

**HILLCREST PRESERVE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**DECEMBER 16, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33607

# Hillcrest Preserve Community Development District

## 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  
Rollamay Turkoane, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

The Regular Meeting of Hillcrest Preserve Community Development District will be held on **December 16, 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:** 224 779 961 996 3      **Passcode:** F7AZ3qT6

**Dial-in by phone** +1 646-838-1601      **Pin:** 200 322 157#

## REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. BUSINESS ITEMS

- A. Consideration of the Annual Arbitrage Proposal Special Assessment Bonds, Series 2024

### 4. CONSENT AGENDA

- A. Approval of Regular Meeting Minutes of November 18, 2025
- B. Consideration of the Operation and Maintenance Expenditures November 2025
- C. Acceptance of the Financials and Approval of the Check Register for November 2025

### 5. STAFF REPORTS

- A. District Counsel
- B. District Manager
- C. District Engineer

### 6. BOARD MEMBERS COMMENTS

### 7. ADJOURNMENT

# Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

November 12, 2025

Hillcrest Preserve Community Development District  
c/o Jayna Cooper, District Manager  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Hillcrest Preserve CDD – \$19,870,000 Special Assessment Bonds, Series 2024 (Series 2024 Project) (the “2024 Series”)

Dear Hillcrest Preserve Community Development District:

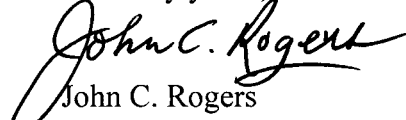
Arbitrage Rebate Counselors hereby contracts with Hillcrest Preserve Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

The annual arbitrage calculations for the 2024 Series will cover the one-year period December 10, 2024 to December 10, 2025, and each successive one-year period thereafter ending on December 10<sup>th</sup>.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2024 Series is \$400.00. Hillcrest Preserve CDD may terminate this contract at any time at its discretion.

Sincerely yours,

  
John C. Rogers  
President

Acknowledged and accepted:

Signed: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

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

1 The regular meeting of the Board of Supervisors of the Hillcrest Preserve Community  
2 Development District was held on Tuesday, November 18, 2025, and called to order at 11:09  
3 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe  
4 Run, Land O' Lakes, Florida 34638.

5  
6 Present and constituting a quorum were:

7  
8 Carlos de la Ossa Chairperson (*via phone*)  
9 Nicholas Dister Vice Chairperson (*via phone*)  
10 Ryan Motko Assistant Secretary  
11 Kelly Evans Assistant Secretary  
12 Angie Grunwald Assistant Secretary

13  
14 Also present were:

15  
16 Jayna Cooper District Manager  
17 Rollamay Turkoane District Manager (*via phone*)  
18 Kathryn Hopkinson District Counsel  
19 John Vericker District Counsel  
20 Jaqueline Gray Inframark (*via phone*)

21  
22 *This is not a certified or verbatim transcript but rather represents the context and*  
23 *summary of the meeting. The full meeting is available in audio format upon request. Contact*  
24 *the District Office for any related costs for an audio copy.*

25  
26 **FIRST ORDER OF BUSINESS** **Call To Order/Roll Call**

27 Ms. Cooper called the meeting to order, and a quorum was established.  
28

29 **SECOND ORDER OF BUSINESS** **Public Comments**

30 There being none, the next order of business followed.  
31

32 **THIRD ORDER OF BUSINESS** **Business Items**

33 **A. Consideration of School Now Website Proposal**  
34

35 

On MOTION by Ms. Evans seconded by Ms. Grunwald, with all in 36 favor, School Now Website Proposal, was approved. 5-0
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37  
38 **B. Acceptance of the Financial Audit September 20, 2024 Report**  
39

40 

On MOTION by Mr. Motko seconded by Ms. Evans, with all in favor, 41 Financial Audit September 20, 2024 Report, was approved. 5-0
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- 43 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 44 **A. Approval of Minutes of October 21, 2025 Regular Meeting**
- 45 **B. Consideration of the Operation and Maintenance Expenditures October 2025**
- 46 **C. Acceptance of the Financials and Approval of the Check Register for October**
- 47 **2025**
- 48 **D. Ratification of Grau & Associates Fiscal Year 2025 Audit Engagement Letter**

50 On MOTION by Mr. Motko seconded by Ms. Evans, with all in favor,  
 51 the Consent Agenda, was approved. 5-0

- 52
- 53 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 54 **A. District Counsel**
- 55 **B. District Accountant**
- 56 **C. District Manager**
- 57 **D. District Engineer**

58 There being no reports, the next order of business followed.

- 59
- 60 **SIXTH ORDER OF BUSINESS** **Board Members' Comments**
- 61 There being none, the next order of business followed.

- 62
- 63 **SEVENTH ORDER OF BUSINESS** **Adjournment**
- 64 There being no further business,

65

66 On MOTION by Ms. Evans seconded by Mr. Motko, with all in favor,  
 67 the meeting was adjourned at 11:13 am. 5-0

71 \_\_\_\_\_  
 72 Jayna Cooper  
 73 District Manager

71 \_\_\_\_\_  
 72 Carlos de la Ossa  
 73 Chairperson

**HILLCREST PRESERVE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
INFRAMARK LLC	11/11/2025	163573	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163573	\$375.00			ADMINISTRATIVE SERVICES
INFRAMARK LLC	11/11/2025	163573	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163573	\$100.00			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	11/11/2025	163573	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163573	\$50.00			RENTAL & LEASES
INFRAMARK LLC	11/11/2025	163573	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	11/11/2025	163573	\$100.00	\$3,708.33	\$3,708.33	WEBSITE ADMIN
<b>Monthly Contract Subtotal</b>			<b>\$3,708.33</b>			
<b>Variable Contract</b>						
CARLOS DE LA OSSA	11/18/2025	CO-111825	\$200.00			SUPERVISOR FEES
KELLY ANN EVANS	11/18/2025	KE-111825	\$200.00			BOS MEETING 11/18/2025
NICHOLAS J. DISTER	11/18/2025	ND-111825	\$200.00			SUPERVISOR FEES
RYAN MOTKO	11/18/2025	RM-111825	\$200.00			BOS MEETING 11/18/2025
STRALEY ROBIN VERICKER	11/14/2025	27465	\$1,404.00			PROFESSIONAL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$2,204.00</b>			
<b>Regular Services</b>						
ANGIE GRUNWALD	11/18/2025	AG-111825	\$200.00			SUPERVISOR FEES
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/29/2025	1530	\$2,625.00			1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES
GRAU AND ASSOCIATES	11/4/2025	28222	\$2,000.00			AUDIT SERVICES
GRAU AND ASSOCIATES	11/12/2025	28263	\$500.00		\$2,500.00	AUDIT SERVICES
<b>Regular Services Subtotal</b>			<b>\$5,325.00</b>			
<b>TOTAL</b>			<b>\$11,237.33</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

163573

**DATE**

11/11/2025

**BILL TO**

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

**CUSTOMER ID**

C3119

**NET TERMS**

Due On Receipt

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

11/11/2025

Services provided for the Month of: November 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.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: Hillcrest Preserve CDD

Board Meeting Date: November 18, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Nick Dister	x	\$200.00
4	Kelly Evans	x	\$200.00
5	Ryan Motko	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

REVISED 11/20/2025 12:55



# Attendance Confirmation

for  
BOARD OF SUPERVISORS

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Board Meeting Date: November 18, 2025

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Date

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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

REVISED 11/20/2025 12:55

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 14, 2025  
Client: 001607  
Matter: 000001  
Invoice #: 27465

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$445.50
10/1/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$97.50
10/16/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/20/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/21/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$364.50
10/21/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00
Total Professional Services			3.8	\$1,404.00

November 14, 2025  
Client: 001607  
Matter: 000001  
Invoice #: 27465

Page: 2

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Total Services	\$1,404.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,404.00
Previous Balance		\$1,002.00
<i>Less Payments</i>		<i>(\$1,002.00)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,404.00</b>

***Please Include Invoice Number on all Correspondence***

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Hillcrest Preserve CDD

Board Meeting Date: November 18, 2025

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5	Ryan Motko	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

**\*\* PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE\*\***

REVISED 11/20/2025 12:55

**DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681  
Boca Raton, FL 33481 US  
+1 3059034654  
accounting@dtsmuni.com



**INVOICE**

**BILL TO**  
Inframark  
CDD:  
Hillcrest Preserve Community Development District

**INVOICE** 1530  
**DATE** 10/29/2025

**BOND SERIES** ...  
**SPECIAL ASSESSMENT BONDS** 2024 (Series 2024 Project)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	2,625.00

Wire: City National Bank of Florida  
ABA/Routing- 066004367  
Account #- 30000615862  
Account Name-Disclosure Technology Services LLC

**BALANCE DUE**

**\$2,625.00**

Checks: Disclosure Technology Services, LLC  
PO Box 812681  
Boca Raton, FL 33481

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Hillcrest Preserve Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Invoice No. 28222  
Date 11/04/2025

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SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Hillcrest Preserve Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 28263  
Date 11/12/2025

---

<b>SERVICE</b>	<b>AMOUNT</b>
Audit FYE 09/30/2024	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

# Hillcrest Preserve Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 30, 2025

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	TOTAL
	FUND	FUND SERIES	PROJECTS	LONG TERM	
	2024	2024	2024	DEBT FUND	
<b>ASSETS</b>					
Cash - Operating Account	\$ 41,330	\$ -	\$ -	\$ -	\$ 41,330
Accounts Receivable - Off Roll Billing	391,372	202,379	-	-	593,751
Investments:					
Acquisition & Construction Account	-	-	3,957,679	-	3,957,679
Reserve Fund	-	1,298,845	-	-	1,298,845
Revenue Fund	-	10,561	-	-	10,561
Amount To Be Provided	-	-	-	19,465,000	19,465,000
<b>TOTAL ASSETS</b>	<b>\$ 432,702</b>	<b>\$ 1,511,785</b>	<b>\$ 3,957,679</b>	<b>\$ 19,465,000</b>	<b>\$ 25,367,166</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 4	\$ -	\$ -	\$ -	\$ 4
Bonds Payable - Series 2024	-	-	-	19,465,000	19,465,000
<b>TOTAL LIABILITIES</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>19,465,000</b>	<b>19,465,004</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	1,511,785	-	-	1,511,785
Capital Projects	-	-	3,957,679	-	3,957,679
Unassigned:	432,698	-	-	-	432,698
<b>TOTAL FUND BALANCES</b>	<b>432,698</b>	<b>1,511,785</b>	<b>3,957,679</b>	<b>-</b>	<b>5,902,162</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 432,702</b>	<b>\$ 1,511,785</b>	<b>\$ 3,957,679</b>	<b>\$ 19,465,000</b>	<b>\$ 25,367,166</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 180	\$ 180	0.00%
Special Assmnts- CDD Collected	-	391,372	391,372	0.00%
Developer Estimated Contribution	629,450	-	(629,450)	0.00%
<b>TOTAL REVENUES</b>	<b>629,450</b>	<b>391,552</b>	<b>(237,898)</b>	<b>62.21%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Construction Accounting	6,000	-	6,000	0.00%
ProfServ-Dissemination Agent	5,000	2,625	2,375	52.50%
ProfServ-Field Management	12,000	-	12,000	0.00%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	25,000	1,404	23,596	5.62%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	750	3,750	16.67%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	9,000	1,500	7,500	16.67%
Auditing Services	6,000	3,500	2,500	58.33%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Rentals & Leases	600	100	500	16.67%
Insurance - General Liability	3,094	3,094	-	100.00%
Public Officials Insurance	2,531	2,206	325	87.16%
Insurance - Crime	500	500	-	100.00%
Property Insurance	10,000	-	10,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	141	3,359	4.03%
Bank Fees	200	334	(134)	167.00%
Financial & Revenue Collections	5,000	200	4,800	4.00%
Meeting Expense	500	-	500	0.00%
Website Administration	1,200	200	1,000	16.67%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	325	175	150	53.85%
<b>Total Administration</b>	<b>155,850</b>	<b>23,401</b>	<b>132,449</b>	<b>15.02%</b>
<b><u>Electric Utility Services</u></b>				
Water/Waste	2,400	-	2,400	0.00%
Utility - Electric	9,000	-	9,000	0.00%
StreetLights	90,000	-	90,000	0.00%
<b>Total Electric Utility Services</b>	<b>101,400</b>	<b>-</b>	<b>101,400</b>	<b>0.00%</b>
<b><u>Landscape Services</u></b>				
Contracts-Landscape	200,000	-	200,000	0.00%
Contracts-Aquatic Control	9,000	-	9,000	0.00%
ROW Maintenance	50,000	-	50,000	0.00%
Mitigation Maintenance	30,000	-	30,000	0.00%
<b>Total Landscape Services</b>	<b>289,000</b>	<b>-</b>	<b>289,000</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Wildlife Control	9,000	-	9,000	0.00%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
Dog Waste Station Service & Supplies	1,200	-	1,200	0.00%
Mailbox Kiosk R&M	3,000	-	3,000	0.00%
<b>Total Other Physical Environment</b>	<b>23,200</b>	<b>-</b>	<b>23,200</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Storm Clean	35,000	-	35,000	0.00%
Misc-Contingency	25,000	-	25,000	0.00%
<b>Total Contingency</b>	<b>60,000</b>	<b>-</b>	<b>60,000</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>629,450</b>	<b>23,401</b>	<b>606,049</b>	<b>3.72%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	368,151	368,151	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>64,547</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 432,698</b>		

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
Debt Service Fund Series 2024 (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 10,561	\$ 10,561	0.00%
Special Assmnts- CDD Collected	-	341,994	341,994	0.00%
Developer Estimated Contribution	1,404,099	-	(1,404,099)	0.00%
<b>TOTAL REVENUES</b>	<b>1,404,099</b>	<b>352,555</b>	<b>(1,051,544)</b>	<b>25.11%</b>
<b>EXPENDITURES</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	405,000	-	405,000	0.00%
Interest Expense	999,099	495,160	503,939	49.56%
<b>Total Debt Service</b>	<b>1,404,099</b>	<b>495,160</b>	<b>908,939</b>	<b>35.27%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,404,099</b>	<b>495,160</b>	<b>908,939</b>	<b>35.27%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(142,605)	(142,605)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,654,390</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,511,785</b>		

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 30, 2025  
Capital Projects Fund Series 2024 (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 50,886	\$ 50,886	0.00%
Special Assmnts- CDD Collected	-	55,712	55,712	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>106,598</b>	<b>106,598</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	5,075,310	(5,075,310)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>5,075,310</b>	<b>(5,075,310)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>5,075,310</b>	<b>(5,075,310)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(4,968,712)	(4,968,712)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>8,926,391</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,957,679</b>		

# Bank Account Statement

Hillcrest Preserve CDD

**Bank Account No.** 817335

**Statement No.** 25\_11

**Statement Date**

11/30/2025

<b>G/L Account No. 101001 Balance</b>	41,329.76	<b>Statement Balance</b>	45,039.57
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	45,039.57
<b>Subtotal</b>	41,329.76	<b>Outstanding Checks</b>	-3,709.81
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	41,329.76
<b>Ending G/L Balance</b>	41,329.76		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/30/2025		JE000126	Interest - Investments	Interest Earned	73.10	73.10	0.00
<b>Total Deposits</b>					73.10	73.10	0.00
<b>Checks</b>							
							0.00
07/30/2025	Payment	1165	INFRAMARK LLC	Check for Vendor V00013	-102.07	-102.07	0.00
08/14/2025	Payment	1167	INFRAMARK LLC	Check for Vendor V00013	-3,708.33	-3,708.33	0.00
09/17/2025	Payment	1177	RYAN MOTKO	Check for Vendor V00005	-200.00	-200.00	0.00
10/24/2025	Payment	1187	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
10/24/2025	Payment	1188	RYAN MOTKO	Check for Vendor V00005	-200.00	-200.00	0.00
11/10/2025	Payment	1190	TECHNOLOGY SERVICES, LLC	Check for Vendor V00031	-2,625.00	-2,625.00	0.00
11/18/2025	Payment	1191	GRAU AND ASSOCIATES	Check for Vendor V00030	-2,500.00	-2,500.00	0.00
11/18/2025	Payment	1193	STRALEY ROBIN VERICKER	Check for Vendor V00012	-1,404.00	-1,404.00	0.00
11/21/2025	Payment	1199	ANGIE GRUNWALD	Check for Vendor V00022	-200.00	-200.00	0.00
11/21/2025	Payment	1201	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
11/21/2025	Payment	1202	KELLY ANN EVANS	Check for Vendor V00021	-200.00	-200.00	0.00
11/21/2025	Payment	1203	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
11/21/2025	Payment	1204	RYAN MOTKO	Check for Vendor V00005	-200.00	-200.00	0.00
11/30/2025		JE000127	Bank Fees	Service Charges	-174.97	-174.97	0.00
<b>Total Checks</b>					-12,114.37	-12,114.37	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Checks**



# Bank Account Statement

Hillcrest Preserve CDD

**Bank Account No.** 817335

**Statement No.** 25\_11

**Statement Date**

11/30/2025

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11/18/2025	Payment	1192	INFRAMARK LLC	Check for Vendor V00013	-3,709.81
<b>Total Outstanding Checks</b>					<b>-3,709.81</b>

## Outstanding Deposits

## Total Outstanding Deposits

**HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	1190	11/10/25	V00031	DISCLOSURE TECHNOLOGY SERVICES, LLC	1530	OCT 25-1YR SUBSCRIPTION, YR26 CONTINUING DISCLOSURES	1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES	532002-51301	\$2,625.00
001	1191	11/18/25	V00030	GRAU AND ASSOCIATES	28222	AUDIT FYE 09/30/25	AUDIT SERVICES	532002-51301	\$2,000.00
001	1191	11/18/25	V00030	GRAU AND ASSOCIATES	28263	AUDIT FYE 09/30/2024	AUDIT SERVICES	532002-51301	\$500.00
001	1192	11/18/25	V00013	INFRAMARK LLC	161816	SEPT 25-POSTAGE	POSTAGE	541024-51301	\$1.48
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	ADMINISTRATIVE SERVICES	531148-51301	\$375.00
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$100.00
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	RENTAL & LEASES	544025-51301	\$50.00
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1192	11/18/25	V00013	INFRAMARK LLC	163573	NOV 25-DISTRICT MANAGEMENT	WEBSITE ADMIN	549936-51301	\$100.00
001	1193	11/18/25	V00012	STRALEY ROBIN VERICKER	27465	DISTRICT COUNSEL THROUGH 10/31/25	PROFESSIONAL SERVICES	531146-51301	\$1,404.00
001	1199	11/21/25	V00022	ANGIE GRUNWALD	AG-111825	11/18/2025 MEETING	SUPERVISOR FEES	511100-51301	\$200.00
001	1201	11/21/25	V00008	CARLOS DE LA OSSA	CO-111825	11/18/2025 MEETING	SUPERVISOR FEES	511100-51101	\$200.00
001	1202	11/21/25	V00021	KELLY ANN EVANS	KE-111825	SUPERVISOR 11/18/25	BOS MEETING 11/18/2025	511100-51101	\$200.00
001	1203	11/21/25	V00007	NICHOLAS J. DISTER	ND-111825	BOARD MEETING 11/18/2025	SUPERVISOR FEES	511100-51101	\$200.00
001	1204	11/21/25	V00005	RYAN MOTKO	RM-111825	11/18/2025 MEETING	BOS MEETING 11/18/2025	511100-51101	\$200.00
<b>Fund Total</b>									<b>\$11,238.81</b>

<b>Total Checks Paid</b>	<b>\$11,238.81</b>
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