

Hillcrest Preserve Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 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	\$ 76,874	\$ -	\$ -	\$ -	\$ -	76,874
Investments:						
Acquisition & Construction Account	-	-	13,478,915	-	-	13,478,915
Reserve Fund	-	1,298,845	-	-	-	1,298,845
Revenue Fund	-	344,604	-	-	-	344,604
Amount To Be Provided	-	-	-	19,465,000	-	19,465,000
TOTAL ASSETS	\$ 76,874	\$ 1,643,449	\$ 13,478,915	\$ 19,465,000	\$ -	\$ 34,664,238
LIABILITIES						
Accounts Payable	\$ 117	\$ -	\$ -	\$ -	\$ -	117
Bonds Payable - Series 2024	-	-	-	19,465,000	-	19,465,000
TOTAL LIABILITIES	117	-	-	19,465,000	-	19,465,117
FUND BALANCES						
Restricted for:						
Debt Service	-	1,643,449	-	-	-	1,643,449
Capital Projects	-	-	13,478,915	-	-	13,478,915
Unassigned:	76,757	-	-	-	-	76,757
TOTAL FUND BALANCES	76,757	1,643,449	13,478,915	-	-	15,199,121
TOTAL LIABILITIES & FUND BALANCES	\$ 76,874	\$ 1,643,449	\$ 13,478,915	\$ 19,465,000	\$ -	\$ 34,664,238

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	10,200	(7,200)	340.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	600	400	200	66.67%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	11,343	(1,843)	119.40%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	2,917	1,583	64.82%
District Manager	25,000	17,167	7,833	68.67%
Accounting Services	18,000	6,000	12,000	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	1,569	231	87.17%
Postage, Phone, Faxes, Copies	500	41	459	8.20%
Rentals & Leases	600	427	173	71.17%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	1,804	1,696	51.54%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	1,000	200	83.33%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	800	400	66.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	105,225	58,093	47,132	55.21%
<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 July 31, 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	60,593	105,192	36.55%
Excess (deficiency) of revenues				
Over (under) expenditures	-	64,033	64,033	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		12,724		
FUND BALANCE, ENDING		\$ 76,757		

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 45,614	\$ 45,614	0.00%
Special Assmnts- CDD Collected	-	1,098,496	1,098,496	0.00%
TOTAL REVENUES	-	1,144,110	1,144,110	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	-	344,295	344,295	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	\$ -	\$ 1,643,449	\$ 1,643,449	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,643,449		

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 395,731	\$ 395,731	0.00%
TOTAL REVENUES	-	395,731	395,731	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	-	4,776,409	(4,776,409)	0.00%
Total Construction In Progress	-	4,776,409	(4,776,409)	0.00%
TOTAL EXPENDITURES	-	4,976,109	(4,976,109)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(4,580,378)	(4,580,378)	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	\$ -	\$ 13,478,915	\$ 13,478,915	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 13,478,915		

Hillcrest Preserve CDD

Statement No. 25_07

Statement Date 07/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
06/20/2025	Payment	1150	KELLY ANN EVANS	Payment of Invoice 000260	-200.00	-200.00	0.00
06/25/2025	Payment	1153	INFRAMARK LLC	Check for Vendor V00013	-3,708.33	-3,708.33	0.00
07/02/2025	Payment	1155	INFRAMARK LLC	Check for Vendor V00013	-3.45	-3.45	0.00
07/02/2025	Payment	1156	STRALEY ROBIN VERICKER	Check for Vendor V00012	-1,179.50	-1,179.50	0.00
07/09/2025	Payment	1157	INFRAMARK LLC	Check for Vendor V00013	-3,708.33	-3,708.33	0.00
07/16/2025	Payment	1158	ANGIE GRUNWALD	Check for Vendor V00022	-200.00	-200.00	0.00
07/16/2025	Payment	1159	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
07/16/2025	Payment	1160	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
07/16/2025	Payment	1161	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
07/16/2025	Payment	1163	STRALEY ROBIN VERICKER	Check for Vendor V00012	-1,336.50	-1,336.50	0.00
Total Checks					-10,936.11	-10,936.11	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/22/2025	Payment	1144	RYAN MOTKO	Check for Vendor V00005			-200.00
07/16/2025	Payment	1162	RYAN MOTKO	Check for Vendor V00005			-200.00
07/30/2025	Payment	1164	TIMES PUBLISHING COMPANY	Check for Vendor V00010			-1,068.00
07/30/2025	Payment	1165	INFRAMARK LLC	Check for Vendor V00013			-102.07
Total Outstanding Checks							-1,570.07
Outstanding Deposits							

Bank Account Statement

Hillcrest Preserve CDD

Bank Account No. 817335

Statement No. 25_07

Statement Date 07/31/2025

Total Outstanding Deposits