

Hillcrest Preserve
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Adopted Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balance
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Investments	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	\$ 165,784	\$ 629,450
Special Assmnts- tax collector	\$ -	\$ 25,178
Developer Contributions	\$ -	\$ -
Special Assmnts- CDD Collected	\$ -	\$ -
TOTAL REVENUES	\$ 165,784	\$ 654,628
EXPENDITURES		
Financial and Administrative		
Supervisor fees	\$ 3,000	\$ 12,000
ProfServ- Dissemination Agent	\$ 4,200	\$ 5,000
ProfServ- Info technology	\$ 600	\$ 600
ProfServ-Recording secretary	\$ 2,400	\$ 2,400
Trustee fees	\$ 6,500	\$ 6,500
District counsel	\$ 9,500	\$ 25,000
District engineer	\$ 9,500	\$ 9,500
ProfServ-Administrative services	\$ 4,500	\$ 4,500
ProfServ- District manager	\$ 25,000	\$ 25,000
ProfServ- Accounting services	\$ 18,000	\$ 9,000
Auditing services	\$ 6,000	\$ 6,000
Website compliance	\$ 1,800	\$ 1,800
Postage,Phone, Faxes, Copies	\$ 500	\$ 500
ProfServ- Rentals and leases	\$ 600	\$ 600
Public officials insurance	\$ -	\$ -
Legal advertising	\$ 3,500	\$ 3,500
Bank fees	\$ 200	\$ 200
ProfServ- Financial and revenue collections	\$ 1,200	\$ 5,000
Meeting expenses	\$ 4,000	\$ 500
ProfServ- Website administration	\$ 1,200	\$ 1,200
Miscellaneous expenses	\$ 250	\$ -
Office supplies	\$ 100	\$ 100
Dues, Licenses, Subscriptions	\$ 175	\$ 325
ProfServ- Field Management	\$ -	\$ 12,000
ProfServ - Construction Accounting	\$ -	\$ 6,000
	\$ -	\$ -

Hillcrest Preserve

Community Development District

General Fund

	\$	-
	\$	-
	\$	-
Total Financial and Administrative	\$ 102,725	\$ 137,225
Insurance		
Public Officials Insurance	\$ 2,500	\$ 2,531
General liability Insurance	\$ 3,200	\$ 3,094
Property Insurance	\$ -	\$ 10,000
Crime	\$ -	\$ 500
Deductible	\$ -	\$ 2,500
Total Insurance	\$ 5,700	\$ 18,625
Utility Services		
Contracts- Dispatch services	\$ 30,000	\$ -
Utility - Electric	\$ 1,500	\$ 9,000
Water/Waste	\$ -	\$ 2,400
Streetlights	\$ -	\$ 90,000
Total Utility Services	\$ 31,500	\$ 101,400
Contingency		
Misc Contingency	\$ 12,500	\$ 25,000
Storm Clean Up	\$ -	\$ 35,000
Total Contingency	\$ 12,500	\$ 60,000
Landscape and Pond Maintenance		
Contracts - Aquatics	\$ 6,680	\$ 9,000
Contracts - Landscape	\$ 6,880	\$ 200,000
ROW Maintenance	\$ -	\$ 50,000
Mitigation Maintenance	\$ -	\$ 30,000
Total Landscape and Pond Maintenance	\$ 26,060	\$ 289,000
Other Physical Environment		
Entrance Monuments & Walls R&M	\$ -	\$ 10,000
Dog Waste Station Service & Supplies	\$ -	\$ 1,200
Mailbox Kiosk R&M	\$ -	\$ 3,000
Wildlife Control	\$ -	\$ 9,000
Total Other Physical Environment	\$ -	\$ 23,200
TOTAL EXPENDITURES	\$ 178,485	\$ 629,450
Excess (deficiency) of revenues	\$ (12,701)	\$ 25,178
Net change in fund balance	\$ (12,701)	\$ 25,178

Hillcrest Preserve

Community Development District

General Fund

FUND BALANCE, BEGINNING	\$	12,723	\$	121,657
FUND BALANCE, ENDING	\$	22	\$	<u>146,835</u>

Hillcrest Preserve

Community Development District

Series 2024 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2024 Bonds
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2025	ACTUAL THRU 4/30/2025	PROJECTED May- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	-	-	-	-	\$1,381,751
Special Assmnts- Discounts	-	-	-	-	(\$55,270)
Total	\$ -	\$ -	\$ -	\$ -	\$1,326,481
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$1,326,481
COST OF GOODS SOLD					
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	\$ -	\$ -	\$ -	\$ -	\$ 27,635
Total Administrative	\$ -	\$ -	\$ -	\$ -	\$ 27,635
<i>Non-Operating</i>					
Cost of Issuance					
Total Non-Operating	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL FOR O&M	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	-	-	-	-	\$ 405,000
Interest Expense Series	-	-	-	-	\$ 889,975
Total Debt Service	\$ -	\$ -	\$ -	\$ -	\$ 1,294,975
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 1,322,610
Reserves					
Total Reserves	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	1,322,610
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	-	-	3,871
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds of Refunding Bonds	-	-	-	-	-
Operating Transfers-Out	-	-	-	-	-
Pynt to Escrow Acct-Refunding	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	-	-	3,871
TOTAL OTHER SOURCES (USES)	\$ -	\$ -	\$ -	\$ -	\$ 3,871
Net change in fund balance	-	-	-	-	3,871
FUND BALANCE, BEGINNING	\$ -	\$ -	\$ -	\$ -	\$ -
FUND BALANCE, ENDING	\$ -	\$ -	\$ -	\$ -	\$ 3,871

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2024 Bonds
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	May-	PROJECTED	BUDGET
	2025	4/30/2025	9/30/2025	FY 2025	FY 2026
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2025				11/1/2026
Series 2024 Bonds:	19,870,000	-	-	-	19,465,000

**Series 2024 Special Assessment Revenue Bonds Amortization
Schedule**

Period Ending	Balance	Principal	Coupon %	Interest	Debt Service	Annual Debt Service
5/1/2025			5.028%			
11/1/2025	19,870,000		5.028%	499,550	499,550	
5/1/2026	19,870,000	405,000	5.028%	499,550	904,550	1,404,099
11/1/2026	19,465,000		5.028%	489,367	489,367	
5/1/2027	19,465,000	315,000	5.028%	489,367	804,367	1,293,735
11/1/2027	19,150,000		5.028%	481,448	481,448	
5/1/2028	19,150,000	325,000	5.028%	481,448	806,448	1,287,896
11/1/2028	18,825,000		5.028%	473,277	473,277	
5/1/2029	18,825,000	340,000	5.028%	473,277	813,277	1,286,555
11/1/2029	18,485,000		5.028%	464,729	464,729	
5/1/2030	18,485,000	355,000	5.028%	464,729	819,729	1,284,459
11/1/2030	18,130,000		5.028%	455,804	455,804	
5/1/2031	18,130,000	375,000	5.028%	455,804	830,804	1,286,609
11/1/2031	17,755,000		5.028%	446,377	446,377	
5/1/2032	17,755,000	390,000	5.028%	446,377	836,377	1,282,753
11/1/2032	17,365,000		5.028%	436,572	436,572	
5/1/2033	17,365,000	410,000	5.028%	436,572	846,572	1,283,143
11/1/2033	16,955,000		5.028%	426,264	426,264	
5/1/2034	16,955,000	430,000	5.028%	426,264	856,264	1,282,528
11/1/2034	16,525,000		5.028%	415,453	415,453	
5/1/2035	16,525,000	450,000	5.028%	415,453	865,453	1,280,907
11/1/2035	16,075,000		5.028%	404,140	404,140	
5/1/2036	16,075,000	475,000	5.028%	404,140	879,140	1,283,280
11/1/2036	15,600,000		5.028%	392,198	392,198	
5/1/2037	15,600,000	500,000	5.028%	392,198	892,198	1,284,396
11/1/2037	15,100,000		5.028%	379,627	379,627	
5/1/2038	15,100,000	525,000	5.028%	379,627	904,627	1,284,255
11/1/2038	14,575,000		5.028%	366,429	366,429	
5/1/2039	14,575,000	550,000	5.028%	366,429	916,429	1,282,857
11/1/2039	14,025,000		5.028%	352,601	352,601	
5/1/2040	14,025,000	580,000	5.028%	352,601	932,601	1,285,202
11/1/2040	13,445,000		5.028%	338,019	338,019	
5/1/2041	13,445,000	610,000	5.028%	338,019	948,019	1,286,039
11/1/2041	12,835,000		5.028%	322,683	322,683	
5/1/2042	12,835,000	640,000	5.028%	322,683	962,683	1,285,367
11/1/2042	12,195,000		5.028%	306,593	306,593	
5/1/2043	12,195,000	675,000	5.028%	306,593	981,593	1,288,186
11/1/2043	11,520,000		5.028%	289,623	289,623	
5/1/2044	11,520,000	710,000	5.028%	289,623	999,623	1,289,246
11/1/2044	10,810,000		5.028%	271,773	271,773	
5/1/2045	10,810,000	745,000	5.028%	271,773	1,016,773	1,288,546
11/1/2045	10,065,000		5.028%	253,043	253,043	
5/1/2046	10,065,000	785,000	5.028%	253,043	1,038,043	1,291,086
11/1/2046	9,280,000		5.028%	233,307	233,307	
5/1/2047	9,280,000	825,000	5.028%	233,307	1,058,307	1,291,615
11/1/2047	8,455,000		5.028%	212,566	212,566	
5/1/2048	8,455,000	870,000	5.028%	212,566	1,082,566	1,295,132
11/1/2048	7,585,000		5.028%	190,694	190,694	

**Series 2024 Special Assessment Revenue Bonds Amortization
Schedule**

Period Ending	Balance	Principal	Coupon %	Interest	Debt Service	Annual Debt Service
5/1/2049	7,585,000	920,000	5.028%	190,694	1,110,694	1,301,387
11/1/2049	6,665,000		5.028%	167,564	167,564	
5/1/2050	6,665,000	970,000	5.028%	167,564	1,137,564	1,305,128
11/1/2050	5,695,000		5.028%	143,177	143,177	
5/1/2051	5,695,000	1,020,000	5.028%	143,177	1,163,177	1,306,355
11/1/2051	4,675,000		5.028%	117,534	117,534	
5/1/2052	4,675,000	1,075,000	5.028%	117,534	1,192,534	1,310,067
11/1/2052	3,600,000		5.028%	90,507	90,507	
5/1/2053	3,600,000	1,135,000	5.028%	90,507	1,225,507	1,316,014
11/1/2053	2,465,000		5.028%	61,972	61,972	
5/1/2054	2,465,000	1,200,000	5.028%	61,972	1,261,972	1,323,945
11/1/2054	1,265,000		5.028%	31,803	31,803	
5/1/2055	1,265,000	1,265,000	5.028%	31,803	1,296,803	1,328,606
	0					
Total		19,870,000		19,029,393	38,899,393	38,899,393

Hillcrest Preserve

Community Development District

All Funds

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Assessment Area 1										
Product	Units	O&M Assessment			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Townhomes 24'	52	\$ 432.95	\$ 114.03	\$ 318.92	\$ 893.37	\$ -	\$ 893.37	\$ 1,326.32	\$ 114.03	\$ 1,212.29
Townhomes 28'	24	\$ 505.11	\$ 133.04	\$ 372.07	\$ 1,042.29	\$ -	\$ 1,042.29	\$ 1,547.39	\$ 133.04	\$ 1,414.36
Single Family 40'	257	\$ 721.58	\$ 190.05	\$ 531.53	\$ 1,488.96	\$ -	\$ 1,488.96	\$ 2,210.54	\$ 190.05	\$ 2,020.49
Single Family 50'	322	\$ 901.98	\$ 237.56	\$ 664.41	\$ 1,861.19	\$ -	\$ 1,861.19	\$ 2,763.17	\$ 237.56	\$ 2,525.61
Single Family 60'	147	\$ 1,082.37	\$ 285.08	\$ 797.30	\$ 2,233.43	\$ -	\$ 2,233.43	\$ 3,315.81	\$ 285.08	\$ 3,030.73
	802									