



**HILLCREST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 17, 2025  
8:30 A.M.**

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

[www.hillcrestcdd.org](http://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 & PUBLIC HEARING**  
July 17, 2025  
8:30 A.M.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Seat and Welcome New Board Member (Jhonny Graterol, Seat 3, Exp. 2028)
- E. Election of Officers
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
  - 1. May 15, 2025 Regular Board Meeting.....Page 3
- I. Public Hearing
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 9
  - 4. Consider Resolution No. 2025-03 – Adopting Fiscal Year 2025/2026 Annual Assessment.....Page 17
- J. Old Business
  - 1. Update Regarding Perimeter Wall Lighting (Washington Street & S 42<sup>nd</sup> Avenue)
- K. New Business
  - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 20
- L. Administrative & Operational Matters
- M. Board Members & Staff Closing Comments
- N. Adjourn

**SUN-SENTINEL**

**Sold To:**

Hillcrest Community Development District - CU80177040  
c/o Special District Services Inc., 2501A Burns Road  
Palm Beach Gardens, FL 33410

**Bill To:**

Hillcrest Community Development District - CU80177040  
c/o Special District Services Inc., 2501A Burns Road  
Palm Beach Gardens, FL 33410

**Published Daily**

**Fort Lauderdale, Broward County, Florida**  
**Boca Raton, Palm Beach County, Florida**  
**Miami, Miami-Dade County, Florida**

**State Of Florida**

**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting .

Was published in said newspaper by print in the issues of, and by publication on the  
newspaper's website, if authorized on Oct 10, 2024

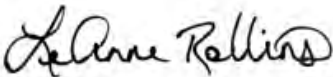
SSC\_Notice of Public Meeting

Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.

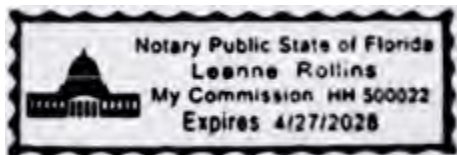


Signature of Affiant

Sworn to and subscribed before me this: October 11, 2024.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail

**Affidavit Email Address:** L.Archer@sdsinc.org  
7708024

**HILLCREST COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 REGULAR  
MEETING SCHEDULE.**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Hillcrest Community Development District (the "District") will hold Regular Meetings at 8:30 a.m. at the Parkview at Hillcrest Clubhouse Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021 on the following dates:

October 24, 2024  
November 20, 2024  
January 16, 2025  
March 20, 2025  
May 15, 2025  
July 17, 2025  
September 18, 2025

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

HILLCREST community development  
district

[www.hillcrestcdd.org](http://www.hillcrestcdd.org)

PUBLISH: SUN SENTINEL 10/10/24  
10/10/24 7708024

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 15, 2025**

**A. CALL TO ORDER**

The Regular Board Meeting of the Hillcrest Community Development District (the “District”) was called to order at 8:30 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 May 6, 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 Kyle Magee (via conference call) of Kutak Rock LLP.

Also in attendance was: Jessi Demi Ortega (Parkview at Hillcrest HOA Manager) of Castle Group.

**D. APPOINTMENT OF OFFICER TO VACANT SEAT (SEAT 3)**

Ms. Nguyen reminded the Board that there was still a vacancy in Seat 3, which term expires in November 2028. The Board discussed Mr. Jhonny Graterol’s continued interest to serve on the Board. The Board asked Ms. Nguyen if she was contacted by Ivonne Ledesma, who attended the March 20, 2025, Regular Board Meeting and expressed her interest in serving on the Board. Ms. Nguyen advised that Ms. Ledesma did not contact her following the March 20, 2025, Regular Board Meeting. The Board consensus was to discuss this item at a future meeting.

**NOTE:** Additional comments on this item were discussed under New Business, Item 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.

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

This item was not needed at this time.

**F. ELECTION OF OFFICERS**

This item was not needed at this time.

**G. ADDITIONS OR DELETIONS TO AGENDA**

Ms. Nguyen advised that she would like the addition of the following item to the agenda:

- Old Business, Item 2. – Discussion Regarding Debris in Lake (NW Corner of Ficus Street & Evergreen Terrace)

The Board acknowledged Ms. Nguyen's request.

## **H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

## **I. APPROVAL OF MINUTES**

### **1. March 20, 2025, Regular Board Meeting**

Ms. Nguyen presented the minutes of the March 20, 2025, 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 March 20, 2025, Regular Board Meeting minutes, as presented.

## **J. OLD BUSINESS**

### **1. Discussion Regarding Perimeter Wall Lighting (Washington Street & 42<sup>nd</sup> Avenue)**

Ms. Nguyen explained that, at the Board's direction, she requested that Worldwide Distributors dba Elighting reduce the number of light fixtures from one fixture per column of the perimeter wall to every other column for a total of 28 light fixtures. Additionally, Ms. Nguyen requested additional proposals for the Board to consider. Ms. Nguyen presented the following proposals:

- Reliable Electrical Services: \$13,739.70
- Worldwide Distributors dba Elighting: \$19,800
- First Choice Electrical of Miami Corp.: \$23,895

Ms. Nguyen advised that contractors who perform work for governmental entities must adhere to certain statutory requirements, such as being enrolled in the United States Department of Homeland Security's E-Verify System. Ms. Nguyen advised that District staff was unable to confirm if Reliable Electrical Services was enrolled with E-Verify. As such, Ms. Nguyen asked the Board to review that proposal with caution. A discussion ensued, after which:

A **motion** was made by Ms. Friedel, seconded by Ms. Reeser and unanimously passed accepting the proposal received from Worldwide Distributors dba Elighting in the amount of \$19,800, further authorizing District Counsel to prepare an Agreement between Hillcrest Community Development District and Parkview at Hillcrest Homeowners Association, Inc. for electrical access, and further authorizing the District Manager to execute such Agreement on behalf of the District.

### **2. Discussion Regarding Debris in Lake (NW Corner of Ficus Street & Evergreen Terrace)**

Ms. Nguyen explained that she was recently contacted by Ms. Jessie Demi Ortega, the Parkview at Hillcrest Homeowners Association, Inc. (the "HOA") Manager, regarding the presence of debris in the lake in the NW corner of Ficus Street and Evergreen Terrace following the recent storms. Ms. Nguyen reminded the Board that the pollution retardant baffle (PRB) in one of the District's structures had been reinstalled. Additionally, FDOT cleaned their structure on Pembroke Road. Ms. Nguyen explained that

the possible cause of the debris could be explained by the drought that is being experienced in south Florida. Ms. Nguyen explained that if water levels fall below the PRB, then there is no way for the PRB to catch the debris that is flowing through the storm drain line from Pembroke Road to the District's lake. Ms. Nguyen explained that she will request that a professional inspect the District's structures again to try to determine the cause. Ms. Nguyen thanked Ms. Demi Ortega for requesting that the HOA's porter remove the debris from the lake.

## **K. NEW BUSINESS**

### **1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Ms. Nguyen presented Resolution No. 2025-01, entitled:

#### **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.**

Ms. Nguyen read the title of the resolution into the record and explained that this resolution provides for the approval of the District's proposed 2025/2026 fiscal year budget. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2025/2026, letters to the residents would not be required. She further stated that the District's estimated available funds as of September 30, 2025, will be \$140,000, which is in addition to the District's reserve balances for the stormwater system, lakes, and perimeter wall. Furthermore, Ms. Nguyen stated as part of Resolution No. 2025-01, the Board must set a date for the public hearing to adopt the fiscal year 2025/2026 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Ms. Friedel, seconded by Ms. Reeser and unanimously passed approving and adopting Resolution No. 2025-01, *as presented*, setting the public hearing to adopt the fiscal year 2025/2026 final budget and assessments for July 17, 2025, at 8:30 a.m. in the Parkview at Hillcrest Clubhouse Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021; and further authorizing publication/notice of the budget public hearing, as required by law.

Ms. Reeser explained that she would not be in attendance for the July 17, 2025, Public Hearing. Due to the possibility of being unable to establish a quorum for the Public Hearing, the Board discussed the importance of having a full five-member Board. A discussion ensued, after which:

A **motion** was made by Ms. Reeser, seconded by Ms. Friedel and unanimously passed appointing Mr. Jhonny Graterol, a qualified elector, to the unexpired term in Seat 3, which term expires in November 2028.

Ms. Nguyen advised that she would contact Mr. Graterol to confirm the acceptance of his appointment and to administer his Oath of Office.

## **L. ADMINISTRATIVE MATTERS**

### **1. Reminder: 2024 Form 1 – Financial Interest Disclosure (Due by July 1, 2025)**

Board Members were reminded of the importance of electronically completing their individual 2024 Statement of Financial Interests Form 1 through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). The deadline for submittal is July 1, 2025.

Board Members were also reminded to complete their 4-hour ethics training by December 31, 2025. Ms. Nguyen stated that she would email the Board ethics training links that will satisfy the requirement.

#### **M. BOARD MEMBER CLOSING COMMENTS**

There were no further Board Member closing comments.

#### **N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Lemon, seconded by Ms. Friedel and passed unanimously adjourning the meeting at 9:07 a.m.

#### **ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair



**Sold To:**

Hillcrest Community Development District - CU80177040  
c/o Special District Services Inc., 2501A Burns Road  
Palm Beach Gardens, FL 33410

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**Published Daily**

**Fort Lauderdale, Broward County, Florida  
Boca Raton, Palm Beach County, Florida  
Miami, Miami-Dade County, Florida**

**State Of Florida**

**County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL,  
a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the  
attached copy of advertisement, being a Legal Notice in:

The matter of 11720-Notice of Public Meeting ,  
Was published in said newspaper by print in the issues of, and by publication on the  
newspaper's website, if authorized on Jun 27, 2025; Jul 04, 2025  
SSC\_Notice of Public Meeting  
Affiant further says that the newspaper complies with all legal requirements for  
publication in Chapter 50, Florida Statutes.

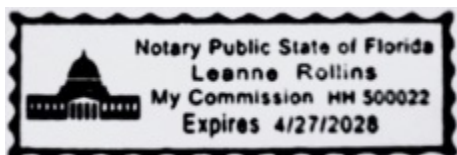


Signature of Affiant

Sworn to and subscribed before me this: July 05, 2025.



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped  
Personally Known (X) or Produced Identification ( )

**Affidavit Delivery Method:** E-Mail

**Affidavit Email Address:** LArcher@sdsinc.org  
7831555

**HILLCREST COMMUNITY  
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CON-  
SIDER THE ADOPTION OF THE FISCAL  
YEAR 2025/2026 BUDGET, AND NOTICE  
OF REGULAR BOARD OF SUPERVISORS'  
MEETING.**

The Board of Supervisors (the "Board") of the Hillcrest Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on July 17, 2025, at 8:30 a.m., or as soon thereafter as the meeting can be heard, in the Parkview at Hillcrest Clubhouse Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021.

The purpose of the Public Hearing is to receive public comment on the District's Proposed Final Budget and Non-Ad Valorem Assessment Roll for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"). The purpose of the Regular Board Meeting is to consider any other District business that may lawfully and properly come before the Board. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) or 786-347-2700 ext. 2027, during normal business hours.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at least seven (7) days 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

HILLCREST COMMUNITY DEVELOPMENT  
DISTRICT

[www.hillcrestcdd.org](http://www.hillcrestcdd.org)  
06/27/25 & 07/04/25 7831555

**RESOLUTION 2025-02**  
**[FY 2025/2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2025/2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Hillcrest Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Hillcrest Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2025/2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025/2026 or within 60 days following the end of the FY 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17<sup>th</sup> DAY OF JULY 2025.**

ATTEST:

**HILLCREST COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

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

**RESOLUTION 2025-03**  
**[FY 2025/2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025/2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2025/2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025/2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
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 upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of July, 2025.

ATTEST:

**HILLCREST COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

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

Its: \_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

# Hillcrest Community Development District

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



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- IV    ASSESSMENT COMPARISON**

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

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	133,720
Debt Assessments	662,543
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 797,463</b>
<b>EXPENDITURES</b>	
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
	.
<b>TOTAL EXPENDITURES</b>	<b>\$ 126,897</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 670,566</b>
Bond Payments	(622,790)
<b>BALANCE</b>	<b>\$ 47,776</b>
County Appraiser & Tax Collector Fee	(15,924)
Discounts For Early Payments	(31,852)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 811,840</b>	<b>\$ 796,873</b>	<b>\$ 797,463</b>	
<b>EXPENDITURES</b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$ 77,368</b>	<b>\$ 126,306</b>	<b>\$ 126,897</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 734,472</b>	<b>\$ 670,567</b>	<b>\$ 670,566</b>	
Bond Payments	(635,524)	(622,790)	(622,790)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 98,948</b>	<b>\$ 47,777</b>	<b>\$ 47,776</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 66,467</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 66,467</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL 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
<b>Total Revenues</b>	<b>\$ 676,264</b>	<b>\$ 623,190</b>	<b>\$ 623,790</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 617,309</b>	<b>\$ 623,190</b>	<b>\$ 623,790</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 58,955</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 Family	\$ 207.90	\$ 207.60	\$ 207.34	\$ 207.33
Debt For Single Family	\$ 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

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Hillcrest Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HILLCREST COMMUNITY DEVELOPMENT DISTRICT, BROWARD COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted the Board.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted by the Board and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 17<sup>th</sup> day of July, 2025.

**ATTEST:**

**HILLCREST  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the Hillcrest Community Development District (the “District”) will hold Regular Meetings at 8:30 a.m. at the Parkview at Hillcrest Clubhouse Community Room located at 4500 Hillcrest Drive, Hollywood, Florida 33021 on the following dates:

**October 16, 2025  
November 20, 2025  
January 15, 2026  
March 19, 2026  
May 21, 2026  
July 16, 2026  
September 17, 2026**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District’s website or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**HILLCREST COMMUNITY DEVELOPMENT DISTRICT**

**[www.hillcrestcdd.org](http://www.hillcrestcdd.org)**

**PUBLISH: SUN SENTINEL 10/6/25**