

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 24, 2022**

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, JUNE 24, 2022 AT 10:15 a.m.
SPRINGHILL SUITES BY MARRIOTT TAMPA SUNCOAST PARKWAY
LOCATED AT 16615 CROSSPOINTE RUN, LAND O' LAKES, FL 34638**

District Board of Supervisors	Supervisor Supervisor Supervisor Supervisor Supervisor	Betty Valenti Keith Malcuit Lee Thompson John Blakley Vacant
District Manager	Inframark	Brian Lamb Bryan Radcliff
District Attorney	Erin McCormick Law, PA	Erin McCormick
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **10:15 a.m.**

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. 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.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

June 24, 2022
Board of Supervisors
Hilltop Point Community Development District

Dear Board Members:

The Regular Meeting of the Hilltop Point Community Development District will be held on **June 24, 2022 at 10:15 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:


Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 4. BUSINESS ITEMS**
 - A. Discussion on Pump Station Maintenance Proposal.....Tab 01
 - B. Ratification of final Bill of Sale for Phase 1 Work Product, Facilities and Improvements and Phase 2 Work Product; Ratification of acceptance of final Special Warranty Deed for Phase 1 Tracts and Easements; and representations made by Developer in connection with conveyances (Notices of Commencement, Transfer of ERP Permit for Stormwater and Declaration of Easements and Covenants to Country Air Estates HOA).....Tab 02
 - C. Discussion and Authorization of Soliciting Qualifications (RFQ) for Amenity Building and Swimming Pool
 - D. General Matters of the District
- 5. CONSENT AGENDA ITEM**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes May 27, 2022.....Tab 03
 - B. Consideration of Operations and Maintenance Expenditures May 2022.....Tab 04
 - C. Review of Financial Statements for Month Ending May 31, 2022.....Tab 05
- 6. BOARD MEMBERS COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,





Lift Station Services

SERVICE AGREEMENT

As the owner or designated property manager of the environmental lift stations located at **M/I HOMES, HILLTOP DRAINAGE, 38447 MCDONALD ST., DADE CITY, FL 33525** I/we hereby authorize Lift Station Services, PRC, Inc. (LSS) their personnel, subcontractors and/or others deemed necessary by LSS to perform inspection of said lift station on a **MONTHLY** basis. I/we understand that these inspections shall encompass the exclusive **LSS 30 point diagnostic**. Lift Station Services will be available **24hrs/7 days/week** for emergency calls.

This agreement shall be for a period of twelve months and will extend on a month to month basis after the initial year.

I/we further understand that any repairs and/or equipment replacement deemed necessary as the result of these inspections shall be approved in advance either verbally or in writing; environmental emergencies excluded. If at the inspection, the service technicians encounter a situation where immediate attention is needed, Lift Station Services has permission to do work NTE \$250 to immediately solve the issue. Beyond that amount, we will call before conducting any further work.

LSS will provide verification of said inspections to the appropriate governing body as required for annual certification at no additional charge.

Any Pump-out of Lift Station will be arranged by customer, or customer can call us and we can arrange with a small mark-up for arranging.

I/We agree to pay Lift Station Services, PRC, Inc. in the amount of **\$ 200 PER VISIT (1 STATION INCLUDED)** upon completion of work performed.

This agreement may be canceled by either party for any reason at any time by providing 24 hour written notice.

AUTHORIZATION _____ **DATE** _____

Lift Station Services, PRC

35246 US 19 N, Ste 276
Palm Harbor, FL 34684
(727) 485-7707

30 Point Diagnostic Inspection

Lift Station Services' exclusive 30 Point Diagnostic program is a periodic maintenance program which is second to none. It meets and exceeds the requirement of municipalities throughout the Greater Tampa Bay area. We offer monthly, quarterly, and semi-annual inspection services for your individual needs.

Our program is divided into three areas: Control Panel, Wet Well, and Dry Well/Valve Box.

CONTROL PANEL

Notate the hour meter readings then determine the total "run time" for each pump.

Inspect all electrical contact points to determine that they are secure.

Inspect all electrical breakers and thermal overloads for "tripping".

Confirm proper voltage at all points.

Take a running amp draw reading on each pump and compare to the previously established baseline value.

Check for proper operation of both HOA switches.

Note that the alternator is running as designed.

Activate and observe the alarm

WET WELL

Overall visual inspection.

Inspect odor level.

Test pumps manually, observing rate of "pump-down".

Visually inspect all float switches for proper placement.

Confirm that invert(s) are clear and flowing freely.

Note the condition of the wet well walls.

DRY WELL/ VALVE BOX

Overall visual inspection.

Confirm proper operation of check valves and isolation valves.

Make note of the emergency by-pass valve.

Wrap Up

Upon completion of the inspection, we detail a summary of the above findings and subsequent recommendations for repairs (if required) and communicate all findings with the client.

Lift Station Services offers emergency response services 24 hours a day, 7 days a week.

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Lift Station Services PRC, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

- ☐ Individual/sole proprietor or single-member LLC
- ☐ C Corporation
- ☒ S Corporation
- ☐ Partnership
- ☐ Trust/estate
- ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶
- Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.
- ☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

35246 US 19 N., Ste 276

Requester's name and address (optional)

6 City, state, and ZIP code

Palm Harbor, FL 34684

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

OR

Employer identification number

45 - 36 2044 8

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ▶

Date ▶ 1-26-2022

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

From: [Steady, Scott](#)
To: [Erin McCormick](#)
Cc: [Zeep Panaseney](#); [Keith Malcuit](#)
Subject: FW: Hilltop
Date: Thursday, June 9, 2022 2:28:18 PM
Attachments: [Ph 1 Declaration of Easements and Covenants - Country Air.pdf](#)

Erin. I represent M/I Homes and make the following representations on its behalf. This email addresses certain terms and conditions of the attached Declaration of Easements and Covenants recorded in OR Book 10242, page 208 of the Official Records of Pasco County ("Declaration"). M/I Homes will be responsible for the installation of PVC Fence as required by Paragraph 9 of the Declaration and for the issuance and recordation of the Bill of Sale and Assignment as required by Paragraph 2 (c) of the Declaration. The Fence will be installed as soon as the fence material can be acquired and the recordation of the Bill of Sale and Assignment is expected to be accomplished this month. M/I further represents that all construction which could involve the terms of the Declaration has been completed. Scott

Scott I. Steady

Partner



201 North Franklin Street, Suite 3200
Tampa, Florida 33602

direct 813-367-5719

fax 813-221-7335

sssteady@burr.com

[Web](#)

blog: [Environmental law matters](#)

The information contained in this email is intended for the individual or entity above. If you are not the intended recipient, please do not read, copy, use, forward or disclose this communication to others; also, please notify the sender by replying to this message, and then delete this message from your system. Thank you.

From: Steady, Scott <ssteady@burr.com>

Sent: Wednesday, June 8, 2022 3:46 PM

To: Erin McCormick <erin@emccormicklaw.com>

Cc: Zeep Panaseny <zpanaseny@MIHOMES.com>; Keith Malcuit <kmalcuit@mihomes.com>

Subject: RE: Hilltop Point - Phase 1 Updated Platting Report

Erin. I represent M/I Homes and make the following representations on its behalf. M/I Homes will be responsible for all payments associated with the 2 notices of commencements for the entry monument signage and will be responsible for the terminations of the 2 notices. It is estimated the terminations will occur at the end of this month. M/I will also transfer the ERP Permit for the storm water facilities to the District sometime in late July/early August 2022. Scott

Scott I. Steady

Partner



201 North Franklin Street, Suite 3200
Tampa, Florida 33602

direct 813-367-5719

fax 813-221-7335

ssteady@burr.com

Web

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BILL OF SALE

Hilltop Point Phase 1 and Phase 2 Work Product, Facilities and Improvements

KNOW ALL MEN BY THESE PRESENTS, that **M/I Homes of Tampa, LLC**, a Florida limited liability company, whose address for purposes hereof is 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33634 (“Grantor”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, to it paid by the **Hilltop Point Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“District”) whose address is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, this 7th day of June, 2022, all right, title and interest of the Grantor, in and to the facilities, improvements and other property interests as described in the attached Exhibit “A” (the “Property”), to have and to hold for District’s own use and benefit forever.

AND the Seller does hereby covenant to and with the District, its successors and assigns:

1. (i) Grantor is the lawful owners of the Property; (ii) the Property is free and clear of any liens and encumbrances and Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

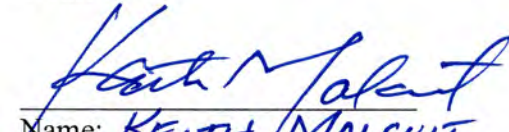
2. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

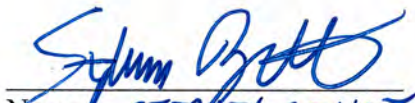
3. Nothing herein shall be construed as a waiver of District’s limitations of liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[Signature page follows.]


IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered in its name on the date first set forth above.

Witnesses:


Name: KEITH MALCUIT
(Print or Type Name)


Name: STEPHEN BENNETT
(Print or Type Name)

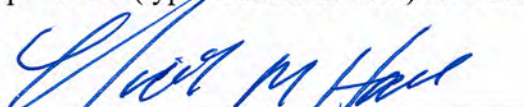
M/I Homes of Tampa, LLC,
a Florida limited liability company,


By: R. Scott Griffith
Name: R. Scott Griffith
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF ~~PASCO~~
HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3RD day of June, 2022, by R. Scott Griffith as R. Scott Griffith of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He/she is personally known to me or ☐ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.




Signature of Notary

Name: NICOLE M HALL
(Print/Type Name)

Notary Public, State of Florida
My Commission Expires: 11/08/2025

[AFFIX NOTARY SEAL OR STAMP]

EXHIBIT "A"

Description of Improvements and Work Product and Additional Rights

All Water Management and Control facilities, Roadways, Water Supply facilities, Sewer and Wastewater facilities, Landscape/Hardscape/Irrigation facilities, Recreational facilities, Electrical and Streetlighting Facilities, as identified in the Master Report of the District Engineer, dated April 22, 2022, as depicted on the following plans:

1. Development Order for Hilltop Point Estates and final site and construction plans per the letter dated 3/3/2021.

Notwithstanding the above, Improvements include (but are not limited to) to the following:

Phase 1 Roadway Improvements: All roadway improvements including paving, drainage, curb, sidewalks, and gutter for the development of Hilltop Point Phase 1, as set forth in the Hilltop Point Replat recorded in Plat Book 88, Pages 99 through 106 of the Official Records of Pasco County, Florida, including but not limited to Tract "A".

Phase 1 Utilities: All wastewater and potable water facilities from the point of delivery or connection to the point of delivery or connections, including but not limited to all lines, pipes, structures, fittings, valves, services, tees, pumps, laterals, lift stations, manholes, equipment, and appurtenances thereto, for the development of Hilltop Point Phase 1, as set forth in the Hilltop Point Replat, recorded in Plat Book 88, Pages 99 through 106 of the Official Records of Pasco County, Florida. This Bill of Sale excludes any improvements, including the transmission line, installed pursuant to the Declaration of Easements and Covenants entered into between Country Air Estates Homeowners Association, Inc. and Hilltop Point LLC dated December 16, 2020 and recorded in OR Book 10242, Page 208 of the Official Records of Pasco County, Florida.

Phase 1 Stormwater – All pond/stormwater management facilities together with the master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins and related stormwater facilities in and for the development of Hilltop Point Phase 1, including, but not limited to all facilities located on portions of the real property described as Tracts A, D-1, D-2, D-3, and Drainage Easements, as set forth in the Hilltop Point Replat, recorded at Plat Book 88, Pages 99 through 106 of the Official Records of Pasco County, Florida.

Phase 1 Recreational, Parks and Open Space Facilities : All recreational, parks and open space facilities and improvements for the development of Hilltop Point Phase 1, as set forth in the Hilltop Point Replat, recorded at Plat Book 88, Page 99 through 106 of the Official Records of Pasco County, Florida, including, but not limited to those facilities and improvements located within Tracts P-1, P-2, P-3, P-4, and P-5 (Parks/Open Space).

Phase 1 Landscaping, Hardscaping, Irrigation and Wall Improvements: All landscaping, hardscaping, wall, and irrigation improvements for the development of Hilltop Point Phase 1, as recorded in the Hilltop Point Replat at Plat Book 88, Pages 99 through 106 of the Official Records of Pasco County, Florida, including, but not limited to those improvements and facilities located within the Landscape and Irrigation and Wall Easements .

Phase 1 Work Product: All of the right, title, interest and benefit of the developer in, to and under any and all site plans, construction and development designs and drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way use permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents and approvals of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, ownership of the above-referenced facilities and improvements.

Phase 2 Work Product: All of the right, title, interest and benefit of the developer in, to and under any and all site plans, construction and development designs and drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way use permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents and approvals of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, ownership of the above-referenced facilities and improvements.

Additional Rights: All of the right, title, interest and benefit of the Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product, improvements and facilities.

This instrument should be
returned after recording to:

Scott I. Steady, Esquire
Burr & Forman LLP
201 N. Franklin Street, Suite 3200
Tampa, Florida 33602

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of June, 2022, by **M/I HOMES OF TAMPA, LLC, a Florida limited liability company**, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantor"), in favor of **HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes**, whose mailing address is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, does hereby remise, release, convey and confirm to Grantee and Grantee's successors and assigns forever, the following real property situate, lying and being in Pasco County, Florida described on **Exhibit A** attached hereto and a part hereof (the "**Property**").

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Grant of Easements

That Grantor, for good and valuable consideration to it in hand paid by Grantee, the receipt of which is acknowledged, hereby further remises, releases, conveys and confirms to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below ("**Easements**"):

All of those certain Drainage, Maintenance, Irrigation, Landscape and Wall Easements, (together, “**Easement Areas**”), identified on the Hilltop Point Replat, as recorded in Plat Book 88, Pages 99 through 106 of the Official Records of Pasco County Florida, and with respect to the foregoing, the rights of ingress and egress over, across, upon, and through the Easement Areas, as well as rights of installing, constructing, operating, maintaining, repairing and replacing stormwater, hardscaping, landscaping, irrigation, wetland and/or other Grantee improvements and facilities.

TOGETHER with all rights of Grantor, if any, to such stormwater, hardscaping, landscaping, irrigation, wetland and/or other improvements and facilities, and that are located in the Easement Areas.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; that Grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever lawfully claiming or purporting to claim the same, or any part thereof, by through or under Grantor, but not otherwise; and that the land is free of all encumbrances except for zoning and land use regulations, property taxes for the current year (if not yet due and payable), easements, covenants, restrictions and other matters of record.

Reservation of Easement

Grantor hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement Areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement Areas, provided, however, that Grantor’s reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or Easement Areas or improvements located thereon.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT AS CONTEMPLATED BY THE PLAT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

TO HAVE AND TO HOLD the Property, together with the appurtenances including Easements, unto Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to: (a) taxes for the year 2022 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including (without limitation) the Plat, and the rights and interests reserved to Grantor as “Owner” on said Plat,

Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor, but against none other.

[Signature pages follow.]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the date first above written.

WITNESSES:

Keith Malcuit
 Printed Name: KEITH MALCUIT
Stephen Bennett
 Printed Name: STEPHEN BENNETT

M/I HOMES OF TAMPA, LLC,
 a Florida limited liability company

By: *R. Scott Griffith*
 Printed Name: R. Scott Griffith
 Title: Vice President
 "Grantor"

[CORPORATE SEAL]

STATE OF FLORIDA)
 COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of June, 2022, by R. Scott Griffith as Vice President of M/I Homes of Tampa, LLC, on behalf of the Florida limited liability company. He is personally known to me or ☐ has produced (type of identification) as identification or ☐ has produced (type of identification) as identification.

[AFFIX NOTARIAL SEAL]

Nicole M. Hall
 NOTARY PUBLIC, STATE OF FLORIDA

Print Name: NICOLE M. HALL

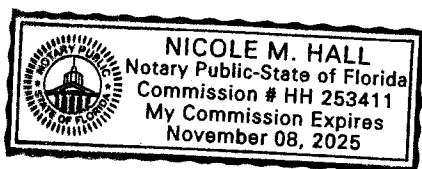


EXHIBIT A**Legal Description**

Tracts A, D-1, D-2, D-3 (Pond/Drainage and Maintenance Easement), P-1, P-2, P-3, P-4, P-5 (Park/Open Space), and LS-1 and LS-2 (Lift Station) as described in Hilltop Point Replat, according to the plat thereof recorded in Plat 88, Pages 99 through 106 of the Public Records of Pasco County, Florida.

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

May 27, 2022, Minutes of the Continued Meeting

Minutes of the Continued Meeting

The Continued Meetings of the Board of Supervisors for the Hilltop Point Community Development District was held on **Friday, May 27, 2022, at 10:15 a.m.** at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

1. CALL TO ORDER

Brian Lamb called the Continued Meetings of the Board of Supervisors of the Hilltop Point Community Development District to order on **Friday, May 27, 2022, at 10:01 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Supervisor
Keith Malcuit	Supervisor
Lee Thompson	Supervisor
John Blakley	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark	(via conference call)
Bryan Radcliff	District Manager, Inframark	(via conference call)
Erin McCormick	District Counsel, Erin McCormick Law	(via conference call)
Misty Taylor	Bond Counsel, Bryant Miller Olive	(via conference call)
Tonja Stewart	District Engineer	

There were no members of the general public present.

2. AUDIENCE QUESTIONS OR COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Manager

C. District Engineer

There were no staff reports at this time.

4. BUSINESS ITEMS

A. Supplemental Assessment Methodology Report and Supplemental Assessment Resolutions

i. Presentation of the Supplemental Assessment Methodology Report

There was no discussion on the Supplemental Assessment Methodology Report.

ii. Consideration of Resolution 2022-37; Supplemental Assessment Resolution for Series 2022-1 (Assessment Area One) Bonds

The Board reviewed the resolutions.

MOTION TO:	Approve the Resolution 2022-37; Supplemental Assessment Resolution for Series 2022-1 (Assessment Area One) Bonds.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

iii. Consideration of Resolution 2022- 38; Supplemental Assessment Resolution for Series 2022-2 (Assessment Area Two) Bonds

The Board reviewed the resolutions.

MOTION TO:	Approve the Resolution 2022- 38; Supplemental Assessment Resolution for Series 2022-2 (Assessment Area Two) Bonds.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

iv. Consideration of Resolution 2022-39: Bond Ratification Resolution

The Board reviewed the resolution.

MOTION TO:	Approve the Resolution 2022-39.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Forms of Issuer's Counsel Documents:

i. Collateral Assignment and Assumption of Development and Contract Rights Relating to the Hilltop Point Project

The Board reviewed the counsel documents.

MOTION TO:	Approve the Collateral Assignment and Assumption of Development and Contract Rights Relating to the Hilltop Point Project.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

ii. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements

The Board reviewed the agreement.

MOTION TO:	Approve the Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Valenti
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

iii. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the Completion of Certain Improvements

The Board reviewed the agreement.

MOTION TO: Approve the Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the Completion of Certain Improvements.

MADE BY: Supervisor Malcuit

SECONDED BY: Supervisor Valenti

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

4/0 - Motion Passed Unanimously

iv. Declaration of Consent

The Board reviewed the declaration.

MOTION TO: Approve the Declaration of Consent.

MADE BY: Supervisor Valenti

SECONDED BY: Supervisor Malcuit

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

4/0 - Motion Passed Unanimously

v. Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the True-Up Payment of the Series 2022-1 and Series 2022-2 Assessments

The Board reviewed the agreement.

MOTION TO: Approve the Agreement between Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the True-Up Payment of the Series 2022-1 and Series 2022-2 Assessments usiness items i - vi.

MADE BY: Supervisor Valenti

SECONDED BY: Supervisor Thompson

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

4/0 - Motion Passed Unanimously

vi. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hilltop Point CDD

The Board reviewed the disclosure.

MOTION TO:	Approve the Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Hilltop Point CDD.
MADE BY:	Supervisor Valenti
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

vii. Notice of Special Assessments/Government Lien of Record

The Board reviewed the notices.

MOTION TO:	Approve the Notice of Special Assessments and Government Lien of Record
MADE BY:	Supervisor Malcuit
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Documents Related to Construction Requisition No. 1

- i. First Amendment to Agreement between the Hilltop Point CDD and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Improvements**
- ii. Table reflecting the Acquisition Costs to be Paid from Construction Requisition No. 1**
- iii. Certificate of District Engineer for Construction Requisition No. 1**
- iv. Developer Certification Regarding Costs Paid**
- v. Bill of Sale for Construction Requisition No. 1**
- vi. Deed for Construction Requisition No. 1**

The Board reviewed the above business items.

MOTION TO: Approve the business items i - vi.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Malcuit
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

D. Discussion of Selection Process for Construction of Amenity Center; Possible Authorization of Prequalification Process for Contractors and/or Commencement of Competitive Selection Process for Construction of Amenity Center Project

Possible authorization of pre-qualification process for contractors and/or commencement of competitive selection process for construction of amenity center project.

MOTION TO: Approve designate Keith Malcuit to meet with staff to generate a public notice to start the pre-qualification process.
MADE BY: Supervisor Valenti
SECONDED BY: Supervisor Thompson
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

E. General Matters Related to the District and Any Other Items related to Issuance of the Series 2022-1 Bonds and Series 2022-2 Bonds

There was no discussion on general matters of the district as well as the series of bonds.

5. BOARD MEMBERS' COMMENTS

There were no comments from the Board.

6. PUBLIC COMMENTS

There were no public comments.

7. ADJOURNMENT

MOTION TO:	Adjourn at 10:53 P.M.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Malcuit
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**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 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Secretary**
☐ **Assistant Secretary**

Title:

☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Hilltop CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		

Variable Contract				
Supervisor: John Blakley	JB 012822	\$ 200.00		Supervisor Fee - 01/28/2022
Supervisor: John Blakley	JB 032522	200.00		Supervisor Fee - 03/25/2022
Supervisor: John Blakley	JB 042222	200.00		Supervisor Fee - 04/22/2022
Supervisor: Lee Thompson	LT 032522	200.00		Supervisor Fee - 04/25/2022
Supervisor: Lee Thompson	LT 042222	200.00	\$ 1,000.00	Supervisor Fee - 4/22/2022
Variable Contract Sub-Total		\$ 1,000.00		

Utilities				
Utilities Sub-Total		\$ 0.00		

Regular Services				
ADA Site Compliance	INV 10724	\$ 2,900.00		Complaint and Accessible Website, Quarterly Software Based Audits - 2/02/2022
DEO	85619	125.00		Registration Fees - Hilltop Point CDD - 3/22.2022
Erin McCormick	10564	1,906.18		Legal Services for New CDD thru 2/07/2022
Erin McCormick	10570	216.00		Legal Services for New CDD thru 3/08/2022
Erin McCormick	10577	576.00	\$ 2,698.18	Legal Services for New CDD thru 4/11/2022
Mike Wells, Pasco County Property Appraiser	MW 042922	750.00		Property Appraiser Services 4/29/2022
Tampa Bay Times	320570 022322	786.13		Advertising Services thru 03/23/2022
Tampa Bay Times	320570 030222	784.13		Advertising Services thru 03/02/2022
Tampa Bay Times	320570 030222 2	347.60		Advertising Services thru 03/02/2022

Hilltop CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Bay Times	320570 030922	784.13		Advertising Services thru 03/09/2022
Tampa Bay Times	320570 031622	102.80		Advertising Services thru 03/18/2022
Tampa Bay Times	320570 031622 2	784.13		Advertising Services thru 03/16/2022
Tampa Bay Times	320570 032322	222.80		Advertising Services thru 03/23/2022
Tampa Bay Times	320570 033022	222.80		Advertising Services thru 03/30/2022
Tampa Bay Times	320570 041322	482.00		Advertising Services thru 04/13/2022
Tampa Bay Times	320570 042422	142.00		Advertising Services thru 04/24/2022
Tampa Bay Times	320570 042422 2	149.00		Advertising Services thru 04/24/2022
Tampa Bay Times	320570 050422	1,368.00		Advertising Services thru 05/04/2022
Tampa Bay Times	320570 051122	1,366.00	\$ 7,541.52	Advertising Services thru 05/11/2022
Regular Services Sub-Total		\$ 14,014.70		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 15,014.70		

Approved (with any necessary revisions noted):

Signature

Printed Name

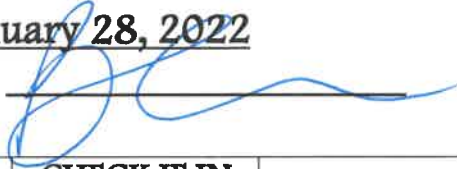
Title (check one):






☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Hilltop Point CDD

MEETING DATE: January 28, 2022

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti		Salary Waived	\$0
Keith Malcuit		Salary Waived	\$0
Lee Thompson		Salary Waived	\$0
John Blakley		Salary Accepted	\$200
Steven Umansky		Salary Waived	\$0

JB 012822

Hilltop Point CDD

MEETING DATE: March 25, 2022

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Waived	\$0
Keith Malcuit		Salary Waived	\$0
Lee Thompson	✓	Salary Waived ^{Accepted}	\$0 200
John Blakley	✓	Salary Accepted	\$200
Steven Umansky	✓	Salary Waived	\$0

JB 032522

Hilltop Point CDD

MEETING DATE: April 22, 2022

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	X	Salary Waived	\$0
Keith Malcuit	X	Salary Waived	\$0
Lee Thompson	X	Salary Accepted	\$200
John Blakley	X	Salary Accepted	\$200
		Salary Waived	\$0

JB 042222

Hilltop Point CDD

MEETING DATE: March 25, 2022

DMS Staff Signature _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Waived	\$0
Keith Malcuit		Salary Waived	\$0
Lee Thompson	✓	Salary Waived Accepted	\$0 200
John Blakley.	✓	Salary Accepted	\$200
Steven Umansky	✓	Salary Waived	\$0

LT 032522

Hilltop Point CDD

MEETING DATE: April 22, 2022

DMS Staff Signature



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	<input checked="" type="checkbox"/>	Salary Waived	\$0
Keith Malcuit	<input checked="" type="checkbox"/>	Salary Waived	\$0
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
		Salary Waived	\$0

LT 042222

ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Billing Meritus

Meritus Districts

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-10724	02/02/2022	\$2,900.00	02/16/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
For Hilltop Point CDD: new, compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual tech support.	1	2,900.00	2,900.00

BALANCE DUE**\$2,900.00**

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85619			Date Invoiced: 03/22/2022
Annual Fee: \$125.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 05/23/2022: \$125.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Hilltop Point Community Development District
 Mr. Brian K. Lamb
 Inframark LLC
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: hilltoppointcdd.com
8. County(ies): Pasco
9. Function(s): Community Development
10. Boundary Map on File: 03/22/2022
11. Creation Document on File: 01/12/2022
12. Date Established: 01/11/2022
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Dade City
15. Creation Document(s): City Ordinance 2021-25
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 03/22/2022

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date: _____

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Erin McCormick | Law, PA

Erin McCormick, Esq.

Hilltop Point CDD

Brittany Crutchfield
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: brittany.crutchfield@merituscorp.com

Invoice Date	Invoice Number
02/07/2022	10564
Terms	Service Through
	02/07/2022

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
01/14/2022	Erin R McCormick	Review of emails and coordinate regarding Hilltop Point organizational meeting	0.20	\$ 72.00
01/21/2022	Erin R McCormick	Revise Landowner Election Resolution and Notice of Landowner Election; telephone conference with Brittany Crutchfield regarding date of election and publication of notice; prepare Agreement for Services with Interim Engineer; email to Brittany Crutchfield, Brian Lamb and Tonja Stewart regarding above; prepare email and transmit Ordinance establishing GDD	1.20	\$ 432.00
01/24/2022	Erin R McCormick	Review of Agenda for organizational meeting; email to Brittany Crutchfield and Brian Lamb regarding adding item for authorizing filing of Petition to Expand CDD Boundaries; telephone conference with Brittany Crutchfield regarding updating Agenda package	0.40	\$ 144.00
01/27/2022	Erin R McCormick	Review of Agenda Packages for organizational meeting;	1.00	\$ 360.00
01/28/2022	Erin R McCormick	Prepare Notice of Establishment; prepare for, travel to and attend Board of Supervisors meeting	2.40	\$ 864.00
02/03/2022	Erin R McCormick	Review of email from Brittany Crutchfield regarding executed Notice of Establishment and Resolution and respond [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
02/07/2022	Erin R McCormick	Review of email from Brian Lamb and transmit submitted copy of the Petition to Establish CDD [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00

In Reference To: General Representation (Expenses)			
Date	By	Expenses	Amount

3314 Henderson Boulevard | Suite 103 | Tampa, FL 33609

o: 813.579.2653 | erin@ernccormicklaw.com | f: 813.315.6333

Hilltop Point CDD

Brittany Crutchfield
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: brittany.crutchfield@merituscorp.com

Invoice Date	Invoice Number
02/07/2022	10564
Terms	Service Through
	02/07/2022

01/28/2022	Erin R McCormick	Mileage to and from Board meeting	\$ 34.18
------------	---------------------	-----------------------------------	----------

Total Hours	5.40 hrs
Total Work	\$ 1,872.00
Total Expenses	\$ 34.18
Total Invoice Amount	\$ 1,906.18
Previous Balance	\$ 0.00
Balance (Amount Due)	\$ 1,906.18



Erin McCormick | Law, PA

Erin McCormick, Esq.

Hilltop Point CDD

Brittany Crutchfield
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: brittany.crutchfield@merituscorp.com

Invoice Date	Invoice Number
03/08/2022	10570
Terms	Service Through
	03/08/2022

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
02/07/2022	Erin R McCormick	Prepare and record Notice of Establishment of CDD	0.40	\$ 144.00
02/22/2022	Erin R McCormick	Prepare Amended Notice of Establishment for Hilltop Point CDD; prepare email to Betty Valenti and transmit Amended Notice for execution; [CLIENT COURTESY - NO CHARGE]	1.00	\$ 0.00
02/23/2022	Erin R McCormick	Receipt of email and review of telephone message from Brittany Crutchfield; Email to Brittany Crutchfield, Brian Lamb, Zeep Panaseny, Misty Taylor and Scott Steady regarding Hilltop Point CDD Board meeting	0.20	\$ 72.00

Total Hours	1.60 hrs
Total Work	\$ 216.00
Total Invoice Amount	\$ 216.00
Previous Balance	\$ 1,906.18
Balance (Amount Due)	\$ 2,122.18



Erin McCormick | Law, PA

Erin McCormick, Esq.

Hilltop Point CDD

Brittany Crutchfield

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Email: brittany.crutchfield@merituscorp.com

districtinvoices@merituscorp.com

Invoice Date	Invoice Number
04/11/2022	10577
Terms	Service Through
	04/11/2022

In Reference To: General Representation (Work)				
Date	By	Services	Hours	Amount
03/15/2022	Erin R McCormick	Prepare letter to Florida Dept of State, Administrative Code and Register and transmit copy of Ordinance; email to Brian Lamb and Brittany Crutchfield regarding above; review of Special District website re: Registered Agent and Registered Office; email to Brian Lamb and Brittany Crutchfield regarding above; review of email from Brittany Crutchfield	0.90	\$ 324.00
03/16/2022	Erin R McCormick	Email to Brittany Crutchfield regarding approved Resolutions; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
03/25/2022	Erin R McCormick	Attend Board of Supervisors meeting	0.70	\$ 252.00

Total Hours	1.70 hrs
Total Work	\$ 576.00
Total Invoice Amount	\$ 576.00
Previous Balance	\$ 2,122.18
Balance (Amount Due)	\$ 2,698.18

3314 Henderson Boulevard | Suite 103 | Tampa, FL 33609

o: 813.579.2653 | erin@emccormicklaw.com | f: 813.315.6333



Mike Wells Property Appraiser

Proudly Serving Pasco County, Florida

51300/4902

Ms. Alexandra Wolfe
Meritus Districts

April 29, 2022

Hilltop Point \$750⁰⁰

Dear Ms. Wolfe:

Per the email sent on April 1, 2022, below are the changes to the non-Ad Valorem process for this year:

DR408A Form (attached): Our previous procedure included a "Preliminary" and "Final" version of this form created by our office. Each were submitted to our office by the TRIM and Final deadlines. Going forward, only the "Unmodified" DR408A form (attached) will be required before the final submission deadline.

Taxing Authority and Meeting Time text: This information was provided on the previous DR408A "Preliminary" certificate. Going forward, this information will be provided to us via email before the TRIM deadline.

Increases in assessments from TRIM to Final: Previously, our office would reject any increase. Going forward, our office will allow an increase. Each taxing authority is required to verify compliance with Florida Statutes regarding the non-Ad Valorem assessments.

Listed below is the Non-Ad Valorem Calendar for Cypress Preserve, Longleaf, Northwood, Suncoast, and Watergrass Community Development Districts.

Hilltop Point was recently brought to my attention as a possible new Community Development District. Will you be using a uniform method of collection for this new district? If so, we require a copy of the signed board resolution before it can be approved and added to the tax roll as a late file.

Non-Ad Valorem Calendar

- Annual Fees Due (\$150 each district) * June 1, 2022
- Preliminary Certification and Certificate deadline date July 22, 2022
- Final Certification and Certificate deadline date September 15, 2022

Please note: All CDD payments must be postmarked by **June 1st** in order to have the CDD information included on the TRIM Notice. Payments postmarked after June 1st will be returned and the CDD will **NOT** be included on the notice.

Please send all payments to PO Box 401, Dade City, FL 33526-0401.

***Note: This notification will serve as your invoice for payment.**

****Note: First-year \$750.00, thereafter \$150.00**

Enclosed for your use is the "Certificate to Non-Ad Valorem Assessment Roll" DR-408A form. All future correspondence will be sent via email rather than USPS mail.

If you have any questions, please contact Gayle Pavsek at extension 4493 or you may reach her at gpavsek@pascopa.com.

Respectfully,

Mike Wells
Pasco County Property Appraiser
352-521-4437
mwells@pascopa.com
MW/gp

PLEASE MAIL ALL CORRESPONDENCE TO: PASCO COUNTY PROPERTY APPRAISER - PO BOX 401, DADE CITY, FLORIDA 33526-0401

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE: 727-847-8151
FAX: 727-847-8013

EAST PASCO GOVERNMENT CENTER
14236 6TH STREET, SUITE 101
DADE CITY, FL 33523-3408
TELEPHONE: 352-521-4433
FAX: 352-521-4411

CENTRAL PASCO PROFESSIONAL CENTER
LAND O' LAKES 39
TELEPHONE: 813-929-2780
FAX: 813-929-2784

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
02/23/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
02/23/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$786.13	0000211347	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/23/22	02/23/22	0000211347	Times	Main A/B	District Expansion	1	3x10.25 IN	\$784.13
02/23/22	02/23/22	0000211347	Tampabay.com	Marketplace	District Expansion AffidavitMaterial	1	3x10.25 IN	\$0.00 \$2.00

1 of 4

Received
MAR 07 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
02/23/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
02/23/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$786.13	0000211347	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

HILLTOP CDD

C/O MERITUS

2005 PAN AM CIRCLE, SUITE 300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
03/ 2/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/02/2022	Deirdre Bonett	320570
Total Amount Due		Ad Number
\$784.13		0000211347

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/02/22	03/02/22	0000211347	Times	Main A/B	District Expansion	1	3x10.25 IN	\$784.13
03/02/22	03/02/22	0000211347	Tampabay.com	Marketplace	District Expansion	1	3x10.25 IN	\$0.00

2054

Received
MAR 17 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
03/ 2/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/02/2022	Deirdre Bonett	320570
Total Amount Due		Ad Number
\$784.13		0000211347

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

HILLTOP CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
02/23/22 - 03/02/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/02/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$347.60	0000209024	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/23/22	03/02/22	0000209024	Times	Legals CLS	Landowners Election	2	2x72 L	\$345.60
02/23/22	03/02/22	0000209024	Tampabay.com	Legals CLS	Landowners Election AffidavitMaterial	2	2x72 L	\$0.00 \$2.00

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Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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Advertising Run Dates	Advertiser Name	
02/23/22 - 03/02/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/02/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$347.60	0000209024	

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Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/ 9/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
03/09/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$784.13		0000211347	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/09/22	03/09/22	0000211347	Times	Main A/B	District Expansion	1	3x10.25 IN	\$784.13
03/09/22	03/09/22	0000211347	Tampabay.com	Marketplace	District Expansion	1	3x10.25 IN	\$0.00
3 of 4								

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ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
03/ 9/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
03/09/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$784.13		0000211347	

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Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
03/16/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/16/2022	Jean Mitotes	320570
Total Amount Due		Ad Number
\$102.80		0000214408

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/16/22	03/16/22	0000214408	Times	Legals CLS	Notice of Rule Development	1	2x43 L	\$100.80
03/16/22	03/16/22	0000214408	Tampabay.com	Legals CLS	Notice of Rule Development AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

Received
MAR 21 2022

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Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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Advertising Run Dates	Advertiser Name	
03/16/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/16/2022	Jean Mitotes	320570
Total Amount Due		Ad Number
\$102.80		0000214408

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Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/16/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
03/16/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$784.13		0000211347	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/16/22	03/16/22	0000211347	Times	Main A/B	District Expansion	1	3x10.25 IN	\$784.13
03/16/22	03/16/22	0000211347	Tampabay.com	Marketplace	District Expansion	1	3x10.25 IN	\$0.00

4 of 4

Received
MAR 21 2022

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ADVERTISING INVOICE

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Advertising Run Dates		Advertiser Name	
03/16/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
03/16/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$784.13		0000211347	

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Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
03/23/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/23/2022	Jean Mitotes	320570
Total Amount Due		Ad Number
\$222.80		0000214376

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/23/22	03/23/22	0000214376	Times	Legals CLS	Notice of Rule Making	1	2x93 L	\$220.80
03/23/22	03/23/22	0000214376	Tampabay.com	Legals CLS	Notice of Rule Making AffidavitMaterial	1	2x93 L	\$0.00 \$2.00

Received
MAR 28 2022

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DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

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Advertising Run Dates	Advertiser Name	
03/23/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
03/23/2022	Jean Mitotes	320570
Total Amount Due		Ad Number
\$222.80		0000214376

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Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

HILLTOP CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

Tampa Bay Times

Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Notice of Rule Making** was published in said newspaper by print in the issues of: **3/23/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature Affiant

Sworn to and subscribed before me this **03/23/2022**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced



JESSICA ATTARD
Commission # GG 308686
Expires March 28, 2023
Bonded Thru Budget Notary Services

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Hilltop Point Community Development District on April 22, 2022, at 10:15 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

In accord with Chapter 190, Florida Statutes, the Hilltop Point Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on March 16, 2022.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2016). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: April 22, 2022
TIME: 10:15 a.m.
PLACE: Long Lake Reserve Amenity Center
19617 Breynia Dr.
Lutz, FL 33558

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 873-7300.

Hilltop Point Community Development District
Brian Lamb, District Manager

Run Date: March 23, 2022

0000214376

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/23/22 - 03/30/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
03/30/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$222.80		0000214332	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/23/22	03/30/22	0000214332	Times	Legals CLS	Hilltop	2	2x47 L	\$220.80
03/23/22	03/30/22	0000214332	Tampabay.com	Legals CLS	Hilltop AffidavitMaterial	2	2x47 L	\$0.00 \$2.00

Received
APR 04 2022

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ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
03/23/22 - 03/30/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
03/30/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$222.80		0000214332	

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TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Hilltop** was published in said newspaper by print in the issues of: **3/23/22, 3/30/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **03/30/2022**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors Meeting
 of the Hilltop Point Community Development District**

The Board of Supervisors (the "Board") of the Hilltop Point Community Development District (the "District") will hold a public hearing and a meeting on April 22, 2022, at 10:15 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2021-2022 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at brian.lamb@merituscorp.com or via phone at (813) 873-7300.

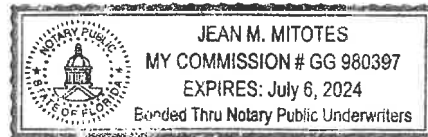
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 hearing 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.

Brian Lamb
 District Manager
 Run Date: March 23rd & 30th, 2022

0000214332



Tampa Bay Times

tampabay.com

Times Publishing Company

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
03/23/22 - 04/13/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
04/13/2022	Jean Mitotes	320570	
Total Amount Due		Ad Number	
\$482.00		0000214363	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/23/22	04/13/22	0000214363	Times	Legals CLS	PH for UMC	4	2x50 L	\$480.00
03/23/22	04/13/22	0000214363	Tampabay.com	Legals CLS	PH for UMC AffidavitMaterial	4	2x50 L	\$0.00 \$2.00

Received
APR 18 2022

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Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
03/23/22 - 04/13/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
04/13/2022	Jean Mitotes	320570	
Total Amount Due		Ad Number	
\$482.00		0000214363	

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TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: PH for UMC** was published in said newspaper by print in the issues of: **3/23/22, 3/30/22, 4/ 6/22, 4/13/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.


Signature Affiant

Sworn to and subscribed before me this **04/13/2022**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced



JESSICA ATTARD
Commission # **GG 308686**
Expires **March 28, 2023**
Bonded Thru Budget Notary Services

**The Hilltop Point Community Development District
Notice of a public hearing and the intent to use the
uniform method for the levy, collection, and enforcement
of non-ad valorem assessments**

The Board of Supervisors ("Board") of the Hilltop Point Community Development District ("District") will hold a public hearing and a regular Board meeting on **April 22, 2022, at 10:15 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558** to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Pasco County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Brian Lamb, District Manager

Publication dates: March 23rd, 30th, April 6th, and 13th, 2022 0000214363

Tampa Bay Times

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Times Publishing Company

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PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
04/24/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
04/24/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$142.00		0000222916	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/24/22	04/24/22	0000222916	Times	Legals CLS	RFP Engineering Services	1	2x41 L	\$140.00
04/24/22	04/24/22	0000222916	Tampabay.com	Legals CLS	RFP Engineering Services AffidavitMaterial	1	2x41 L	\$0.00 \$2.00

Received
MAY 02 2022

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DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
04/24/22		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
04/24/2022	Deirdre Bonett	320570	
Total Amount Due		Ad Number	
\$142.00		0000222916	

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2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

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Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **04/24/2022**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

The HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT, located in Pasco County, Florida announces that professional engineering services will be required on a continuing basis. Services to include planning, preparing, reports, and preparing plans, designs, and specifications and construction supervision services for:

1. Water management system and facilities.
2. Water and sewer system and facilities.
3. Roads, landscaping and street lighting.
4. Other community infrastructure provided by the District as authorized in Chapter 190, Florida Statutes.
5. Affiliated projects to include engineering contract management and inspection services during construction.

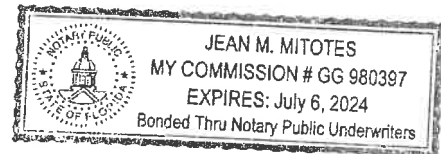
The engineering firm selected will act in the general capacity of District Engineer and will provide the above engineering services as required. Any firm or individual desiring to provide professional services to the district must furnish a resume of its qualifications and past experience on Standard Form 330 with pertinent supporting data.

The District will review all applicants and will comply with the State procedures as established by the Consultants Competitive Negotiations Act, Chapter 287, Florida Statutes. All applicants interested must submit eight (8) copies each of Standard Form 330 and a letter of interest by 12:00 p.m. on Tuesday, May 10, 2022 to the attention of the District Manager, Hilltop Point Community Development District at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Any questions, please contact Meritus Districts at 813-873-7300.

Brian Lamb
District Manager

Run Date: 04/24/2022

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Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/24/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
04/24/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$149.00	0000222918	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/24/22	04/24/22	0000222918	Times	Legals CLS	RFQ Audit Services	1	2x43 L	\$147.00
04/24/22	04/24/22	0000222918	Tampabay.com	Legals CLS	RFQ Audit Services AffidavitMaterial	1	2x43 L	\$0.00 \$2.00

Received
MAY 02 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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DEPT 3396

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ADVERTISING INVOICE

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Billing Date	Sales Rep	Customer Account
04/24/2022	Deirdre Bonett	320570
Total Amount Due	Ad Number	
\$149.00	0000222918	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

HILLTOP CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFQ Audit Services** was published in said newspaper by print in the issues of: **4/24/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **04/24/2022**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
 REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES
 Pasco County, Florida**

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at inception date January 11, 2022 and ending September 30, 2024, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

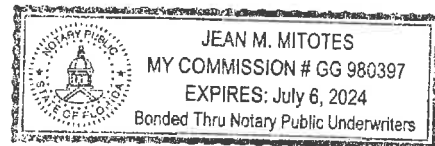
Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 873-7300, in an envelope marked on the outside, "Auditing Services Hilltop Point Community Development District." Proposals must be received by Tuesday, May 10, 2022 at 12:00 pm at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Hilltop Point CDD
 Brian Lamb
 District Manager

Run Date: 04/24/2022

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Tampa Bay Times

tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
05/ 4/22	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
05/04/2022	Jessica Attard	320570
Total Amount Due		Ad Number
\$1,368.00		0000224666

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/04/22	05/04/22	0000224666	Times	Legals CLS	Notice of Public Hearing	1	4x15.75 IN	\$1,366.00
05/04/22	05/04/22	0000224666	Tampabay.com	Legals CLS	Notice of Public Hearing AffidavitMaterial	1	4x15.75 IN	\$0.00 \$2.00

Handwritten: 48961
Red Stamp: Received
Date: MAY 11 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

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05/ 4/22	HILLTOP CDD	
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05/04/2022	Jessica Attard	320570
Total Amount Due		Ad Number
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STATE OF FLORIDA
COUNTY OF Pasco

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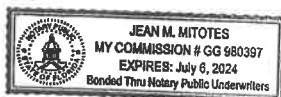

Signature Affiant

Sworn to and subscribed before me this 05/11/2022


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Hilltop Point Community Development District ("District") will hold a public hearing at 10:00 A.M. (EST) on Friday, May 27, 2022, at SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed Special Assessment Bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The public hearing will be conducted pursuant to Chapter 170, 190 and 197, Florida Statutes.

The District is a unit of special-purpose local government, established to provide infrastructure improvements for the lands within the District. The streets and areas to be improved are described in the Master Report of District Engineer, dated April 22, 2022 (the "Capital Improvement Program"), and benefit the Hilltop Point Community Development District property, as geographically depicted below. The Capital Improvement Program is currently expected to include, but is not limited to, roadways, stormwater management, utilities, landscape, hardscaping, irrigation, and recreational facilities, as more specifically described in the Capital Improvement Program, on file and available during normal business hours at the District Office, located at Inframark, 2654 Cypress Ridge Boulevard, Suite 101, Wesley Chapel, Florida 33544.

A description of the property to be assessed, and the amount to be assessed to each place or parcel of property may be ascertained at the District Office, at the address identified above during normal business hours.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Assessment Methodology Report, dated April 22, 2022 (the "Master Assessment Report"), which is available at the District Office, at the address identified above during normal business hours.

The purpose of the special assessments is to secure bonds issued to fund the Capital Improvement Program. As described in the Master Assessment Report, initially the special assessments will be assigned to all of the platted lots within Phase 1 of the District, and all of remaining unplatted property within the District. The Master Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method to allocate the assessments to the Phase 1 platted lots will be on an equivalent assessment unit (EAU) basis, as described in the Master Assessment Report. The method to allocate the assessments to the remaining unplatted property will be on a gross acreage basis, and EAU's will be assigned to the developable acreage as it is platted, in accordance with the Master Assessment Report.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$28,890,000.00 in debt to be issued by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed schedule of assessments is as follows:

TOTAL GROSS ANNUAL REVENUE - \$1,171,308									
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05/11/22	05/11/22	0000224666	Tampabay.com	Legals CLS	Notice of Public Hearing	1	4x15.75 IN	\$0.00

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Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2022



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

Hilltop CDD
Balance Sheet
As of 5/31/2022

		<u>General Fund</u>	<u>Total</u>
	Assets		
10101	Cash-Operating Account	<u>27,211.73</u>	<u>27,211.73</u>
	Total Assets	<u>27,211.73</u>	<u>27,211.73</u>
	Liabilities		
20200	Accounts Payable	<u>5,802.12</u>	<u>5,802.12</u>
	Total Liabilities	<u>5,802.12</u>	<u>5,802.12</u>
	Fund Equity & Other Credits	21,409.61	21,409.61
	Total Liabilities & Fund Equity	<u>27,211.73</u>	<u>27,211.73</u>

Hilltop CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 5/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance	490,375	0	(490,375)	(100)%
Assmts-Tax Roll				
Contributions & Donations From Private Sources				
Developer Contributions	0	42,250	42,250	0 %
Total Revenues	490,375	42,250	(448,125)	(91)%
Expenditures				
Financial & Administrative				
Supervisor Fees	2,000	1,400	600	30 %
Administrative Services	4,500	0	4,500	100 %
District Manager	25,000	0	25,000	100 %
Recording Secretary	2,400	0	2,400	100 %
District Engineer	5,500	0	5,500	100 %
Construction Accounting	6,000	0	6,000	100 %
Financial & Revenue Collections	3,500	0	3,500	100 %
Dissemination Services	5,000	0	5,000	100 %
Accounting Services	12,000	0	12,000	100 %
Postage, Phone, Faxes, Copies	500	0	500	100 %
Rentals & Leases	600	0	600	100 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	3,500	7,771	(4,271)	(122)%
Bank Fees	200	24	176	88 %
Dues, Licenses, & Fees	175	875	(700)	(400)%
Miscellaneous Fees	250	175	75	30 %
Office Supplies	100	0	100	100 %
Technology Services	600	0	600	100 %
Website Maintenance	2,400	0	2,400	100 %
ADA Website Compliance	1,800	2,900	(1,100)	(61)%
Legal Counsel				
District Counsel	5,500	7,696	(2,196)	(40)%

Hilltop CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 5/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Electric Utility Services				
Electric Utility Services - Streetlights	55,000	0	55,000	100 %
Electric Utility Services-All Others	12,000	0	12,000	100 %
Garbage/Solid Waste Control Services				
Garbage Recreation Center	2,800	0	2,800	100 %
Water-Sewer Combination Services				
Water Utility Services	4,500	0	4,500	100 %
Stormwater Control				
Aquatic Maintenance	12,500	0	12,500	100 %
Retaining Wall Maintenance	1,000	0	1,000	100 %
Aquatic Plant Replacement	500	0	500	100 %
Other Physical Environment				
Property & Casualty Insurance	22,500	0	22,500	100 %
General Liability Insurance	3,200	0	3,200	100 %
Entry & Walls Maintenance	1,500	0	1,500	100 %
Landscape Maintenance	180,000	0	180,000	100 %
Plant Replacement Program	10,000	0	10,000	100 %
Landscape Mulch	18,500	0	18,500	100 %
Landscape Annuals	14,000	0	14,000	100 %
Miscellaneous Landscape	5,000	0	5,000	100 %
Irrigation Maintenance	12,000	0	12,000	100 %
Road & Street Facilities				
Pavement & Sidewalk & Maintenance	1,500	0	1,500	100 %
Parks & Recreation				
Field Services	12,000	0	12,000	100 %
Pool Service Contract	12,000	0	12,000	100 %
Facility A/C Maintenance	1,000	0	1,000	100 %
Pool Permits	350	0	350	100 %
Facility Janitorial Services	6,000	0	6,000	100 %
Facility Maintenance	7,500	0	7,500	100 %
Facility Janitorial Supplies	750	0	750	100 %
Pool Repairs	2,500	0	2,500	100 %

Hilltop CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 5/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Telephone / Internet Services	950	0	950	100 %
Playground Equipment Maintenance	300	0	300	100 %
Access Control Maintenance	2,000	0	2,000	100 %
Dog Waste Station Service & Supplies	1,500	0	1,500	100 %
Event Services & Supplies	500	0	500	100 %
Undesignated Reserve				
Miscellaneous	2,500	0	2,500	100 %
Total Expenditures	490,375	20,840	469,535	96 %
Excess of Revenues Over (Under) Expenditures	0	21,410	21,410	0 %
Excess of Revenue/Other Sources over Expenditures/Other Uses	0	21,410	21,410	0 %
Fund Balance, End of Period	0	21,410	21,410	0 %

Hilltop CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2022

Reconciliation Date: 5/31/2022

Status: Open

Bank Balance	28,086.73
Less Outstanding Checks/Vouchers	875.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	27,211.73
Balance Per Books	<u>27,211.73</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Hilltop CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2022

Reconciliation Date: 5/31/2022

Status: Open

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount
1001	5/19/2022	System Generated Check/Voucher	125.00
1005	5/19/2022	System Generated Check/Voucher	7,541.52
1005	5/19/2022	System Generated Check/Voucher	(7,541.52)
1007	5/26/2022	System Generated Check/Voucher	750.00
1008	5/31/2022	System Generated Check/Voucher	175.00
1008	5/31/2022	System Generated Check/Voucher	(175.00)
Outstanding Checks/Vouchers			<u>875.00</u>

Hilltop CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2022

Reconciliation Date: 5/31/2022

Status: Open

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount
1000	5/19/2022	System Generated Check/Voucher	2,900.00
1002	5/19/2022	System Generated Check/Voucher	2,698.18
1003	5/19/2022	System Generated Check/Voucher	600.00
1004	5/19/2022	System Generated Check/Voucher	400.00
1006	5/19/2022	System Generated Check/Voucher	7,541.52
001	5/23/2022	SERVICE CHARGES - PRIOR PERIOD 5.23.22	<u>23.57</u>
Cleared Checks/Vouchers			<u>14,163.27</u>

Hilltop CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 05/31/2022

Reconciliation Date: 5/31/2022

Status: Open

Cleared Deposits

Document Number	Document Date	Document Description	Document Amount
004	5/12/2022	Developer Funding 2.18.22	0.00
CR001	5/12/2022	Developer Funding 2.18.22	0.00
008	5/25/2022	Developer Funding CK#00128994 2.25.222	<u>27,250.00</u>
Cleared Deposits			<u>27,250.00</u>