

**HILLCREST PRESERVE
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 15, 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
Angie Grunwald, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

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

Regular Meeting Agenda

July 15, 2025, at 11:00 a.m.

The Regular Meetings of Hillcrest Preserve Community Development District will be held on **July 15, 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 2025-07; Adopting a No Fishing Policy
4. **CONSENT AGENDA**
 - A. Approval of Minutes of June 17, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures June 2025
 - C. Acceptance of the Financials and Approval of the Check Register for June 2025
 - D. Ratification of Resolution 2025-06; Bond General Fund Allocation
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, August 19, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 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 in Pasco County, Florida;

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, the District-Owned Property was not designed for fishing or other recreational activities; and

WHEREAS, in an effort to reduce damage to the District-Owner Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, 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 part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 15TH DAY OF JULY, 2025.

Attest:

**Hillcrest Preserve
Community Development District**

Name: _____
Title: Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Hillcrest Preserve Community Development District

Introduction

The Hillcrest Preserve Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.

No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Fourth Order of Business

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

Agenda Page 8

The regular meeting of the Board of Supervisors of the Hillcrest Preserve Community Development District was held on Tuesday, June 17, 2025, and called to order at 11:00 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
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Kelly Evans	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Debbie Wallace	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>

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 a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of May 20, 2025 Meeting**
- B. Consideration of Operation and Maintenance Expenditures May 2025**
- C. Acceptance of the Financials and Approval of the Check Register for May 2025**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved. 4-0

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' 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 Ms. Evans, with all in favor, the meeting was adjourned at 11:22 am. 4-0

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	6/1/2025	150846	\$750.00		Accounting Services June 2025
INFRAMARK LLC	6/1/2025	150846	\$375.00		Administrative Services June 2025
INFRAMARK LLC	6/1/2025	150846	\$2,083.33		District Management June 2025
INFRAMARK LLC	6/1/2025	150846	\$100.00		Financial & Revenue Collection June 2025
INFRAMARK LLC	6/1/2025	150846	\$200.00		Recording Secretary June 2025
INFRAMARK LLC	6/1/2025	150846	\$50.00		Rentals & Leases June 2025
INFRAMARK LLC	6/1/2025	150846	\$50.00		Technology/Data Storage June 2025
INFRAMARK LLC	6/1/2025	150846	\$100.00	\$3,708.33	Website Maintenance June 2025
Monthly Contract Subtotal			\$3,708.33	\$3,708.33	
Variable Contract					
STRALEY ROBIN VERICKER	6/10/2025	26657	\$1,179.50	\$1,179.50	District Counsel May 2025
Variable Contract Subtotal			\$1,179.50	\$1,179.50	
Regular Services					
ANGIE GRUNWALD	6/17/2025	AG-061725	\$200.00	\$200.00	BOARD 6/17/25
AUDIOEYE, INC.	6/23/2025	INV-11230	\$1,568.52	\$1,568.52	WEBSITE ADA COMPLIANCE
CARLOS DE LA OSSA	6/17/2025	CO-061725	\$200.00	\$200.00	BOARD 6/17/25
KELLY ANN EVANS	6/17/2025	KE-061725	\$200.00	\$200.00	BOARD 6/17/25
NICHOLAS J. DISTER	6/17/2025	ND-061725	\$200.00	\$200.00	BOARD 6/17/25
Regular Services Subtotal			\$2,368.52	\$2,368.52	
Additional Services					
INFRAMARK LLC	6/17/2025	151837	\$3.45	\$3.45	Postage
Additional Services Subtotal			\$3.45	\$3.45	

<p align="center">HILLCREST PRESERVE CDD</p> <p align="center">Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$7,259.80	\$7,259.80	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

150846

DATE

6/1/2025

CUSTOMER ID

C3119

NET TERMS

Net 30

PO#
DUE DATE

7/1/2025

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: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					3,708.33

Subtotal \$3,708.33

Tax \$0.00

Total Due \$3,708.33

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 CDD
 Inframark
 2005 Pan Am Circle, Ste. 300
 Tampa, FL 33607

June 10, 2025

Client: 001607

Matter: 000001

Invoice #: 26657

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/19/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
5/19/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	3.8	\$741.00
5/20/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
5/20/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50
Total Professional Services			4.9	\$1,179.50

Total Services	\$1,179.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,179.50
Previous Balance		\$727.50
Less Payments		(\$727.50)
PAY THIS AMOUNT		\$1,179.50

Please Include Invoice Number on all Correspondence

HILLCREST PRESERVE CDDMEETING DATE: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Angie Grunwald	✓	Accept	\$200
Kelly Evans	✓	Accept	\$200
Nick Dister	✓	Accept	\$200
Ryan Motko		Accept	\$200
Carlos de la Ossa	✓	Accept	\$200

DMS Staff Signature Jayna Cooper

ADA Site Compliance
5210 E Williams Cir Ste 750
Tucson, AZ 857114477
accounting@adasitecompliance.com



Invoice

BILL TO
Monica Alvarez Hillcrest Preserve CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-11230	06/23/2024	\$1,568.52	07/23/2024	30	

DESCRIPTION	QTY/HRS	RATE	AMOUNT
New Accessible & Compliant Website, Compliance Shield, Accessibility Policy, Technological Auditing.	1	1,500.00	1,500.00
1.5% - Applied on Aug 23, 2024			22.50
1.5% - Applied on Sep 23, 2024			22.84
1.5% - Applied on Oct 23, 2024			23.18

BALANCE DUE

\$1,568.52

Pay invoice

HILLCREST PRESERVE CDDMEETING DATE: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Angie Grunwald	✓	Accept	\$200
Kelly Evans	✓	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: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Angie Grunwald	✓	Accept	\$200
Kelly Evans	✓	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: June 17, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Angie Grunwald	✓	Accept	\$200
Kelly Evans	✓	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
Hillcrest Preserve Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
151837
CUSTOMER ID
C3119
PO#

DATE
6/17/2025
NET TERMS
Net 30
DUE DATE
7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.69		3.45
Subtotal					3.45

Subtotal	\$3.45
Tax	\$0.00
Total Due	\$3.45

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

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Hillcrest Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

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 June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	CAPITAL					TOTAL
	GENERAL	DEBT SERVICE	PROJECTS	GENERAL		
	FUND	FUND SERIES	FUND SERIES	LONG TERM		
		2024	2024	DEBT FUND		
ASSETS						
Cash - Operating Account	\$ 85,272	\$ -	\$ -	\$ -	\$ -	85,272
Investments:						
Acquisition & Construction Account	-	-	17,031,129	-	-	17,031,129
Reserve Fund	-	1,298,845	-	-	-	1,298,845
Revenue Fund	-	339,341	-	-	-	339,341
Amount To Be Provided	-	-	-	19,465,000	-	19,465,000
TOTAL ASSETS	\$ 85,272	\$ 1,638,186	\$ 17,031,129	\$ 19,465,000	\$ -	38,219,587
LIABILITIES						
Accounts Payable	\$ 1,183	\$ -	\$ -	\$ -	\$ -	1,183
Bonds Payable - Series 2024	-	-	-	19,465,000	-	19,465,000
TOTAL LIABILITIES	1,183	-	-	19,465,000	-	19,466,183
FUND BALANCES						
Restricted for:						
Debt Service	-	1,638,186	-	-	-	1,638,186
Capital Projects	-	-	17,031,129	-	-	17,031,129
Unassigned:	84,089	-	-	-	-	84,089
TOTAL FUND BALANCES	84,089	1,638,186	17,031,129	-	-	18,753,404
TOTAL LIABILITIES & FUND BALANCES	\$ 85,272	\$ 1,638,186	\$ 17,031,129	\$ 19,465,000	\$ -	38,219,587

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	165,785	124,626	(41,159)	75.17%
TOTAL REVENUES	165,785	124,626	(41,159)	75.17%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	9,200	(6,200)	306.67%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	600	350	250	58.33%
ProfServ-Recording Secretary	2,400	1,400	1,000	58.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	10,006	(506)	105.33%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	2,542	1,958	56.49%
District Manager	25,000	15,083	9,917	60.33%
Accounting Services	18,000	5,250	12,750	29.17%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,569	231	87.17%
Postage, Phone, Faxes, Copies	500	39	461	7.80%
Rentals & Leases	600	377	223	62.83%
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	900	300	75.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	600	600	50.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	105,225	50,760	54,465	48.24%
<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 June 30, 2025
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	53,260	112,525	32.13%
Excess (deficiency) of revenues				
Over (under) expenditures	-	71,366	71,366	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,723		
FUND BALANCE, ENDING		\$ 84,089		

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Debt Service Fund Series 2024 (200)
(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>				
Interest - Investments	\$ -	\$ 40,351	\$ 40,351	0.00%
Special Assmnts- CDD Collected	-	1,098,496	1,098,496	0.00%
TOTAL REVENUES	-	1,138,847	1,138,847	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	405,000	(405,000)	0.00%
Interest Expense	-	394,815	(394,815)	0.00%
Total Debt Service	-	799,815	(799,815)	0.00%
TOTAL EXPENDITURES	-	799,815	(799,815)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	339,032	339,032	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	309	309	0.00%
Bond Proceeds	-	1,298,845	1,298,845	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,299,154	1,299,154	0.00%
Net change in fund balance	\$ -	\$ 1,638,186	\$ 1,638,186	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,638,186		

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Capital Projects Fund Series 2024 (300)
(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>				
Interest - Investments	\$ -	\$ 340,513	\$ 340,513	0.00%
TOTAL REVENUES	-	340,513	340,513	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Dissemination Agent	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
Bond Counsel	-	139,000	(139,000)	0.00%
Postage, Phone, Faxes, Copies	-	1,500	(1,500)	0.00%
Cost of Issuance	-	43,500	(43,500)	0.00%
Total Administration	-	199,700	(199,700)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	1,168,977	(1,168,977)	0.00%
Total Construction In Progress	-	1,168,977	(1,168,977)	0.00%
TOTAL EXPENDITURES	-	1,368,677	(1,368,677)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,028,164)	(1,028,164)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	18,059,602	18,059,602	0.00%
Operating Transfers-Out	-	(309)	(309)	0.00%
TOTAL FINANCING SOURCES (USES)	-	18,059,293	18,059,293	0.00%
Net change in fund balance	\$ -	\$ 17,031,129	\$ 17,031,129	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 17,031,129		

Hillcrest Preserve CDD

Statement Date 06/30/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
05/22/2025	Payment	1143	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
05/28/2025	Payment	1147	INFRAMARK LLC	Check for Vendor V00013	-3,608.33	-3,608.33	0.00
06/20/2025	Payment	1148	ANGIE GRUNWALD	Payment of Invoice 000261	-200.00	-200.00	0.00
06/20/2025	Payment	1149	CARLOS DE LA OSSA	Payment of Invoice 000259	-200.00	-200.00	0.00
06/20/2025	Payment	1151	NICHOLAS J. DISTER	Payment of Invoice 000258	-200.00	-200.00	0.00
06/27/2025	Payment	1154	AUDIOEYE, INC.	Check for Vendor V00024	-1,568.52	-1,568.52	0.00
Total Checks					-5,976.85	-5,976.85	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/22/2025	Payment	1144	RYAN MOTKO	Check for Vendor V00005			-200.00
06/20/2025	Payment	1150	KELLY ANN EVANS	Payment of Invoice 000260			-200.00
06/25/2025	Payment	1153	INFRAMARK LLC	Check for Vendor V00013			-3,708.33
Total Outstanding Checks							-4,108.33
Outstanding Deposits							
Total Outstanding Deposits							

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT ALLOCATING A PORTION OF BOND PROCEEDS TO FINANCE THE ACQUISITION AND CONSTRUCTION OF THE MASTER INFRASTRUCTURE, PUBLIC ROADS AND UTILITIES THAT ARE PART OF THE SERIES 2024 PROJECT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hillcrest Preserve Community Development District (the “**District**”) intends to construct and/or acquire the master infrastructure, public roadways and utilities (the “**Series 2024 Project**”) described in the Supplemental Report of the District Engineer for Hillcrest Preserve Community Development District dated May 20, 2024 (the “**Series 2024 Project Supplemental Engineer’s Report**”);

WHEREAS, the District issued the \$19,870,000 Hillcrest Preserve Special Assessment Bonds Series 2024 (Series 2024 Project) (the “**Series 2024 Bonds**”) and the Board desires to allocate \$17,859,901.60 from the Series 2024 Bonds Acquisition and Construction Account under the Series 2024 Bonds Supplemental Trust Indenture to finance the construction and acquisition of the master infrastructure, public roadways and utilities which are part of the Series 2024 Project.

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

Section 1. Authority for this Resolution. This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

Section 2. Allocation of a Portion of the Proceeds from the Series 2024 Bonds. The District shall direct the Series 2024 Bond Trustee to allocate \$17,859,901.60 from the Series 2024 Acquisition and Construction Account under the Series 2024 Bonds Supplemental Trust Indenture, which was established with proceeds from the Series 2024 Bonds, to fund the master infrastructure, public roadways and utilities which are part of the Series 2024 Project as described in the Series 2024 Project Supplemental Engineer’s Report.

Section 3. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted this December 17, 2024.

Attest:

**Hillcrest Preserve Community
Development District**

Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors