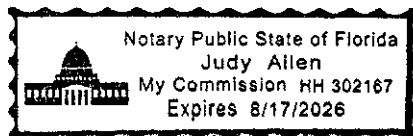
Signature Affiant

Sworn to and subscribed before me this **08/07/2024**

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 20, 2024, at 11:00 a.m. at the SpringHill Suites by Marriott located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.hillcrestpreserveccd.com, 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 31 and August 7, 2024

0000349733

} SS

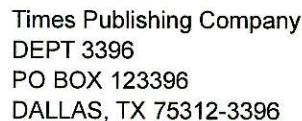
tampabay.com

Fed Tax ID 59-0482470

Agenda Page 48

~~tampabay.com~~

Toll Free Phone 1 (877) 321-7355



10158

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Audit Committee was published in said newspaper by print in the issues of 12/04/24 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. 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.

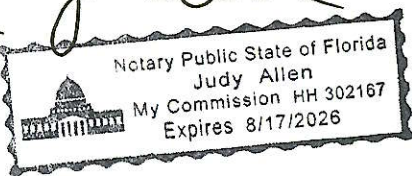
Signature of Affiant 

Sworn to and subscribed before me this 12/04/2024

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



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, December 17, 2024, 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.

Jayna Cooper
District Manager
Run Date: December 4, 2024

10158

Business Observer

Agenda Page 50

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-02017P

Date 11/01/2024

Attn:
Hillcrest Preserve CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 24-02017P Request for Proposal RE: Request for Proposals for Annual Audit Services Published: 11/1/2024	\$56.88

Important Message		Paid	()
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	Total	\$56.88
		Payment is expected within 30 days of the first publication date of your notice.	

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Hillcrest Preserve Community Development District Request for Proposals for Annual Audit Services

The Hillcrest Preserve Community Development District (the “District”) hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District’s financial records for the fiscal ending September 30, 2024, 2025, and 2026, with an option for 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 District is located in Pasco County, Florida and has an operating and debt service budget of approximately \$431,475.00.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, 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, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Jayna Cooper via email at jayna.cooper@inframark.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by Tuesday November 12, 2024 at 11:00 a.m. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-608-8242.

November 1, 2024

24-02017P

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Hillcrest Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 119,865
TOTAL ASSETS	\$ 119,865
<u>LIABILITIES</u>	
Accounts Payable	\$ 2,508
TOTAL LIABILITIES	2,508
<u>FUND BALANCES</u>	
Unassigned:	117,357
TOTAL FUND BALANCES	117,357
TOTAL LIABILITIES & FUND BALANCES	\$ 119,865

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 165,785	\$ -	\$ (165,785)	0.00%
Special Assmnts- CDD Collected	-	124,626	124,626	0.00%
TOTAL REVENUES	165,785	124,626	(41,159)	75.17%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	3,800	(800)	126.67%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	600	75	525	12.50%
ProfServ-Recording Secretary	2,400	300	2,100	12.50%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	4,395	5,105	46.26%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	500	4,000	11.11%
District Manager	25,000	3,500	21,500	14.00%
Accounting Services	18,000	1,125	16,875	6.25%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	619	2,881	17.69%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	300	900	25.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	150	1,050	12.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	105,225	17,491	87,734	16.62%
<u>Electric Utility Services</u>				
Contracts-Dispatch Services	30,000	-	30,000	0.00%
Utility - Electric	1,500	-	1,500	0.00%
Total Electric Utility Services	31,500	-	31,500	0.00%

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
<u>Other Physical Environment</u>				
Contracts-Aquatic Control	6,680	-	6,680	0.00%
Insurance - General Liability	3,200	2,500	700	78.13%
Landscape Maintenance	6,680	-	6,680	0.00%
Total Other Physical Environment	16,560	2,500	14,060	15.10%
<u>Contingency</u>				
Misc-Contingency	12,500	-	12,500	0.00%
Total Contingency	12,500	-	12,500	0.00%
TOTAL EXPENDITURES	165,785	19,991	145,794	12.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	104,635	104,635	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,722		
FUND BALANCE, ENDING		\$ 117,357		

Bank Account Statement

Hillcrest Preserve CDD

Bank Account No. 817335
Statement No. 24_12

Statement Date 12/31/2024

G/L Account No. 101001 Balance	119,864.97	Statement Balance	120,264.97
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	119,864.97	Subtotal	120,264.97
Negative Adjustments	0.00	Outstanding Checks	-400.00
Ending G/L Balance	119,864.97	Ending Balance	119,864.97

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
12/20/2024	Payment	BD00002	Off Roll Deposit	44,947.52	44,947.52	0.00
12/24/2024	Payment	BD00003	Off Roll Tax Revenue CDD Collected	42,291.43	42,291.43	0.00
12/17/2024	Payment	BD00004	Off Roll Tax Revenue CDD Collected	37,387.43	37,387.43	0.00
Total Deposits				124,626.38	124,626.38	0.00

Checks						
12/17/2024	Payment	1093	Check for Vendor V00008	-200.00	-200.00	0.00
12/17/2024	Payment	1094	Check for Vendor V00003	-200.00	-200.00	0.00
12/17/2024	Payment	1095	Check for Vendor V00007	-200.00	-200.00	0.00
12/17/2024	Payment	1097	Check for Vendor V00004	-200.00	-200.00	0.00
12/19/2024	Payment	1098	Check for Vendor V00008	-200.00	-200.00	0.00
12/19/2024	Payment	1099	Check for Vendor V00013	-2,000.30	-2,000.30	0.00
12/19/2024	Payment	1100	Check for Vendor V00003	-200.00	-200.00	0.00
12/19/2024	Payment	1101	Check for Vendor V00007	-200.00	-200.00	0.00
12/19/2024	Payment	1103	Check for Vendor V00012	-3,125.00	-3,125.00	0.00
12/19/2024	Payment	1104	Check for Vendor V00004	-200.00	-200.00	0.00
12/19/2024	Payment	1105	Check for Vendor V00010	-351.60	-351.60	0.00
Total Checks				-7,076.90	-7,076.90	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/17/2024	Payment	1096	Check for Vendor V00005	-200.00
12/19/2024	Payment	1102	Check for Vendor V00005	-200.00
Total Outstanding Checks				-400.00

Outstanding Deposits

Total Outstanding Deposits