

***Hillcrest Preserve
Community Development
District***

October 20, 2026

Agenda Package

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



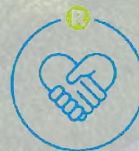
LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Hillcrest Preserve Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas J. Dister, Vice-Chairman
Angie Grunwald, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Motko, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Charlotte Sonetiot, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Angel Montagna, District Manager

Regular Meeting Agenda

Tuesday, October 20, 2026

The Regular Meeting of the Hillcrest Preserve Community Development District will be held on **October 20, 2026 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:

<https://teams.microsoft.com/meet/239895903266602?p=mvm9HOWgw2bFsNg1fl>

Meeting ID: 239 895 903 266 602 **Passcode:** pU275dr6

THE REGULAR MEETING 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. Discussion on Ratification of Notice of Termination to Inframark
- B. Report of Fiscal Year 2026 Special Districts Performance Measures & Standards

4. CONSENT AGENDA

- A. Approval of the Meeting Minutes from September 15, 2026
- B. Consideration of the Operation and Maintenance Expenditures September 2026
- C. Acceptance of the Financials and Approval of the Check Register for September 2026

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Advanced Aquatics Pond Inspection Report
- C. District Engineer

6. BOARD MEMBERS COMMENTS

7. ADJOURNMENT

Straley Robin Vericker

Attorneys at Law

1510 West Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

September 21, 2026

Via Certified Mail, Return Receipt Requested

Inframark, LLC

Attn: Chris Tarase, Vice President
2002 West Grand Parkway North, Suite 100
Katy, TX 77449

Inframark, LLC

Attn: Legal Department
220 Gibraltar Road, Suite 200
Horsham, PA 19044

[Sent Via Electronic Mail to: ctarase@azuria.com]

**Re: Hillcrest Preserve Community Development District
Notice of Termination of District Management and Other Services**

Dear Chris:

As you know Inframark, LLC (“**Inframark**”) has been providing the Hillcrest Preserve Community Development District (“**District**”) with district management, field services management, amenity management, and other services pursuant to the agreements between the District and Inframark (collectively, “**Agreements**”). The purpose of this letter is to notify you that the District is terminating the Agreements and any other services provided by Inframark as of Sunday, January 17, 2027. Please discontinue all services to the District after that date.

The District expects Inframark to facilitate a smooth transition and to perform any work requested by the District under the current scope of services (such as providing meeting minutes and landscaping reports) through the termination date.

If you have any issues or questions regarding the termination of the Agreements, please contact me at your convenience.

Sincerely,

John M. Vericker

John Vericker, Esq.
Board Certified – City, County &
Local Government Law

cc via email: Angel Montagna amontagna@azuria.com
Charlotte Sonetirot csonetirot@azuria.com
Jason Liggett jliggett@azuria.com
Brian Lamb blamb@azuria.com

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Hillcrest Preserve Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Hillcrest Preserve Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Hillcrest Preserve Community Development District

**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, September 15, 2026, and called to order at 11:28 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	(via phone)
Angie Grunwald	Assistant Secretary	
Ryan Motko	Assistant Secretary	

Also present were:

Angel Montagna	VP District Services
Brian Lamb	VP Developer Services
Charlotte Sonetiot	District Manager
John Vericker	District Counsel
Tonja Stewart	District Engineer
Paul Young	Field Manager

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. Montagna 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 Resolution 2026-11; Designation of Officers

The following are the persons elected to the offices:

• Carlos de la Ossa	Chairperson
• Nicholas J. Dister	Vice Chairperson
• Brian Lamb	Secretary
• Eric Davidson	Treasurer
• Ryan Motko	Assistant Secretary
• Angie Grunwald	Assistant Secretary
• Kelly Evans	Assistant Secretary

- Charlotte Sonetirot Assistant Secretary
- Angel Montagna Assistant Secretary

On MOTION by Mr. Motko seconded Mr. dela Ossa, with all in favor, Resolution 2026-11; Designation of Officers, with the addition of Charlotte Sonetirot as Assistant Secretary, as detailed above, was adopted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Meeting Minutes from August 18, 2026**
- B. Consideration of the O&M Expenditures August 2026**
- C. Acceptance of the Financials/Approval of the Check Register for August 2026**
- D. Ratification of the Advanced Aquatic Management Service Agreement**
- E. Ratification of the Fiscal Year 2026 Grau & Associates Engagement Letter**
- F. Ratification of the Plat signed by the Chair (Under Separate Cover)**

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Manager**

i. Advanced Aquatics Pond Inspection Report

The Pond Inspection report was presented, a copy of which was included in the agenda package. Mr. Young provided updates/statuses pending/complete specifically pond treatment, lock code access. Mr. de la Ossa requested further updates on the saturated areas needing service and requested additional information on Field Services; tracker review and confirmation of *Fieldstone*.

C. District Engineer

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

SIXTH ORDER OF BUSINESS

BOS Requests/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. Grunwald, with all in favor, the meeting was adjourned at 11:33 a.m. 4-0

Assistant Secretary

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						
ADVANCED AQUATIC SERVICES INC	9/1/2026	10565391	\$2,460.00			SEPT 2026 LAKE MAINT
ADVANCED AQUATIC SERVICES INC	10/1/2026	10565779	\$2,010.00			OCT 2026 LAKE MAINT
BUSINESS OBSERVER	9/25/2026	26-02407P	\$87.50			LEGAL ADVERTISING 09/25/26
INFRAMARK LLC	9/1/2026	188622	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	9/1/2026	188622	\$375.00			ADMINISTRATION
INFRAMARK LLC	9/1/2026	188622	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	9/1/2026	188622	\$100.00			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/1/2026	188622	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	9/1/2026	188622	\$50.00			RENTAL AND LEASES
INFRAMARK LLC	9/1/2026	188622	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	9/1/2026	188622	\$100.00	\$3,708.33	\$3,708.33	WEBSITE MAINTENANCE/ADMIN
STRALEY ROBIN VERICKER	9/16/2026	29025	\$1,083.00			AUG 2026 SVCS
Monthly Contract Subtotal			\$9,348.83			
Utilities						
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	9/15/2026	091526-2427334	\$360.00			ELECTRIC DEPOSIT-ACCT#2427334
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	9/15/2026	091526-2427334	\$5.00	\$365.00		DEPOSIT SERVICE FEE ACCT# 2427334
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	9/15/2026	091526-2427331	\$365.00			DEPOSIT ACCT# 2427331
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	9/15/2026	091526-2427331	\$5.00	\$370.00	\$735.00	MEMBERSHIP FEE DEPOSIT
Utilities Subtotal			\$735.00			
Regular Services						
ANGIE GRUNWALD	9/15/2026	AG-091526	\$200.00			BOARD 9/15/26
CARLOS DE LA OSSA	9/15/2026	CO-091526	\$200.00			BOARD 9/15/26
NICHOLAS J. DISTER	9/15/2026	ND-091526	\$200.00			BOARD 9/15/26
RYAN MOTKO	9/15/2026	RM-091526	\$200.00			BOARD 9/15/26
Regular Services Subtotal			\$800.00			
Additional Services						

HILLCREST PRESERVE CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
HILLCREST PRESERVE CDD	9/17/2026	09172026-0917	\$205,044.04			SERIES 2024 FY26 DS
Additional Services Subtotal			\$205,044.04			
TOTAL			\$215,927.87			

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

9/1/2026
10565391
\$2,460.00

Bill To
Hillcrest Preserve CDD c/o Inframark 313 Campus Street Celebration, FL 34747

Due Date
Net 30
10/1/2026

Initial Treatment.	450.00
Monthly Lake Maintenance.	2,010.00
THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED	

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,460.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-02407P

Date 09/25/2026

Attn:
Hillcrest Preserve CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-02407P

\$87.50

Notice of Regular Board Meeting Schedule

RE: Fiscal Year 2027 Hillcrest Preserve Community Development District

Published: 9/25/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$87.50

Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE

FISCAL YEAR 2027

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hillcrest Preserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2027 to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638, on the following dates at 11:00 a.m.:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

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

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angel Montagna

District Manager

September 25, 2026

26-02407P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

188622

DATE

9/1/2026

CUSTOMER ID

C3119

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/1/2026

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: September 2026

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

Subtotal

\$3,708.33

Tax

\$0.00

Total Due

\$3,708.33

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 16, 2026
Client: 001607
Matter: 000001
Invoice #: 29025

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
8/12/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/17/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH C. DE LA OSSA.	0.3	\$121.50
8/17/2026	KCH	REVIEW UPDATED PROPOSED BUDGET FOR FY 2026-2027.	0.8	\$300.00
8/18/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$324.00
8/18/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
Total Professional Services			2.8	\$1,083.00

September 16, 2026
Client: 001607
Matter: 000001
Invoice #: 29025

Page: 2

Total Services	\$1,083.00
Total Disbursements	\$0.00
Total Current Charges	\$1,083.00
Previous Balance	\$2,245.50
Less Payments	(\$2,245.50)
PAY THIS AMOUNT	\$1,083.00

Please Include Invoice Number on all Correspondence

HILLCREST PRESERVE CDD,

Your payments, totalling \$735.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 16825628

Paid With: Bank Account ending in 7335

Submission Code: 16587004

Payment Date: Tuesday, September 15, 2026 10:59:29 AM -04:00

Customer Number: 20239746

Customer Name: HILLCREST PRESERVE CDD

Account Number: 2427331

Amount: \$370.00

Service: WREC

Customer Number: 20239746

Customer Name: HILLCREST PRESERVE CDD

Account Number: 2427334

Amount: \$365.00

Service: WREC

HILLCREST PRESERVE CDD,

Your payments, totalling \$735.00, have been submitted and will be applied pending bank approval .
Thank you.

Transaction ID: 16825628

Paid With: Bank Account ending in 7335

Submission Code: 16587004

Payment Date: Tuesday, September 15, 2026 10:59:29 AM -04:00

Customer Number: 20239746

Customer Name: HILLCREST PRESERVE CDD

Account Number: 2427331

Amount: \$370.00

Service: WREC

Customer Number: 20239746

Customer Name: HILLCREST PRESERVE CDD

Account Number: 2427334

Amount: \$365.00

Service: WREC

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Hillcrest Preserve CDD

Board Meeting Date: September 15, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nicholas J Dister	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	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 9/15/2026 11:49

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Hillcrest Preserve CDD

Board Meeting Date: September 15, 2026

Name	In Attendance Please X	Paid
------	------------------------	------

1	Carlos de la Ossa	x	\$200.00
2	Nicholas J Dister	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Ryan Motko	x	\$200.00

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District Manager Signature

Date

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REVISED 9/15/2026 11:49

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Hillcrest Preserve CDD

Board Meeting Date: September 15, 2026

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1	Carlos de la Ossa	x	\$200.00
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4	Ryan Motko	x	\$200.00

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

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District Manager Signature

Date

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REVISED 9/15/2026 11:49

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Hillcrest Preserve CDD

Board Meeting Date: September 15, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nicholas J Dister	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	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 9/15/2026 11:49

HILLCREST PRESERVE CDD

DISTRICT CHECK REQUEST

Today's Date 9/17/2026
Check Amount \$205,044.04
Payable To Hillcrest Preserve CDD
Check Description Series 2024 - FY 26 DS
Special Instructions Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Date: 9/17/2026
To: Teresa
From: Eric
 Off-Roll Deposit to O&M Account FY 2026

I. Please deposit to O&M account

Check Number	Date	Amount	Builder
1-00236552	9/15/2026	\$ 37,984.24	Dream Finders Homes
1-00236552	9/15/2026	\$ 39,001.56	Dream Finders Homes
1-00236552	9/15/2026	\$ 22,383.46	Dream Finders Homes
		\$ -	
		\$ -	
Total Deposit from Closings:		\$ 99,369.26	

EIS

Allocation of Proceeds Collected at Lot Closing				
Date	Lot #	Address	FY 2025 O&M Obligation	Deposit
9/15/2026	56 Lots	TBD	\$37,984.24	\$37,984.24
9/15/2026	46 Lots	TBD	\$39,001.56	\$39,001.56
9/15/2026	22 Lots	TBD	\$22,383.46	\$22,383.46
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$99,369.26	\$99,369.26

HILLCREST PRESERVE
Community Development District

Pallet	Lot	Lot Size	Reed	Address	Total Deposit	Date Collected	O&M	O&M check	DS	DS check	Chk date	Builder
TBD058	56 Lots	51' 40'	5/20/24	TH12	\$116,363.49	9/15/2026	\$37,684.24	1.00236552	\$38,378.55	1.00236552	9/15/2026	Dream Finders Homes
TBD048	46 Lots	51' 50'	5/20/24	TH12	\$119,479.43	9/15/2026	\$39,061.56	1.00236552	\$40,477.96	1.00236552	9/15/2026	Dream Finders Homes
TBD22	22 Lots	51' 60'	5/20/24	TH12	\$69,370.79	9/15/2026	\$22,383.46	1.00236552	\$24,187.33	1.00236552	9/15/2026	Dream Finders Homes
					\$0.00		\$0.00		\$0.00			
					\$0.00		\$0.00		\$0.00			
					\$0.00		\$0.00		\$0.00			
					\$0.00		\$0.00		\$0.00			
					\$0.00		\$0.00		\$0.00			
					\$0.00		\$0.00		\$0.00			
					\$0.00		\$0.00		\$0.00			
					\$0.00		\$0.00		\$0.00			
					\$394,413.30		\$99,349.26		\$205,064.04			

***Hillcrest Preserve
Community
Development
District***

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	CAPITAL						TOTAL
	GENERAL	DEBT SERVICE	PROJECTS	GENERAL	GENERAL		
	FUND	FUND SERIES	FUND SERIES	FIXED ASSETS	LONG TERM		
		2024		2024	FUND	DEBT FUND	
ASSETS							
Cash In Bank	\$ 737,486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 737,486
Cash - Operating Account	4,376	-	-	-	-	-	4,376
Accounts Receivable - Off Roll Billing	-	160,923	-	-	-	-	160,923
Investments:							
Acquisition & Construction Account	-	-	158,588	-	-	-	158,588
Reserve Fund	-	1,298,845	-	-	-	-	1,298,845
Revenue Fund	-	497,459	-	-	-	-	497,459
Fixed Assets							
Construction Work In Process	-	-	-	9,420,227	-	-	9,420,227
Amount Avail In Debt Services	-	-	-	-	1,324,227	-	1,324,227
Amount To Be Provided	-	-	-	-	18,140,773	-	18,140,773
TOTAL ASSETS	\$ 741,862	\$ 1,957,227	\$ 158,588	\$ 9,420,227	\$ 19,465,000	\$ -	\$ 31,742,904
LIABILITIES							
Accounts Payable	\$ 24,786	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,786
Accrued Taxes Payable	31	-	-	-	-	-	31
Bonds Payable - Series 2024	-	-	-	-	19,465,000	-	19,465,000
TOTAL LIABILITIES	24,817	-	-	-	19,465,000	-	19,489,817
FUND BALANCES							
Restricted for:							
Debt Service	-	1,957,227	-	-	-	-	1,957,227
Capital Projects	-	-	158,588	-	-	-	158,588
Unassigned:	717,045	-	-	9,420,227	-	-	10,137,272
TOTAL FUND BALANCES	717,045	1,957,227	158,588	9,420,227	-	-	12,253,087
TOTAL LIABILITIES & FUND BALANCES	\$ 741,862	\$ 1,957,227	\$ 158,588	\$ 9,420,227	\$ 19,465,000	\$ -	\$ 31,742,904

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026
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	\$ -	\$ 4,458	\$ 4,458	0.00%
Developer Estimated Contribution	629,450	780,370	150,920	123.98%
Other Miscellaneous Revenues	-	2,432	2,432	0.00%
TOTAL REVENUES	629,450	787,260	157,810	125.07%

EXPENDITURES

Administration

Supervisor Fees	12,000	10,800	1,200	90.00%
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	600	-	100.00%
ProfServ-Recording Secretary	2,400	2,400	-	100.00%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	25,000	17,671	7,329	70.68%
District Engineer	9,500	2,705	6,795	28.47%
Administrative Services	4,500	4,500	-	100.00%
District Manager	25,000	25,000	-	100.00%
Accounting Services	9,000	9,000	-	100.00%
Auditing Services	6,000	9,100	(3,100)	151.67%
Website Hosting/Email services	-	34	(34)	0.00%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	42	458	8.40%
Rentals & Leases	600	600	-	100.00%
Insurance - General Liability	3,094	4,127	(1,033)	133.39%
Public Officials Insurance	2,531	3,212	(681)	126.91%
Insurance - Crime	500	709	(209)	141.80%
Property Insurance	10,000	-	10,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Insurance	-	210	(210)	0.00%
Legal Advertising	3,500	511	2,989	14.60%
Bank Fees	200	2,917	(2,717)	1458.50%
Financial & Revenue Collections	5,000	1,200	3,800	24.00%
Meeting Expense	500	-	500	0.00%
Website Administration	1,200	1,200	-	100.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	325	325	-	100.00%
Total Administration	155,850	106,869	48,981	68.57%

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Water/Waste	2,400	-	2,400	0.00%
Utility-Electric	9,000	735	8,265	8.17%
StreetLights	90,000	-	90,000	0.00%
Total Electric Utility Services	101,400	735	100,665	0.72%
<u>Landscape Services</u>				
Contracts-Landscape	200,000	-	200,000	0.00%
Contracts-Aquatic Control	9,000	2,460	6,540	27.33%
Contracts-Landscape ROW	50,000	-	50,000	0.00%
Mitigation Maintenance	30,000	-	30,000	0.00%
Total Landscape Services	289,000	2,460	286,540	0.85%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	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>Amenities</u>				
StreetLights	-	24,698	(24,698)	0.00%
Total Amenities	-	24,698	(24,698)	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	134,762	494,688	21.41%
Excess (deficiency) of revenues				
Over (under) expenditures	-	652,498	652,498	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		64,547		
FUND BALANCE, ENDING		\$ 717,045		

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026
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	\$ -	\$ 48,406	\$ 48,406	0.00%
Developer Estimated Contribution	1,404,099	1,559,751	155,652	111.09%
TOTAL REVENUES	1,404,099	1,608,157	204,058	114.53%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	405,000	315,000	90,000	77.78%
Interest Expense	999,099	990,320	8,779	99.12%
Total Debt Service	1,404,099	1,305,320	98,779	92.96%
TOTAL EXPENDITURES	1,404,099	1,305,320	98,779	92.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	302,837	302,837	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,654,390		
FUND BALANCE, ENDING		\$ 1,957,227		

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2026
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	\$ -	\$ 70,901	\$ 70,901	0.00%
Special Assmnts- CDD Collected	-	55,712	55,712	0.00%
TOTAL REVENUES	-	126,613	126,613	0.00%
EXPENDITURES				
<u>Construction In Progress</u>				
Construction in Progress	-	8,894,416	(8,894,416)	0.00%
Total Construction In Progress	-	8,894,416	(8,894,416)	0.00%
TOTAL EXPENDITURES	-	8,894,416	(8,894,416)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(8,767,803)	(8,767,803)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,926,391		
FUND BALANCE, ENDING		<u>\$ 158,588</u>		

Bank Account Statement

Hillcrest Preserve CDD

Friday, October 9, 2026

Page 1

SINGUANZO2 1

Bank Account No. 8694

Statement No. 09-26

Statement Date

09/30/2026

G/L Account No. 101000 Balance	737,486.26	Statement Balance	737,886.26
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	737,486.26	Subtotal	737,886.26
Negative Adjustments	0.00	Outstanding Checks	-400.00
Ending G/L Balance	737,486.26	Ending Balance	737,486.26

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/18/2026	Payment	1504	NICHOLAS J. DISTER	Payment of Invoice 000401			-200.00
09/18/2026	Payment	1505	RYAN MOTKO	Payment of Invoice 000400			-200.00
Total Outstanding Checks							-400.00

Bank Account Statement

Hillcrest Preserve CDD

Bank Account No. 817335
Statement No. 09-26

Statement Date 09/30/2026

G/L Account No. 101001 Balance	4,375.94	Statement Balance	4,375.94
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	4,375.94	Subtotal	4,375.94
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	4,375.94	Ending Balance	4,375.94

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
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HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

CHECK # 1281

001	09/02/26	STANTEC CONSULTING SERVICES INC	2606238	SVCS THRU 08/14/26	District Engineer	531147-51301	\$1,425.00
Check Total							\$1,425.00

CHECK # 1282

001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	Accounting Services	532001-51301	\$750.00
001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	Administrative Services	531148-51301	\$375.00
001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	District Manager	531150-51301	\$2,083.33
001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	Financial & Revenue Collections	549150-51301	\$100.00
001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	ProfServ-Recording Secretary	531036-51301	\$200.00
001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	Rentals & Leases	544025-51301	\$50.00
001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	ProfServ-Info Technology	531020-51301	\$50.00
001	09/09/26	INFRAMARK LLC	188622	SEPT 2026 MGMT SVCS	Website Administration	549936-51301	\$100.00
Check Total							\$3,708.33

CHECK # 1283

001	09/16/26	ADVANCED AQUATIC SERVICES INC	10565391	SEPT 2026 LAKE MAINT	Contracts-Aquatic Control	534067-53902	\$2,460.00
Check Total							\$2,460.00

CHECK # 1501

001	09/18/26	ANGIE GRUNWALD	AG-091526	BOARD 9/15/26	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00

CHECK # 1502

001	09/18/26	CARLOS DE LA OSSA	CO-091526	BOARD 9/15/26	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00

CHECK # 1504

001	09/18/26	NICHOLAS J. DISTER	ND-091526	BOARD 9/15/26	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00

CHECK # 1505

001	09/18/26	RYAN MOTKO	RM-091526	BOARD 9/15/26	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00

CHECK # 1506

001	09/24/26	STRALEY ROBIN VERICKER	29025	AUG 2026 SVCS	District Counsel	531146-51301	\$1,083.00
Check Total							\$1,083.00

HILLCREST PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD101							
001	09/15/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	091526-2427331	ELECTRIC DEPOSIT-ACCT#2427331	Utility-Electric	543041-53100	\$365.00
001	09/15/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	091526-2427331	ELECTRIC DEPOSIT-ACCT#2427331	Utility-Electric	543041-53100	\$5.00
Check Total							\$370.00
CHECK # DD102							
001	09/15/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	091526-2427334	ELECTRIC DEPOSIT-ACCT#2427334	Utility-Electric	543041-53100	\$360.00
001	09/15/26	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	091526-2427334	ELECTRIC DEPOSIT-ACCT#2427334	Utility-Electric	543041-53100	\$5.00
Check Total							\$365.00
Fund Total							\$10,211.33

DEBT SERVICE FUND SERIES 2024 - 200

CHECK # 1503							
200	09/18/26	HILLCREST PRESERVE CDD	09172026-0917	SERIES 2024 FY26 DS	Cash in Transit	103200	\$205,044.04
Check Total							\$205,044.04
Fund Total							\$205,044.04

Total Checks Paid	\$215,255.37
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Hillcrest Community Development District

Waterway Inspection Report

Reason for Inspection:

Quality Assurance

Inspection Date:

9/23/2026

Prepared by:

Stephen T. Roehm, Service Manager

www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442
Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie
1-800-374-9161



Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Treatment in progress

Torpedograss, Sesbania, Marsh grass and Primrose present and targeted around the edge of this pond on 9/23/26.



Pond 2

Comments:

Treatment in progress

Torpedograss, Marsh grass, Dogfennel, Cattails and Primrose present and targeted within the pond on 9/23/26.



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Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-381-9621

Site Assessments

Pond 3

Comments:

Treatment in progress

Cattails, Dogfennel and Primrose present and target along the ponds edge on 9/23/26.



Pond 4

Comments:

Treatment in progress

Lake level remains at only a foot deep to a few inches within some areas.

Airboat was utilized on 9/23/26 to target Marsh grass, Dogfennel and Primrose through the shallow lake.



Site Assessments

Pond 5

Comments:

Normal growth observed

Torpedoglass, Cattails, Dogfennel and Primrose present and target along the ponds edge on 9/23/26.



Pond 6

Comments:

Requires attention

Silt fence remains blocking access around this pond. Once removed the grasses need to be mowed to continue with maintenance.



Site Assessments

Pond 7

Comments:

Requires attention

Silt fence remains blocking access around this pond. Once removed the grasses need to be mowed to continue with maintenance.



Pond 8

Comments:

Requires attention

Lock has been removed from gate and supplied with a new one. New code can be given upon request.

Now that we have gained access to the pond the growth around the ponds easement needs to be maintained to provide safe access for treatments.



Site Assessments

Pond 9

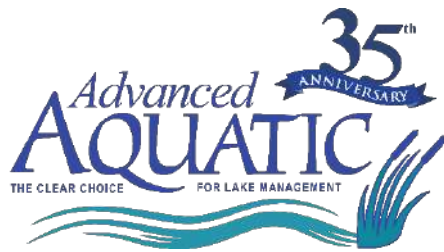
Comments:

Requires attention

Sesbania, Torpedograss and Primrose present and treated along the ponds edge.

The growth around the easement of this pond needs to be mowed to continue maintenance of this pond.





Waterway Inspection Report | Page 9

Site Assessments

Map



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lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

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