



**HILLCREST
COMMUNITY DEVELOPMENT
DISTRICT**

**BROWARD COUNTY
REGULAR BOARD MEETING
MAY 15, 2025
8:30 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.hillcrestcdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Parkview at Hillcrest Clubhouse
4500 Hillcrest Drive
Hollywood, Florida 33021
REGULAR BOARD MEETING
May 15, 2025
8:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Appointment of Officer to Vacant Seat (Seat 3, Term Exp. 2028)
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Election of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. March 20, 2025 Regular Board Meeting.....Page 2
- J. Old Business
 - 1. Discussion Regarding Perimeter Wall Lighting (Washington Street & S 42nd Avenue).....Page 6
- K. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 12
- L. Administrative & Operational Matters
 - 1. Reminder: 2024 Form 1 – Financial Interests Disclosure (Due by July 1, 2025)
- M. Board Members & Staff Closing Comments
- N. Adjourn

Publication Date
2025-05-06

Subcategory
Government Publications - Notices of Hearings

NOTICE OF REGULAR BOARD MEETING OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT NOTICE IS HEREBY GIVEN that the Hillcrest Community Development District (the District) will hold a Regular Board Meeting (the Meeting) of its Board of Supervisors (the Board) on May 15, 2025, at 8:30 a.m. in the Community Room located at Parkview at Hillcrest Clubhouse at 4500 Hillcrest Drive, Hollywood, Florida 33021. The Meeting is being held for the necessary public purpose of considering any District business which may lawfully and properly come before the Board. At such time the Board is so authorized and may consider any business that may properly come before it. A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or nnguyen@sdsinc.org (the District Managers Office) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Managers Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/1-800-955-8770 (Voice), for aid in contacting the District Managers Office. Anyone requiring assistance in order to participate in this Meeting should contact the District Managers Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Managers Office at least forty-eight (48) hours in advance so that arrangements may be made. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice. District Manager 5/6/2025 7807804

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 20, 2025**

A. CALL TO ORDER

The Regular Board Meeting of the Hillcrest Community Development District (the “District”) was called to order at 8:32 a.m. in the Parkview at Hillcrest Clubhouse Community Room, located at 4500 Hillcrest Drive, Hollywood, Florida 33021.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Sun-Sentinel* on March 10, 2025, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Vice Chairwoman Elizabeth Reeser, and Supervisors Suzanne Friedel, and Jamaine Lemon constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc. and District Counsel Jonathan Johnson (via conference call) of Kutak Rock LLP.

Also in attendance were: Ivonne Ledesma, Hollywood, Florida; Jhonny Graterol, Hollywood, Florida; Satonya Baker, Hollywood, Florida, and Jessi Demi Ortega (Parkview at Hillcrest HOA Manager) of Castle Group.

D. CONSIDER RESIGNATION (ABBEY KESSMAN, SEAT 3)

Ms. Nguyen stated that she was in possession of a resignation letter from Abbey Kessman with an effective date of December 30, 2024, and it would be in order for the Board of Supervisors (the “Board”) to consider. A discussion ensued after which:

A **motion** was made by Ms. Reeser, seconded by Mr. Lemon and unanimously passed to accept the resignation of Abbey Kessman, effective December 30, 2024.

Ms. Nguyen stated that there was now a vacancy in Seat 3 which term expires in November 2028.

E. APPOINTMENT OF OFFICER TO VACANT SEAT (SEAT 3)

Ms. Nguyen reminded the Board that during the last District meeting, Mr. Jhonny Graterol expressed his desire to serve on the Board. She further informed the Board that Mr. Graterol, who is in attendance, is still interested in serving on the Board. Ms. Nguyen asked if there were any other qualified persons in attendance who are interested in serving on the Board. Ms. Ivonne Ledesma confirmed that she is a qualified person and is interested in serving on the Board. No other members of the public in attendance expressed a desire to serve on the Board.

Both Mr. Graterol and Ms. Ledesma greeted the Board and provided an introduction of themselves. Ms. Nguyen asked if there was a motion from any of the Board Members appointing Mr. Graterol or Ms. Ledesma to the vacant seat. No motions were made to appoint Mr. Graterol or Ms. Ledesma. Mr. Graterol and Ms. Ledesma were invited to attend the District's next scheduled meeting.

Ms. Nguyen stated that a vacancy remained in Seat 3, which term expires in November 2028.

Ms. Ledesma asked what the terms of office were for each seat. Ms. Nguyen provided the following terms to Ms. Ledesma:

Seat 1: Currently held by Andrew Maxey, term expires in November 2026

Seat 2: Currently held by Elizabeth Reeser, term expires in November 2028

Seat 3: Currently vacant, term expires in November 2028

Seat 4: Currently held by Susanne Friedel, term expires in November 2028

Seat 5: Currently held by Jamaine Lemon, term expires in November 2026

F. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER RESPONSIBILITIES DUTIES

This item was not needed at this time.

G. ELECTION OF OFFICERS

This item was not needed at this time.

H. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

J. APPROVAL OF MINUTES

1. November 20, 2024, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 20, 2024, Regular Board Meeting and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Lemon, seconded by Ms. Reeser and unanimously passed, approving the November 20, 2024, Regular Board minutes, as presented.

K. OLD BUSINESS

1. Update Regarding Lake Debris (NW Corner of Ficus Street & Evergreen Terrace)

Ms. Nguyen Ms. Nguyen explained that upon review of the District's paving and drainage plans, she was able to confirm that a catch basin located on Pembroke Road drains into the District's pond. She further explained that she was able to determine that the owner of the structure on Pembroke Road is the City of Hollywood and the maintenance responsibility falls on the Florida Department of Transportation (FDOT). Ms. Nguyen contacted the City of Hollywood and FDOT to discuss the excess debris accumulating in the District's pond located on the NW corner of Ficus Street and Evergreen Terrace. All

parties agreed to inspect their respective structures to determine the cause of the excess debris. The inspection of the District's culverts and structures concluded that the pollution retardant baffle (PRB) in one of the District's structures needed to be reinstalled. Ms. Nguyen stated that FDOT confirmed that they would clean the structure on Pembroke Road by March 21, 2025.

Ms. Nguyen stated that these measures should greatly reduce the amount of debris that accumulates in the District's pond. She requested that if anyone notices debris in the pond, to report the same to her.

2. Discussion Regarding Perimeter Wall Lighting (Washington Street & S 42nd Avenue)

Ms. Nguyen informed the Board that this item was added at the request of Ms. Friedel. Ms. Friedel explained that she would like to discuss the installation of wall lighting to the perimeter wall on Washington Street. She further explained that this area is very dark at night and she believes that the addition of lighting will add to the aesthetics of the District as well as provide much needed illumination. Ms. Friedel asked if the lighting would affect the residents who live near the perimeter wall. Ms. Nguyen explained that the lighting will consist of well lights, as such, the fixtures would be illuminating upwards on the wall and should not affect the residents nearby. The Board asked what this project would entail. Ms. Nguyen explained that the closest electrical connection is the Parkview at Hillcrest Homeowners Association, Inc.'s electrical panel at the Phase I exit on Mahogany Lane and S 42nd Avenue. The project would entail installing a transformer at this electrical point, running conduit and cable by boring along the perimeter of the wall, installing two electrical outlets with bubble covers for future holiday lighting connections, and 54 well lights. The Board requested that Ms. Nguyen reduce the number of well lights so that every other column is illuminated. The Board also requested that the contractor provide a more detailed proposal. Ms. Nguyen acknowledged the Board's request.

L. NEW BUSINESS

1. Stormwater System Operations and Maintenance Reporting Memorandum (Kutak Rock)

Ms. Nguyen presented a memorandum prepared by District counsel's firm, Kutak Rock LLP. Mr. Johnson explained that there have been several changes to the Environmental Resource Permit Handbook promulgated by the Florida Department of Environmental Protection which the District must adhere to. He further explained that the memorandum recommends that the District Manager share the memorandum with the District Engineer to ensure compliance with the new requirements.

Ms. Nguyen confirmed that the memorandum was shared with the District Engineer.

Ms. Nguyen thanked Mr. Johnson.

M. ADMINISTRATIVE MATTERS

There were no administrative matters to discuss at this time.

N. BOARD MEMBER CLOSING COMMENTS

There were no Board member closing comments.

O. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Lemon, seconded by Ms. Reeser and passed unanimously adjourning the meeting at 9:00 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair



Reliable Electrical Services
 3400 SW 10th St.
 Deerfield Beach, FL 33442
 www.justcallreliable.com
 561-362-4484

BILL TO

Ryan Quiroga
 4153 Mahogany Lane
 Hollywood, FL 33021 USA

ESTIMATE 246425685	ESTIMATE DATE Apr 25, 2025
------------------------------	--------------------------------------

JOB ADDRESS

Ryan Quiroga
 4153 Mahogany Lane
 Hollywood, FL 33021 USA

Job: 246249054

ESTIMATE DETAILS

- Option 1 ** permitted. Bentley Well Lights **: * assemble/install a 600 watt stainless steel transformer on the middle of the concrete fence that's facing the Main Street (North side).
- * install/program a plug in digital timer inside the newly installed transformer.
 - * run a dedicated 20 amp circuit in pvc conduit approximately 135ft from the existing 150 amp meter main over to the corner of the fence where it curves. Equipped with an outdoor rated box, outlet and cover. #10 gauge wire will used to avoid voltage drop.
 - * run two dedicated 20 amp circuits in pvc conduit approximately 360ft from the existing 150 amp meter main over to the center of the fence that's facing the Main Street. Equipped with a quad outlet set up and all weather resistant materials. One outlet will be dedicated for the landscape lighting transformer and other light will be for holiday lighting. #6 gauge wire will be used to avoid voltage drop.
 - * install a single pole 20 amp gfi and double 20 amp gfi breaker Inside the meter main that'll protect the newly installed outlets. This is required by code.
 - * provide/install all the conduit, wiring, outlets, boxes and covers that'll be needed to install the outlets.
 - * we are going to install two different runs of wire from transformer over to the landscape lights. Each run will be approximately 425ft long. Per the customers request we are going to install a light on every other column. #10/2 direct burial low voltage wire will be used to avoid voltage drop.
 - * provide/install a total of 28qty Bentley Well Lights, bulbs and wiring.
 - * we will bring out a trenching machine on the day of install to dig a trench that'll be needed to burry the conduits for the outlets and the low voltage wiring for the landscape lights. We are going to call out locators prior to digging. Reliable is not responsible for any damages caused to unseen obstructions underneath the dirt during the trenching process.
 - * the fees from the city and/or county will be added to the total once they've been received from the city. This task is for us to pull all the permits needed to do the work.

(This estimate includes a 10% first time customer discount)

** in the event the city and/or county requires any additional repairs/upgrades on any of the existing work, an additional estimate will be provided in order to accommodate the additional repairs. **

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
E-LND-4600	600 Watt Weatherproof Transformer 600W STAINLESS STEEL PROFESSIONAL SERIES LANDSCAPE TRANSFORMER Connected to existing electrical circuit at location of transformer, or circuit cost needs to be added	1.00	\$1,046.00	\$1,046.00
TC-04	Furnish, install, and program (1) new digital astronomic plug in timer. Daylight savings and dusk/dawn automatically changes throughout the year.	1.00	\$204.00	\$204.00
Electrical Item 4/273941	* run a dedicated 20 amp circuit in pvc conduit approximately 135ft from the existing 150 amp meter main over to the corner of the fence where it curves. Equipped with an outdoor rated box, outlet and cover. #10 gauge wire will used to avoid voltage drop. * run two dedicated 20 amp circuits in pvc conduit approximately 360ft from the existing 150 amp meter main over to the center of the fence that's facing the Main Street. Equipped with a quad outlet set up and all weather resistant materials. One outlet will be dedicated for the landscape lighting transformer and other light will be for holiday lighting. #6 gauge wire will be used to avoid voltage drop. * install a single pole 20 amp gfi and double 20 amp gfi breaker Inside the meter main that'll protect the newly installed outlets. This is required by code. * provide/install all the conduit, wiring, outlets, boxes and covers that'll be needed to install the outlets.	1.00	\$7,056.12	\$7,056.12
Electrical Item 4/273941	* we are going to install two different runs of wire from transformer over to the landscape lights. Each run will be approximately 425ft long. Per the customers request we are going to install a light on every other column. #10/2 direct burial low voltage wire will be used to avoid voltage drop. * provide/install a total of 28qty Bentley Well Lights, bulbs and wiring.	1.00	\$6,083.21	\$6,083.21
MC-12	Trencher Charge Per Day-Ditch Witch (used with cabling tasks)	1.00	\$727.00	\$727.00
Inspection	Inspection(s) for permit *** This is only our processing fee. This Does Not include standard city/county permit fees that will be homeowner responsibility and passed on to homeowner at the end of project. This is when the city informs us of the exact amount. ***	1.00	\$150.00	\$150.00
Discounts	10% Discount	1.00	\$-1,526.63	\$-1,526.63

POTENTIAL SAVINGS \$1,506.66
SUB-TOTAL \$13,739.70

TOTAL \$13,739.70
EST. FINANCING \$272.05

State Certified Electrical Contractor EC13004305 & EC13005984 | State Gas License LQ36055 & LI28455

CUSTOMER AUTHORIZATION

I hereby approve this estimate. Payment Terms: 30% deposit required on repairs that need a return trip. Balance is due once repair is completed. I hereby agree to pay any reasonable attorney and/or collections fees if collection of amounts under this estimate becomes necessary. All work is warrantied for a period of one year from installation unless otherwise written.

EXCLUSIONS:

- Permit and permit service fees are passed at face value directly to the customer.
- Additional unforeseen work, existing code violations, repairs, work or engineering ordered by the building department excluded.
- Restoration of sheetrock, stucco, plaster, patching, painting, etc., due to normal installation methods excluded
- Removal and/or replacement of any trees, bushes, sod, pavers, hardscape, landscape, etc. for outdoor projects excluded.
- All fixtures, including landscape lights, may not be returned and are non-refundable.

Sign here

Date

Worldwide Distributors Inc. dba Elighting
 12130 SW 114th Pl
 Miami, FL 33176-4473 USA
 +13059698754
 info@elighting.org
 https://worldwidedistributors.co/



ADDRESS

Nancy Nguyen
 Hillcrest Community Development
 District
 Hillcrest CDD
 c/o SDS, INC.
 2501A Burns Road
 Palm Beach Gardens, FL 33410

SHIP TO

Nancy Nguyen
 Hillcrest Community Development
 District
 Parkview at Hillcrest
 4153 Mahogany Lane
 Hollywood, FL 33021

Estimate 10767

DATE 10/28/2024

DESCRIPTION

QTY

AMOUNT

RE: Parkview at Hillcrest

13,500.00

Bore approx 450 (ft) with 1-3/4" PVC sch 40, 24" deep

Included:

- Setup and tear down of bore equipment.
- Sweep ends of conduit against footer.
- Have the area marked by Sunshine 811
- will not be responsible for any underground utilities that are private.

Not included:

- Permit and processing.
- If permit needed the price will be added to the deposit.
 (Engineer drawing, permit fee and permit processing).

By signing this proposal you agree to this disclosure and take full responsibility:

- Not responsible for any damages caused by removal or installation of any poles.
 This includes pavement, brick pavers, landscaping, concrete, irrigation, drainage,
 underground wiring or any other type of material.

LANDSCAPE LIGHTING:

28

6,300.00

- Run Conduit and Cable
- Add (2) new Outlets with Bubble cover
- Install (1) Transformer, connectors etc
- Installation (28) Bentley Well Light w. MR16

LABOR AND MATERIALS

SUBTOTAL

19,800.00

TAX (7%)

0.00

TOTAL

\$19,800.00

Accepted By

Accepted Date



First Choice Electrical of Miami, Corp.
 7401 NW 7th Street, Unit 3
 Miami, FL 33126
 Office: (786) 315-8688 / (786) 587-5693

Proposal No. 2025-132
April 30, 2025

Hillcrest Community Development District
Parkview at Hillcrest
 4153 Mahogany Lane
 Hollywood, FL 33021

We will supply the following labor and materials:

- Contact 811 prior to commencement of work. First Choice Electrical of Miami, Corp. is not responsible for underground utilities not marked by 811.
- Bore approximately 450 ft. with 1-3/4" PVC sch 40, 2 ft. underground from existing meter for the installation of two (2) weatherproof outlets for future installation of holiday lighting.
- Run conduit and cable for the installation of lighting at every other column for a total of 28 Bentley well lights with MR16 bulbs.
- Install landscape lighting transformer near the existing meter with digital timer.
- City of Hollywood and county permits to be paid by client.
- Labor and materials

Thank you for this opportunity.

Should you have any questions please feel free to call me.

We propose to furnish labor and materials complete, in accordance with the above specifications and subject to conditions stated herein,

for the sum of: -----\$23,895.00-----

We sincerely hope our quote is competitive and that we will work for you on this project.

Date _____

Authorized Signature

Date _____

First Choice Electrical of Miami, Corp.
Rolando Bouza (Rolly)
EC-13009670

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Hillcrest Community Development District (“**District**”) prior to June 15, 2025, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 17, 2025

HOUR: 8:30 a.m.

LOCATION: Community Room – Parkview at Hillcrest Clubhouse
4500 Hillcrest Drive
Hollywood, Florida 33021

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Broward County and the City of Hollywood, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15th DAY OF May, 2025.

ATTEST:

**HILLCREST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Hillcrest
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- IV ASSESSMENT COMPARISON**

PROPOSED BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	133,720
Debt Assessments	662,543
Interest Income	1,200
TOTAL REVENUES	\$ 797,463
EXPENDITURES	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Engineering/Inspections	3,000
Management	39,972
Legal	13,000
Assessment Roll	5,000
Audit Fees	3,600
Arbitrage Rebate Fee	650
Insurance	8,700
Legal Advertisements	2,000
Miscellaneous	700
Postage	300
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	3,800
Continuing Disclosure Fee	500
Stormwater System Maintenance	15,000
Miscellaneous Lake Maintenance	13,000
Perimeter Wall	5,600
Stormwater 20-Year Analysis Report	3,000
Maintenance Contingency	3,000
TOTAL EXPENDITURES	\$ 126,897
REVENUES LESS EXPENDITURES	\$ 670,566
Bond Payments	(622,790)
BALANCE	\$ 47,776
County Appraiser & Tax Collector Fee	(15,924)
Discounts For Early Payments	(31,852)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	135,262	133,730	133,720	Expenditures/.94
Debt Assessments	662,544	662,543	662,543	Bond Payments/.94
Interest Income	14,034	600	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 811,840	\$ 796,873	\$ 797,463	
EXPENDITURES				
Supervisor Fees	0	5,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	0	400	400	Projected At 8% Of Supervisor Fees
Engineering/Inspections	0	3,000	3,000	No Change From 2024/2025 Budget
Management	37,728	38,856	39,972	CPI Adjustment
Legal	2,753	14,000	13,000	\$1,000 Decrease From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	7,222	7,700	8,700	Insurance Estimate
Legal Advertisements	643	2,500	2,000	\$500 Decrease From 2024/2025 Budget
Miscellaneous	29	800	700	\$100 Decrease From 2024/2025 Budget
Postage	134	300	300	No Change From 2024/2025 Budget
Office Supplies	189	525	500	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	3,709	3,800	3,800	No Change From 2024/2025 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2024/2025 Budget
Stormwater System Maintenance	14,311	15,000	15,000	No Change From 2024/2025 Budget
Miscellaneous Lake Maintenance	0	13,000	13,000	No Change From 2024/2025 Budget
Perimeter Wall	0	5,600	5,600	No Change From 2024/2025 Budget
Stormwater 20-Year Analysis Report	0	3,000	3,000	Fourth Of Five Years - Total Cost = \$15,000
Maintenance Contingency	925	3,000	3,000	Maintenance Contingency
TOTAL EXPENDITURES	\$ 77,368	\$ 126,306	\$ 126,897	
REVENUES LESS EXPENDITURES	\$ 734,472	\$ 670,567	\$ 670,566	
Bond Payments	(635,524)	(622,790)	(622,790)	2026 Principal & Interest Payments
BALANCE	\$ 98,948	\$ 47,777	\$ 47,776	
County Appraiser & Tax Collector Fee	(2,133)	(15,925)	(15,924)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(30,348)	(31,852)	(31,852)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 66,467	\$ -	\$ -	
Carryover From Prior Year	0	0	0	
NET EXCESS/ (SHORTFALL)	\$ 66,467	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
HILLCREST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	40,740	400	1,000	Projected Interest For 2025/2026
NAV Tax Collection	635,524	622,790	622,790	Maximum Debt Service Collection
Total Revenues	\$ 676,264	\$ 623,190	\$ 623,790	
EXPENDITURES				
Principal Payments	195,000	210,000	220,000	Principal Payment Due In 2026
Interest Payments	422,309	406,575	402,375	Interest Payments Due In 2026
Bond Redemption	0	6,615	1,415	Estimated Excess Debt Collections
Total Expenditures	\$ 617,309	\$ 623,190	\$ 623,790	
Excess/ (Shortfall)	\$ 58,955	\$ -	\$ -	

Series 2018 Bond Information

Original Par Amount =	\$9,805,000	November 1st
Interest Rate =	3.625% - 5.000%	May 1st & November 1st
Issue Date =	January 2018	
Maturity Date =	November 2048	
Par Amount As Of 1/1/25 =	\$8,695,000	

HILLCREST COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Single Families	\$ 207.90	\$ 207.60	\$ 207.34	\$ 207.33
Debt For Single Families	\$ 1,146.80	\$ 1,146.80	\$ 1,146.80	\$ 1,146.80
Total For Single Family	\$ 1,354.70	\$ 1,354.40	\$ 1,354.14	\$ 1,354.13
O & M For Townhomes	\$ 207.90	\$ 207.60	\$ 207.34	\$ 207.33
Debt For Townhomes	\$ 938.29	\$ 938.29	\$ 938.29	\$ 938.29
Total For Townhomes	\$ 1,146.19	\$ 1,145.89	\$ 1,145.63	\$ 1,145.62

* Assessments Include the Following:
 4% Discount for Early Payments
 1% County Tax Collector Fee
 1% County Property Appraiser Fee

Community Information:
 Single Families: 275 Units
 Townhomes: 370 Units
 Total: 645 Units