

**HILLCREST PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 19, 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

The Public Hearing and Regular Meetings of Hillcrest Preserve Community Development District will be held on **August 19, 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. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
  - B. Discussion on Fiscal Year 2026 Budget
  - C. Close Public Hearing on Adopting FY 2026 Final Budget
  - D. Consideration of Resolution 2025-08; Adopting Final Fiscal Year 2026 Budget
  - E. Consideration of Resolution 2025-09; Levying O&M Assessment for FY 2025-2026 Budget
4. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule
  - B. Consideration of Fiscal Year 2025 Grau Audit Engagement Letter
5. **CONSENT AGENDA**
  - A. Approval of Minutes of July 15, 2025 Meeting
  - B. Consideration of Operation and Maintenance Expenditures July 2025
  - C. Acceptance of the Financials and Approval of the Check Register for July 2025
6. **STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
7. **BOARD MEMBERS COMMENTS**
8. **ADJOURNMENT**

**The next Meeting is scheduled for Tuesday, September 16, 2025 at 11:00 a.m.**

## **Third Order of Business**

**Hillcrest Preserve**  
Community Development District

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

**Fiscal Year 2026**

Prepared by:



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

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED BUDGET FY 2025</b>	<b>ANNUAL BUDGET FY 2026</b>
<b>REVENUES</b>		
Interest - Investments		
Operations & Maintenance Assmts - On Roll	\$ 165,784	\$ 629,450
Special Assmnts- tax collector		25,178
Developer Contributions		
Special Assmnts- CDD Collected		
<b>TOTAL REVENUES</b>	<b>\$ 165,784</b>	<b>\$ 654,628</b>
<b>EXPENDITURES</b>		
<b>Financial and Administrative</b>		
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

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

---

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

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

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



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

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL BUDGET FY 2026</b>
Net change in fund balance	<u>3,871</u>
<b>FUND BALANCE, BEGINNING</b>	
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,871</b>
<b>REMAINDER VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENTS</b>	
	<b>11/1/2026</b>
<b>Series 2024 Bonds:</b>	<b>19,465,000</b>

**Hillcrest Preserve**

Community Development District

Series 2024 Debt Service Fund

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

<b>Period Ending</b>	<b>Balance</b>	<b>Principal</b>	<b>Coupon %</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
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

Series 2024 Special Assessment Revenue Bonds Amortization  
Schedule

Period Ending	Balance	Principal	Coupon %	Interest	Debt Service	Annual Debt Service
11/1/2048	7,585,000		5.028%	190,694	190,694	
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
	<b>802</b>									

## RESOLUTION 2025-08

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

#### Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Hillcrest Preserve Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*Not inclusive of any collection costs or early payment discounts.

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

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

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

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 19, 2025.**

Attested By:

**Hillcrest Preserve  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary / ☐ Assistant Secretary

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

**Exhibit A: FY 2025-2026 Adopted Budget**

## RESOLUTION 2025-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Hillcrest Preserve Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in Pasco County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);



**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2025
  2. 25% due no later than February 1, 2026
  3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than December 1, 2025
  2. 25% due no later than February 1, 2026
  3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

**Section 5. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 19, 2025.**

Attested By:

**Hillcrest Preserve Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐Secretary/☐Assistant Secretary

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

**Exhibit A: FY 2025-2026 Budget**

# **Fourth Order of Business**

**RESOLUTION 2025-10**

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

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

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

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

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

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

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

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF AUGUST 2025**

**ATTEST:**

**HILLCREST PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

**SECRETARY/ASSISTANT SECRETARY**

---

**CHAIR**

**EXHIBIT A****BOARD OF SUPERVISORS MEETING DATES HILLCREST PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Hillcrest Preserve Community Development District are scheduled to be held at **1:00 PM. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** as follows:

**October 21, 2025  
November 18, 2025  
December 16, 2025  
January 20, 2026  
February 17, 2026  
March 17, 2026  
April 21, 2026  
May 19, 2026  
June 16, 2026  
July 21, 2026  
August 18, 2026  
September 15, 2026**

**\* Meeting may be rescheduled or canceled due to the holiday.**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the 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.

Jayna Cooper  
District Manager



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 • (800) 299-4728  
 Fax (561) 994-5823  
 www.graucpa.com

August 8, 2025

To Board of Supervisors  
 Hillcrest Preserve Community Development District  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Hillcrest Preserve Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hillcrest Preserve Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,600 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Hillcrest Preserve Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Hillcrest Preserve Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

# **Fifth Order of Business**

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

Agenda Page 29

The regular meeting of the Board of Supervisors of the Hillcrest Preserve Community Development District was held on Tuesday, July 15, 2025, and called to order at 11:30 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
Kelly Evans	Assistant Secretary
Angie Grunwald	Assistant Secretary
Ryan Motko	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**

**A. Consideration of Resolution 2025-07; Adopting a No Fishing Policy**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Resolution 2025-07; Adopting a No Fishing Policy, was adopted. 5-0
--

**FOURTH ORDER OF BUSINESS** **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**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, 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' 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 11:31 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
<b>Monthly Contract</b>					
INFRAMARK LLC	7/1/2025	153049	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	7/1/2025	153049	\$375.00		ADMINISTRATION
INFRAMARK LLC	7/1/2025	153049	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	7/1/2025	153049	\$100.00		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	7/1/2025	153049	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	7/1/2025	153049	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	7/1/2025	153049	\$100.00	\$3,658.33	WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	5/2/2025	149105 BALANCE	\$100.00	\$100.00	WEBSITE MAINTENANCE/ADMIN
<b>Monthly Contract Subtotal</b>			<b>\$3,758.33</b>	<b>\$3,758.33</b>	
<b>Regular Services</b>					
ANGIE GRUNWALD	7/15/2025	AG-071525	\$200.00	\$200.00	BOARD 7/15/25
CARLOS DE LA OSSA	7/15/2025	CO-071525	\$200.00	\$200.00	BOARD 7/15/25
INFRAMARK LLC	7/1/2025	153049	\$50.00	\$50.00	RENTAL & LEASES
INFRAMARK LLC	7/16/2025	154302	\$2.07	\$2.07	POSTAGE
KELLY ANN EVANS	7/15/2025	KE-071525	\$200.00	\$200.00	BOARD 7/15/25
NICHOLAS J. DISTER	7/15/2025	ND-071525	\$200.00	\$200.00	BOARD 7/15/25
RYAN MOTKO	7/15/2025	RM-071525	\$200.00	\$200.00	BOARD 7/15/25
STRALEY ROBIN VERICKER	7/9/2025	26824	\$1,336.50	\$1,336.50	DISTRICT COUNSEL
TIMES PUBLISHING COMPANY	7/23/2025	46909-072325	\$1,068.00	\$1,068.00	LEGAL AD
<b>Regular Services Subtotal</b>			<b>\$3,456.57</b>	<b>\$3,456.57</b>	
<b>TOTAL</b>					
			<b>\$7,214.90</b>	<b>\$7,214.90</b>	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

**INVOICE#**  
153049

**CUSTOMER ID**  
C3119

**PO#**

**DATE**  
7/1/2025

**NET TERMS**  
Due On Receipt

**DUE DATE**  
7/1/2025

Services provided for the Month of: July 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
<b>Subtotal</b>					<b>3,708.33</b>

<b>Subtotal</b>	\$3,708.33
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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.





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

149105

**DATE**

5/2/2025

**CUSTOMER ID**

C3119

**NET TERMS**

Net 30

**PO#**
**DUE DATE**

6/1/2025

**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: May 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
<b>Subtotal</b>					<b>3,708.33</b>

**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.*

1

Attendance Confirmation  
for  
Board of Supervisors

District Name:	Hillcrest Preserve
Board Meeting Date:	July 15, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Angie Grunwald	X	\$200
4	Kelly Evans	X	\$200
5	Ryan Motko	X	\$200

Jayna Cooper	7.15.25
District Manager	Date

1

Attendance Confirmation  
for  
Board of Supervisors

District Name:	Hillcrest Preserve
Board Meeting Date:	July 15, 2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Angie Grunwald	X	\$200
4	Kelly Evans	X	\$200
5	Ryan Motko	X	\$200

Jayna Cooper

---

District Manager

7.15.25

---

Date



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#**

154302

**CUSTOMER ID**

C3119

**PO#****DATE**

7/16/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

7/16/2025

**Services provided for the Month of: June 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.69		2.07
<b>Subtotal</b>					<b>2.07</b>

**Subtotal**

\$2.07

**Tax**

\$0.00

**Total Due**

\$2.07

**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.*

1

Attendance Confirmation  
for  
Board of Supervisors

District Name:	Hillcrest Preserve
Board Meeting Date:	July 15, 2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Angie Grunwald	X	\$200
4	Kelly Evans	X	\$200
5	Ryan Motko	X	\$200

Jayna Cooper

---

District Manager

7.15.25

---

Date

1

Attendance Confirmation  
for  
Board of Supervisors

District Name:	Hillcrest Preserve
Board Meeting Date:	July 15, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Angie Grunwald	X	\$200
4	Kelly Evans	X	\$200
5	Ryan Motko	X	\$200

Jayna Cooper	7.15.25
District Manager	Date

1

Attendance Confirmation  
for  
Board of Supervisors

District Name:	Hillcrest Preserve
Board Meeting Date:	July 15, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Angie Grunwald	X	\$200
4	Kelly Evans	X	\$200
5	Ryan Motko	X	\$200

Jayna Cooper	7.15.25
District Manager	Date

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 40

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

July 09, 2025

Client: 001607

Matter: 000001

Invoice #: 26824

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/12/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.0	\$405.00
6/17/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.9	\$337.50
6/19/2025	LC	RESEARCH RE FUNDING ALLOCATION RESOLUTIONS.	0.2	\$39.00
6/20/2025	CAW	REVIEW NOTICES OF PUBLIC HEARING TO ADOPT THE 2025/2026 BUDGET, MAILED O/M ASSESSMENT LETTER, RESOLUTION ADOPTING 2025/2026 BUDGET, AND RESOLUTION IMPOSING ASSESSMENTS; REVIEW BUDGET.	0.5	\$187.50
6/25/2025	AM	REVIEW ADOPTED PROPOSED BUDGET FOR FY 25-26; PREPARE RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	1.0	\$195.00
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER RE SEAT DESIGNATIONS AND TERMS; RESEARCH RE SAME; REVISE SPREADSHEET TO CORRECT INFORMATION.	0.2	\$39.00
6/30/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM J. COOPER AND B. LAMB REGARDING 2025/2026 BUDGET.	0.2	\$75.00



SERVICES

Date	Person	Description of Services	Hours	Amount
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50
Total Professional Services			4.3	\$1,336.50
Total Services			\$1,336.50	
Total Disbursements			\$0.00	
Total Current Charges				\$1,336.50
Previous Balance				\$1,179.50
Less Payments				(\$1,179.50)
PAY THIS AMOUNT				\$1,336.50

Please Include Invoice Number on all Correspondence

# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355  
Fed Tax ID 59-0482470

## DVERTISING INVOICE

Agenda Page 42

vertising Run Dates	Advertiser Name	
7/23/25-7/23/25	HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account
7/23/2025	Deirdre Bonett	TB328841
Total Amount Due	Invoice Number	
\$1,068.00	46909-072325	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/23/25	7/23/25	46909	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$0.00
7/23/25	7/23/25	46909	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$1,066.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/23/25-7/23/25	HILLCREST PRESERVE CDD	
Billing Date	Sales Rep	Customer Account
7/23/2025	Deirdre Bonett	TB328841
Total Amount Due	Invoice Number	
\$1,068.00	46909-072325	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

HILLCREST PRESERVE CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-6008

#### REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

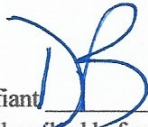
**Tampa Bay Times**

Published Daily

STATE OF FLORIDA} ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/23/25 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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.

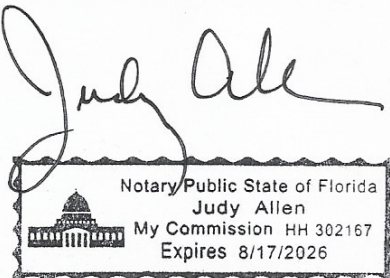
Signature of Affiant 

Sworn to and subscribed before me this 07/23/2025

Signature of Notary of Public

Personally known ☒ 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 19, 2025, at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway 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 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy,

collection, and enforcement of the O&M Assessments, and certify an assessment roll. 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, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at [jayna.cooper@inframark.com](mailto:jayna.cooper@inframark.com) or via phone at 813-873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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	\$ -	\$ -	\$ -	\$ 432.95	\$ 114.03	\$ 318.92
Townhomes 28'	24	\$ 505.11	\$ 133.04	\$ 372.07	\$ -	\$ -	\$ -	\$ 505.11	\$ 133.04	\$ 372.07
Single Family 40'	257	\$ 721.58	\$ 190.05	\$ 531.53	\$ -	\$ -	\$ -	\$ 721.58	\$ 190.05	\$ 531.53
Single Family 50'	322	\$ 901.98	\$ 237.56	\$ 664.41	\$ -	\$ -	\$ -	\$ 901.98	\$ 237.56	\$ 664.41
Single Family 60'	147	\$ 1,082.37	\$ 285.08	\$ 797.30	\$ -	\$ -	\$ -	\$ 1,082.37	\$ 285.08	\$ 797.30
	802									

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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 and if applicable Executive Order 20-69. 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 2 business days 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.

Jayna Cooper  
District Manager



# **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		
<b>ASSETS</b>						
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
<b>TOTAL ASSETS</b>	<b>\$ 76,874</b>	<b>\$ 1,643,449</b>	<b>\$ 13,478,915</b>	<b>\$ 19,465,000</b>	<b>\$ -</b>	<b>\$ 34,664,238</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 117	\$ -	\$ -	\$ -	\$ -	\$ 117
Bonds Payable - Series 2024	-	-	-	19,465,000	-	19,465,000
<b>TOTAL LIABILITIES</b>	<b>117</b>	<b>-</b>	<b>-</b>	<b>19,465,000</b>	<b>-</b>	<b>19,465,117</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	1,643,449	-	-	-	1,643,449
Capital Projects	-	-	13,478,915	-	-	13,478,915
Unassigned:	76,757	-	-	-	-	76,757
<b>TOTAL FUND BALANCES</b>	<b>76,757</b>	<b>1,643,449</b>	<b>13,478,915</b>	<b>-</b>	<b>-</b>	<b>15,199,121</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 76,874</b>	<b>\$ 1,643,449</b>	<b>\$ 13,478,915</b>	<b>\$ 19,465,000</b>	<b>\$ -</b>	<b>\$ 34,664,238</b>

**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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	165,785	124,626	(41,159)	75.17%
<b>TOTAL REVENUES</b>	<b>165,785</b>	<b>124,626</b>	<b>(41,159)</b>	<b>75.17%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>105,225</b>	<b>58,093</b>	<b>47,132</b>	<b>55.21%</b>
<b><u>Electric Utility Services</u></b>				
Contracts-Dispatch Services	30,000	-	30,000	0.00%
Utility - Electric	1,500	-	1,500	0.00%
<b>Total Electric Utility Services</b>	<b>31,500</b>	<b>-</b>	<b>31,500</b>	<b>0.00%</b>

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>16,560</b>	<b>2,500</b>	<b>14,060</b>	<b>15.10%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	12,500	-	12,500	0.00%
<b>Total Contingency</b>	<b>12,500</b>	<b>-</b>	<b>12,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>165,785</b>	<b>60,593</b>	<b>105,192</b>	<b>36.55%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	64,033	64,033	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>12,724</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 76,757</b>		



**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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 45,614	\$ 45,614	0.00%
Special Assmnts- CDD Collected	-	1,098,496	1,098,496	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,144,110</b>	<b>1,144,110</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	405,000	(405,000)	0.00%
Interest Expense	-	394,815	(394,815)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>799,815</b>	<b>(799,815)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>799,815</b>	<b>(799,815)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	344,295	344,295	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	309	309	0.00%
Bond Proceeds	-	1,298,845	1,298,845	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,299,154</b>	<b>1,299,154</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 1,643,449	\$ 1,643,449	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,643,449</b>		

**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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 395,731	\$ 395,731	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>395,731</b>	<b>395,731</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
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%
<b>Total Administration</b>	<b>-</b>	<b>199,700</b>	<b>(199,700)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	4,776,409	(4,776,409)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,776,409</b>	<b>(4,776,409)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,976,109</b>	<b>(4,976,109)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(4,580,378)	(4,580,378)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	18,059,602	18,059,602	0.00%
Operating Transfers-Out	-	(309)	(309)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>18,059,293</b>	<b>18,059,293</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 13,478,915	\$ 13,478,915	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 13,478,915</b>		

# Bank Account Statement

Hillcrest Preserve CDD

**Bank Account No.** 817335

**Statement No.** 25\_07

**Statement Date**

07/31/2025

<b>G/L Account No. 101001 Balance</b>	76,873.71	<b>Statement Balance</b>	78,443.78
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	76,873.71	<b>Subtotal</b>	78,443.78
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-1,570.07
<b>Ending G/L Balance</b>	76,873.71	<b>Ending Balance</b>	76,873.71

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
<b>Total Deposits</b>							0.00
<b>Checks</b>							
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
<b>Total Checks</b>					-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
<b>Total Outstanding Checks</b>							-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**