

**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:

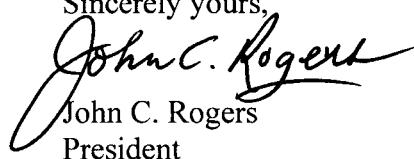
Arbitrage Rebate Counselors hereby contracts with Hillcrest Preserve Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

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 10th.

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: _____

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

The regular meeting of the Board of Supervisors of the Hillcrest Preserve Community Development District was held on Tuesday, November 18, 2025, and called to order at 11:09 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 (<i>via phone</i>)
Nicholas Dister	Vice Chairperson (<i>via phone</i>)
Ryan Motko	Assistant Secretary
Kelly Evans	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager (<i>via phone</i>)
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Jaqueline Gray	Inframark (<i>via phone</i>)

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

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 none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of School Now Website Proposal

On MOTION by Ms. U.

Business Items

A. Consideration of School Now Website Proposal

On MOTION by Ms. Evans seconded by Ms. Grunwald, with all in favor, School Now Website Proposal, was approved. 5-0

B. Acceptance of the Financial Audit September 20, 2024 Report

On MOTION by Mr. Motko seconded by Ms. Evans, with all in favor, Financial Audit September 20, 2024 Report, was approved. 5-0

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

53 FIFTH ORDER OF BUSINESS Staff Reports

- A. District Counsel**
- B. District Accountant**
- C. District Manager**
- D. District Engineer**

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

60 SIXTH ORDER OF BUSINESS Board Members' Comments

61 There being none, the next order of business followed.

63 SEVENTH ORDER OF BUSINESS Adjournment

64 There being no further business,

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

72 Jayna Cooper
73 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	Vendor Total	Comments/Description
Monthly Contract						
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
Monthly Contract Subtotal			\$3,708.33			
Variable Contract						
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
Variable Contract Subtotal			\$2,204.00			
Regular Services						
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
Regular Services Subtotal			\$5,325.00			
TOTAL			\$11,237.33			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#

163573

DATE

11/11/2025

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
Subtotal					3,708.33

Subtotal	\$3,708.33
Tax	\$0.00
Total Due	\$3,708.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

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

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

Attendance Confirmation

for
BOARD OF SUPERVISORS

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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1	Carlos de la ossa	x	\$200.00
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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

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

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>
PAY THIS AMOUNT	\$1,404.00

Please Include Invoice Number on all Correspondence

Attendance Confirmation

for
BOARD OF SUPERVISORS

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

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

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

SERVICE	AMOUNT
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	CAPITAL					TOTAL
	GENERAL FUND	DEBT SERVICE FUND SERIES	PROJECTS FUND SERIES	GENERAL LONG TERM DEBT FUND		
		2024	2024			
ASSETS						
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	
TOTAL ASSETS	\$ 432,702	\$ 1,511,785	\$ 3,957,679	\$ 19,465,000	\$ 25,367,166	
LIABILITIES						
Accounts Payable	\$ 4	\$ -	\$ -	\$ -	\$ -	4
Bonds Payable - Series 2024	-	-		19,465,000	19,465,000	
TOTAL LIABILITIES	4	-	-	19,465,000	19,465,004	
FUND BALANCES						
Restricted for:						
Debt Service	-	1,511,785			-	1,511,785
Capital Projects	-	-	3,957,679		-	3,957,679
Unassigned:	432,698	-	-		-	432,698
TOTAL FUND BALANCES	432,698	1,511,785	3,957,679	-	5,902,162	
TOTAL LIABILITIES & FUND BALANCES	\$ 432,702	\$ 1,511,785	\$ 3,957,679	\$ 19,465,000	\$ 25,367,166	

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
REVENUES				
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%
TOTAL REVENUES	629,450	391,552	(237,898)	62.21%
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%
Total Administration	155,850	23,401	132,449	15.02%
<u>Electric Utility Services</u>				
Water/Waste	2,400	-	2,400	0.00%
Utility - Electric	9,000	-	9,000	0.00%
StreetLights	90,000	-	90,000	0.00%
Total Electric Utility Services	101,400	-	101,400	0.00%
<u>Landscape Services</u>				
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%
Total Landscape Services	289,000	-	289,000	0.00%
<u>Other Physical Environment</u>				
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%
Mailboxe Kiosk R&M	3,000	-	3,000	0.00%
Total Other Physical Environment	23,200	-	23,200	0.00%
<u>Contingency</u>				
Storm Clean	35,000	-	35,000	0.00%
Misc-Contingency	25,000	-	25,000	0.00%
Total Contingency	60,000	-	60,000	0.00%
TOTAL EXPENDITURES	629,450	23,401	606,049	3.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	368,151	368,151	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		64,547		
FUND BALANCE, ENDING		\$ 432,698		

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
REVENUES				
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%
TOTAL REVENUES	1,404,099	352,555	(1,051,544)	25.11%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	405,000	-	405,000	0.00%
Interest Expense	999,099	495,160	503,939	49.56%
Total Debt Service	1,404,099	495,160	908,939	35.27%
TOTAL EXPENDITURES	1,404,099	495,160	908,939	35.27%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(142,605)	(142,605)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,654,390		
FUND BALANCE, ENDING		\$ 1,511,785		

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
REVENUES				
Interest - Investments	\$ -	\$ 50,886	\$ 50,886	0.00%
Special Assmnts- CDD Collected	-	55,712	55,712	0.00%
TOTAL REVENUES	-	106,598	106,598	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	5,075,310	(5,075,310)	0.00%
Total Construction In Progress	-	5,075,310	(5,075,310)	0.00%
TOTAL EXPENDITURES	-	5,075,310	(5,075,310)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(4,968,712)	(4,968,712)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,926,391		
FUND BALANCE, ENDING		\$ 3,957,679		

Bank Account Statement

Hillcrest Preserve CDD

Bank Account No. 817335

Statement No. 25_11

Statement Date

11/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
11/30/2025		JE000126	Interest - Investments	Interest Earned	73.10	73.10	0.00
Total Deposits							
					73.10	73.10	0.00
Checks							
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	DISCLOSURE 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
Total Checks							
					-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

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

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
GENERAL FUND - 001									
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
Fund Total								\$11,238.81	

Total Checks Paid	\$11,238.81
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