

Hilltop Point Community Development District

Board of Supervisors

Tatiana Pagan, Chairman
Stephen Bennett, Vice Chairperson
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Betty Valenti, Assistant Secretary

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Friday, May 26, 2023, at 10:15 a.m.

The Regular Meeting of the Hilltop Point Community Development District will be held on **May 26, 2023, 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:

Dial by your location +1 305 224 1968

Meeting ID: 843 4547 2409

Passcode: 101117

Join Zoom: <https://us06web.zoom.us/j/84345472409?pwd=WjNJQ040QUkrNjJqS0NBOElrYlZlQT09>

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Manager Tab 01

i. Community Inspection Reports

C. District Engineer

4. BUSINESS ITEMS

A. Annual Qualified Electors Tab 02

B. Discussion of Parking/Towing Policy

C. Consideration of Resolution 2023-05; Approving FY 2024 Proposed Budget
& Setting Public Hearing Tab 03

D. General Matters of the District

5. CONSENT AGENDA ITEMS

A. Consideration of Regular Meeting Minutes April 21, 2023, Tab 04

D. Consideration of Operations and Maintenance Expenditures April 2023, Tab 05

E. Review of Financial Reports for Month Ending April 30, 2023, Tab 06

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,

Bryan Radcliff

District Manager

District Office

Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

HILLTOP POINT CDD

Field Inspection - May 2023

Thursday, May 11, 2023

Prepared For Hilltop Point Board Of Supervisors

17 Items Identified



Item 1

The McDonald St entrance, where the monuments used to be, is now completely closed off for construction where the northwest pond is being expanded and re-graded. The monuments have been removed and set aside.



Item 2

Photo from the other side on McDonald St.



Item 3

Another view of the construction where the northwest pond is being expanded.



Item 4



Item 5



Item 6

This is where the construction ends and meets with the retention ditch that runs parallel with Stirrup Dr.



Item 7

The monuments and pillars set aside.



Item 8

Assigned To Amazing Services Group

The dead Magnolia near the northwest pond needs to be removed as well.



Item 9

Assigned To Yellowstone

The banks of the northeast pond and fence line are mowed.



Item 10

A gate has been added to the fence in the northeast corner of the property behind the pond.



Item 11

Assigned To Amazing Services Group

The other dead Magnolia in the southwest corner has been removed.



Item 12

The fence melted near the southwest corner due to a neighbors bonfire and needs to be repaired.



Item 13

Many of the pickets still standing are warped and will also need to be replaced.



Item 14

Assigned To Yellowstone

Most of the trees along the southwest fence line have been removed.



Item 15

There is a downed road sign along the bend of Barrel Dr.



Item 16

Assigned To Yellowstone

The mailbox park and all other common areas are properly mowed.



Item 17

Assigned To Yellowstone

The sidewalk along Michael St is mowed.



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

Received

MAY 01 2023

1-800-851-8754
www.pascovotes.gov

April 26, 2023

Brian Lamb, District Manager
Meritus Corp
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Brian Lamb:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2023.

- | | |
|------------------------------------------------|---|
| • Hilltop Point Community Development District | 2 |
|------------------------------------------------|---|

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

East Pasco - Dade City (352) 521-4302
Central Pasco - Land O' Lakes (813) 929-2788
West Pasco - New Port Richey (727) 847-8162

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Hilltop Point Community Development District ("**District**") prior to May 26, 2023, the proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING ON BUDGET FOR FISCAL YEAR 2023/2024.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 25, 2023

TIME: 10:15 a.m.

LOCATION: SpringHill Suites by Marriott Tampa Suncoast
Parkway, 16615 Crosspointe Run, Land O'Lakes, FL
34638

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

3. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website and the Proposed Budget shall remain on the website as required by applicable law.

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

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

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

PASSED AND ADOPTED THIS 26TH DAY OF MAY, 2023.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Approved Proposed Budget for FY 2023-2024

Exhibit A:

Approved Proposed Budget for Fiscal Year 2023/2024

2024

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET



May 26, 2023

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING

BUDGET

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May 26, 2023

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Hilltop Point Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2022 Capital Improvement Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Proposed Operating Budget	Current Period Actuals 10/1/22 - 3/31/23	Projected Revenues & Expenditures 4/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23
REVENUES				
SPECIAL ASSESSMENTS - SERVICE CHARGES				
Operations & Maintenance Assessments - On Roll	0.00	0.00	0.00	0.00
Operations & Maintenance Assessments - Off Roll	310,575.00	5,308.00	0.00	5,308.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	310,575.00	5,308.00	0.00	5,308.00
DEVELOPER CONTRIBUTIONS				
Developer Contributions	0.00	49,734.00	146,694.00	196,428.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	49,734.00	146,694.00	196,428.00
MISC REVENUE				
Other Miscellaneous Revenues	0.00	0.00	0.00	0.00
Clubhouse Rentals	0.00	0.00	0.00	0.00
Reimbursement for Legal Svcs	0.00	5,292.00	0.00	5,292.00
TOTAL MISC REVENUE	0.00	5,292.00	0.00	5,292.00
TOTAL REVENUES	310,575.00	60,334.00	146,694.00	207,028.00
EXPENDITURES				
SUPERVISOR FEES				
Supervisor Fees	0.00	1,600.00	0.00	1,600.00
TOTAL SUPERVISOR FEES	0.00	1,600.00	0.00	1,600.00
FINANCIAL & ADMINISTRATIVE				
ProfServ-Dissemination Agent	1,250.00	0.00	1,250.00	1,250.00
ProfServ-Recording Secretary	1,600.00	1,200.00	400.00	1,600.00
District Engineer	9,500.00	0.00	9,500.00	9,500.00
Administrative Services	3,000.00	2,250.00	750.00	3,000.00
Management & Accounting Services	4,000.00	0.00	4,000.00	4,000.00
District Manager	16,667.00	12,500.00	4,167.00	16,667.00
Accounting Services	9,500.00	4,500.00	5,000.00	9,500.00
Website Compliance	1,800.00	1,500.00	300.00	1,800.00
Postage, Phone, Faxes, Copies	500.00	43.00	457.00	500.00
Rentals & Leases	500.00	300.00	200.00	500.00
Public Officials Insurance	2,500.00	2,250.00	250.00	2,500.00
Legal Advertising	3,500.00	407.00	3,093.00	3,500.00
Bank Fees	200.00	168.00	32.00	200.00
Financial & Revenue Collections	2,333.00	600.00	1,733.00	2,333.00
Website Administration	1,600.00	600.00	1,000.00	1,600.00
Information Technology	400.00	300.00	100.00	400.00
Miscellaneous Expenses	250.00	0.00	250.00	250.00
Office Supplies	100.00	0.00	100.00	100.00
Dues, Licenses, Subscriptions	175.00	175.00	0.00	175.00
TOTAL FINANCIAL & ADMINISTRATIVE	59,375.00	26,793.00	32,582.00	59,375.00
LEGAL COUNSEL				
District Counsel	9,500.00	3,220.00	6,280.00	9,500.00
TOTAL DISTRICT COUNSEL	9,500.00	3,220.00	6,280.00	9,500.00
UTILITY SERVICES				
Electric Utility Services - Streetlights	30,000.00	5,885.00	24,115.00	30,000.00
Electric Utility Services - All Others	1,500.00	512.00	988.00	1,500.00
TOTAL UTILITY SERVICES	31,500.00	6,397.00	25,103.00	31,500.00
GARBAGE/SOLID WASTE SERVICES				
Garbage Recreation Center	0.00	0.00	15,000.00	15,000.00
TOTAL GARBAGE/SOLID WASTE SERVICES	0.00	0.00	15,000.00	15,000.00
Stormwater Control				
Aquatic Maintenance	15,000.00	0.00	15,000.00	15,000.00
Rataining Wall Maintenance	5,000.00	0.00	5,000.00	5,000.00
Aquatic Plant Replacement	7,500.00	0.00	7,500.00	7,500.00
TOTAL STORMWATER CONTROL	27,500.00	0.00	27,500.00	27,500.00
OTHER PHYSICAL ENVIRONMENT				
Insurance - General Liability	3,200.00	2,750.00	2,750.00	5,500.00
Insurance - Property & Casualty	12,500.00	0.00	12,500.00	12,500.00
Landscape - Annuals	7,500.00	0.00	0.00	0.00
Landscape - Mulch	7,500.00	0.00	0.00	0.00
Landscape Maintenance	130,000.00	15,553.00	32,000.00	47,553.00
Plant Replacement Program	5,000.00	0.00	0.00	0.00
Irrigation Maintenance	6,000.00	0.00	0.00	0.00
Entry & Walls Maintenance	1,500.00	0.00	1,000.00	1,000.00
Miscellaneous Services	1,000.00	0.00	1,000.00	1,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	174,200.00	18,303.00	49,250.00	67,553.00
PARKS AND RECREATIONS				
Field Services	4,500.00	0.00	6,000.00	6,000.00
Dog Waste Station Service & Supplies	1,500.00	0.00	1,500.00	1,500.00
TOTAL PARKS AND RECREATIONS	6,000.00	0.00	7,500.00	7,500.00
Reserves				
Misc-Contingency	2,500.00	0.00	2,500.00	2,500.00
TOTAL MISC-CONTINGENCY	2,500.00	0.00	2,500.00	2,500.00
TOTAL EXPENDITURES	310,575.00	56,313.00	150,715.00	207,028.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	4,021.00	4,021.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2023
BUDGET ANALYSIS

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Proposed Operating Budget	Current Period Actuals 10/1/22 - 3/31/23	Projected Revenues & Expenditures 4/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget
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TOTAL MISC REVENUE	0.00	5,292.00	0.00	5,292.00	0.00
TOTAL REVENUES	310,575.00	60,334.00	146,694.00	207,028.00	390,335.07
EXPENDITURES					
SUPERVISOR FEES					
Supervisor Fees	0.00	1,600.00	0.00	1,600.00	7,200.00
TOTAL SUPERVISOR FEES	0.00	1,600.00	0.00	1,600.00	7,200.00
FINANCIAL & ADMINISTRATIVE					
ProfServ-Dissemination Agent	1,250.00	0.00	1,250.00	1,250.00	1,250.00
ProfServ-Recording Secretary	1,600.00	1,200.00	400.00	1,600.00	1,600.00
District Engineer	9,500.00	0.00	9,500.00	9,500.00	9,500.00
Administrative Services	3,000.00	2,250.00	750.00	3,000.00	3,000.00
Management & Accounting Services	4,000.00	0.00	4,000.00	4,000.00	4,000.00
District Manager	16,667.00	12,500.00	4,167.00	16,667.00	16,667.00
Accounting Services	9,500.00	4,500.00	5,000.00	9,500.00	9,500.00
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Rentals & Leases	500.00	300.00	200.00	500.00	500.00
Public Officials Insurance	2,500.00	2,250.00	250.00	2,500.00	2,500.00
Legal Advertising	3,500.00	407.00	3,093.00	3,500.00	3,500.00
Bank Fees	200.00	168.00	32.00	200.00	200.00
Financial & Revenue Collections	2,333.00	600.00	1,733.00	2,333.00	2,333.00
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Information Technology	400.00	300.00	100.00	400.00	400.00
Miscellaneous Expenses	250.00	0.00	250.00	250.00	250.00
Office Supplies	100.00	0.00	100.00	100.00	100.00
Dues, Licenses, Subscriptions	175.00	175.00	0.00	175.00	175.00
TOTAL FINANCIAL & ADMINISTRATIVE	59,375.00	26,793.00	32,582.00	59,375.00	59,375.00
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District Counsel	9,500.00	3,220.00	6,280.00	9,500.00	9,500.00
TOTAL DISTRICT COUNSEL	9,500.00	3,220.00	6,280.00	9,500.00	9,500.00
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Electric Utility Services - Streetlights	30,000.00	5,885.00	24,115.00	30,000.00	42,257.00
Electric Utility Services - All Others	1,500.00	512.00	988.00	1,500.00	1,500.00
TOTAL UTILITY SERVICES	31,500.00	6,397.00	25,103.00	31,500.00	43,757.00
GARBAGE/SOLID WASTE SERVICES					
Garbage Recreation Center	0.00	0.00	15,000.00	15,000.00	0.00
TOTAL GARBAGE/SOLID WASTE SERVICES	0.00	0.00	15,000.00	15,000.00	0.00
Stormwater Control					
Aquatic Maintenance	15,000.00	0.00	15,000.00	15,000.00	15,000.00
Rataining Wall Maintenance	5,000.00	0.00	5,000.00	5,000.00	5,000.00
Aquatic Plant Replacement	7,500.00	0.00	7,500.00	7,500.00	7,500.00
TOTAL STORMWATER CONTROL	27,500.00	0.00	27,500.00	27,500.00	27,500.00
OTHER PHYSICAL ENVIRONMENT					
Insurance - General Liability	3,200.00	2,750.00	2,750.00	5,500.00	3,200.00
Insurance - Property & Casualty	12,500.00	0.00	12,500.00	12,500.00	12,500.00
Landscape - Annuals	7,500.00	0.00	0.00	0.00	7,500.00
Landscape - Mulch	7,500.00	0.00	0.00	0.00	7,500.00
Landscape Maintenance	130,000.00	15,553.00	32,000.00	47,553.00	150,000.00
Plant Replacement Program	5,000.00	0.00	0.00	0.00	5,000.00
Irrigation Maintenance	6,000.00	0.00	0.00	0.00	6,000.00
Entry & Walls Maintenance	1,500.00	0.00	1,000.00	1,000.00	1,500.00
Miscellaneous Services	1,000.00	0.00	1,000.00	1,000.00	15,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	174,200.00	18,303.00	49,250.00	67,553.00	208,200.00
PARKS AND RECREATIONS					
Field Services	4,500.00	0.00	6,000.00	6,000.00	4,500.00
Dog Waste Station Service & Supplies	1,500.00	0.00	1,500.00	1,500.00	1,500.00
TOTAL PARKS AND RECREATIONS	6,000.00	0.00	7,500.00	7,500.00	6,000.00
Reserves					
Misc-Contingency	2,500.00	0.00	2,500.00	2,500.00	28,803.07
TOTAL MISC-CONTINGENCY	2,500.00	0.00	2,500.00	2,500.00	28,803.07
TOTAL EXPENDITURES	310,575.00	56,313.00	150,715.00	207,028.00	390,335.07
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	4,021.00	4,021.00	0.00	0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2024
PROPOSED OPERATING BUDGET

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

FISCAL YEAR 2024
PROPOSED OPERATING BUDGET

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

FISCAL YEAR 2024
PROPOSED OPERATING BUDGET

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022-1

REVENUES		
CDD Debt Service Assessments	\$	335,318
TOTAL REVENUES	\$	335,318
EXPENDITURES		
Series 2022-1 May Bond Principal Payment	\$	131,021
Series 2022-1 May Bond Interest Payment	\$	75,000
Series 2022-1 November Bond Interest Payment	\$	129,296
TOTAL EXPENDITURES	\$	335,318
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2022	\$	5,010,000
Principal Payment Applied Toward Series 2022-1 Bonds	\$	131,021
Bonds Outstanding - Period Ending 11/1/2023	\$	4,878,979

FISCAL YEAR 2024
PROPOSED OPERATING BUDGET

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2022-2

REVENUES		
CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-
EXPENDITURES		
Series 2022-2 May Bond Principal Payment	\$	-
Series 2022-2 May Bond Interest Payment	\$	-
Series 2022-2 November Bond Interest Payment	\$	-
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2022	\$	3,365,000
Principal Payment Applied Toward Series 2022-2 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2023	\$	3,365,000

Series 2022-2 Bonds are in a period of capitalized interest through 11.01.23.

FISCAL YEAR 2024
PROPOSED OPERATING BUDGET

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

			FISCAL YEAR 2023			FISCAL YEAR 2024				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit (2)	FY 2023 Total Assessment (1)	Debt Service Per Unit	O&M Per Unit (2)	FY 2024 Total Assessment (1)	Annual Increase/(Decrease) in Assessments	% Change in Annual Assessments
ASSESSMENT AREA ONE - SERIES 2022-1 BONDS										
Single Family 54'	1.00	246	\$ 1,435.69	\$ 1,326.90	\$ 2,762.59	\$ 1,435.69	\$ 1,326.90	\$ 2,762.59	\$ (0.00)	0%
ASSESSMENT AREA TWO - SERIES 2022-2 BONDS										
Single Family 54' Platted	1.00	49	\$ 1,436.17	\$ -	\$ 1,436.17	\$ 1,436.17	\$ 1,326.90	\$ 2,763.07	\$ 1,326.90	92%
Single Family 54' Unplatted	1.00	123	\$ 1,436.17	\$ -	\$ 1,436.17	\$ 1,436.17	\$ 193.61	\$ 1,629.78	\$ 193.61	13%
Total		418								

Notations:

- (1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.
- (2) The unit count has been decreased by 3 units relative to the original plan of development, adjusting the total units allocated to the Assessment Area One, Series 2022-1 Bonds from 249 to 246 units.
- (3) Operations assessments for FY 2024 will be developer funded on actual expenses. Amounts listed are for informational purposes and reflect operations assessments once the community is complete based on the current budget.
- (4) Lots closed to end users and third party builders by the assessment roll due date will be onroll.

FISCAL YEAR 2024
PROPOSED OPERATING BUDGET

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

April 21, 2023, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the Hilltop Point Community Development District was held on **Friday, April 21, 2023, at 10:15 a.m.** at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638

1. CALL TO ORDER

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Hilltop Point Community Development District to order on **Friday, April 21, 2023, at 10:15 a.m.**

Board Members Present and Constituting a Quorum:

Betty Valenti	Chair
Stephen Bennett	Supervisor
Lee Thompson	Supervisor
John Blakley	Supervisor
Tatiana Pagan	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Erin McCormick	District Counsel & Registered Agent

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

i. Community Inspection Reports

Mr. Radcliff presented the Field Services Report to the Board. The Board asked for follow up on the mowing around the ponds in the NE section of the District. Mr. Radcliff also informed the Board that the first draft of the FY 23/24 Budget will be on the next agenda with the Proposed Budget Meeting set for June and the Final Budget meeting in August.

C. District Engineer

There were no staff reports on behalf of the District Counsel and Engineer.

49 **4. BUSINESS ITEMS**

50
51 **A. Discussion on Amenity Progress**

52 **B. Discussion on Development Updates**

53
54 Stephen Bennett presented his Development Update to the Board. Among the topics discussed
55 was the elimination of 3 lots due to a drainage issue and or pond expansion to limit flooding.
56 The Board asked for follow up regarding the impact to the assessments, true up agreement, and
57 methodology report.

58
59 **C. General Matters of the District**

60
61 There were no general matters of the District currently.

62
63 **5. CONSENT AGENDA ITEM**

64 **A. Consideration of Regular Meeting Minutes March 24, 2023,**

65 **B. Consideration of Operations and Maintenance Expenditures January 2023**

66 **C. Consideration of Operations and Maintenance Expenditures February 2023**

67 **D. Consideration of Operations and Maintenance Expenditures March 2023**

68 **E. Review of Financial Reports for Month Ending March 31, 2023**

69
70 The Board Approved Consent Agenda Items A – E with follow up requested on TECO bills
71 (Regular meeting minutes from the meeting held on 03/24/2023, O & M Expenditures from
72 January/February/March of 2023 and Financials for the month ending 03/31/2023).

MOTION TO:	Approve the Consent Agenda Item A through E as stated.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Blakley
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

81
82 **6. BOARD MEMBERS' COMMENTS**

83
84 There were no Board member comments currently.

85
86 **7. PUBLIC COMMENTS**

87
88 There were no public comments.

8. ADJOURNMENT

MOTION TO:	Adjourn the Regular meeting at 10:35 A.M.
MADE BY:	Supervisor Pagan
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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**

Recorded by Records Administrator

Signature

Date

Official District Seal

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
YELLOWSTONE LANDSCAPE	TM 506794	\$2,354.00		LANDSCAPE MAINT. APRIL 2023
YELLOWSTONE LANDSCAPE	TM 518660	\$2,354.00	\$4,708.00	LANDSCAPE MAINT. MAY 2023
Monthly Contract Subtotal		\$4,708.00		
Variable Contract				
BETTY VALENTI	BV 042123	\$200.00		SUPERVISOR FEE 04/21/23
JOHN C. BLAKLEY	JB 042123	\$200.00		SUPERVISOR FEE 04/21/23
JOHN C. BLAKLEY	JB 121622	\$200.00	\$400.00	SUPERVISOR FEE 12/16/22
LEE R. THOMPSON	LT 042123	\$200.00		SUPERVISOR FEE 04/21/23
LEE R. THOMPSON	LT 121622	\$200.00	\$400.00	SUPERVISOR FEE 12/16/22
Variable Contract Subtotal		\$1,000.00		
Utilities				
TAMPA ELECTRIC	221008683908 032923	\$22.31		ELECTRICITY SERVICES 02/23/23-03/23/23
TAMPA ELECTRIC	221008701015 032923	\$2,028.17		ELECTRICITY SERVICES 02/23/23-03/23/23
TAMPA ELECTRIC	221008717680 032923	\$26.30		ELECTRICITY SERVICES 02/23/23-03/23/23
TAMPA ELECTRIC	221008717698 032923	\$29.49	\$2,106.27	ELECTRICITY SERVICES 02/23/23-03/23/23
Utilities Subtotal		\$2,106.27		
Regular Services				
Regular Services Subtotal		\$0.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$7,814.27		

HILLTOP POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



INVOICE

INVOICE #	INVOICE DATE
TM 506794	4/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Hilltop Point CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Hilltop Point CDD

Invoice Due Date: May 1, 2023

Invoice Amount: \$2,354.00

Description	Current Amount
Monthly Landscape Maintenance April 2023	\$2,354.00

Invoice Total **\$2,354.00**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TM 518660	5/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

Hilltop Point CDD
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Hilltop Point CDD

Invoice Due Date: May 31, 2023

Invoice Amount: \$2,354.00

Description	Current Amount
Monthly Landscape Maintenance May 2023	\$2,354.00

Invoice Total **\$2,354.00**

Excellence

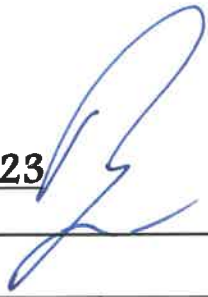
IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

Hilltop Point CDD

MEETING DATE: April 21, 2023

DMS Staff Signature _____

 BRYAN RADCLIFF

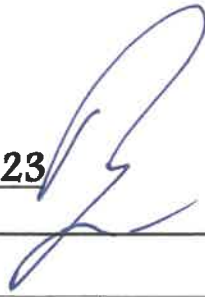
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	<input checked="" type="checkbox"/>	Salary Waived ACCEPTED	\$0 ²⁰⁰
Stephen Bennett	<input checked="" type="checkbox"/>	Salary Accepted WAIVED	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Vacant TATIANA PAGAN	<input checked="" type="checkbox"/>	Salary Waived	\$0

BV 042123

Hilltop Point CDD

MEETING DATE: April 21, 2023

DMS Staff Signature _____

 Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	<input checked="" type="checkbox"/>	Salary Waived <u>ACCEPTED</u>	\$0 <u>200</u>
Stephen Bennett	<input checked="" type="checkbox"/>	Salary Accepted <u>WAZVED</u>	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Vacant <u>TATIANA PAGAN</u>	<input checked="" type="checkbox"/>	Salary Waived	\$0

JB042123

Hilltop Point CDD

MEETING DATE: December 16, 2022

DMS Staff Signature cper BC

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti		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 121622

Hilltop Point CDD

MEETING DATE: April 21, 2023

DMS Staff Signature _____

 BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	<input checked="" type="checkbox"/>	Salary Waived ACCEPTED	\$0 200
Stephen Bennett	<input checked="" type="checkbox"/>	Salary Accepted WAIVED	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Vacant TATIANA PAGAN	<input checked="" type="checkbox"/>	Salary Waived	\$0

LT 042123

Hilltop Point CDD

MEETING DATE: December 16, 2022

DMS Staff Signature cpes BC

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

LT 121622

Statement Date: 03/29/2023

Account: 221008683908

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12373 CARL LOOP, PUMP
DADE CITY, FL 33525-6051

Current month's charges:	\$22.31
Total amount due:	\$22.31
Payment Due By:	04/19/2023

Your Account Summary

Previous Amount Due	\$27.34
Payment(s) Received Since Last Statement	-\$27.34
Current Month's Charges	\$22.31
Total Amount Due	\$22.31

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See reverse side for more information

Account: 221008683908

Current month's charges:	\$22.31
Total amount due:	\$22.31
Payment Due By:	04/19/2023

Amount Enclosed \$

682247959656

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008683908
Statement Date: 03/29/2023
Current month's charges due 04/19/2023



Details of Charges – Service from 02/23/2023 to 03/23/2023

Service for: 12373 CARL LOOP, PUMP, DADE CITY, FL 33525-6051

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000871451	03/23/2023	11		11		0 kWh	1	29 Days

Daily Basic Service Charge 29 days @ \$0.75000

\$21.75

Florida Gross Receipt Tax

\$0.56

Electric Service Cost

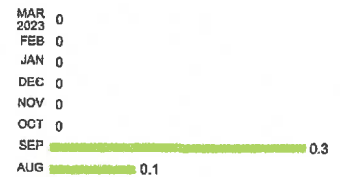
\$22.31

Total Current Month's Charges

\$22.31

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.

Statement Date: 03/29/2023
Account: 221008701015

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
38375 CLINTON AVE
DADE CITY, FL 33525

Current month's charges:	\$2,028.17
Total amount due:	\$2,028.17
Payment Due By:	04/19/2023

Your Account Summary

Previous Amount Due	\$2,007.03
Payment(s) Received Since Last Statement	-\$2,007.03
Current Month's Charges	\$2,028.17
Total Amount Due	\$2,028.17

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See reverse side for more information

Account: 221008701015

Current month's charges:	\$2,028.17
Total amount due:	\$2,028.17
Payment Due By:	04/19/2023

Amount Enclosed \$ 682247959657

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008701015
Statement Date: 03/29/2023
Current month's charges due 04/19/2023



Details of Charges – Service from 02/23/2023 to 03/23/2023

Service for: 38375 CLINTON AVE, DADE CITY, FL 33525

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	704 kWh @ \$0.03511/kWh	\$24.72
Fixture & Maintenance Charge	44 Fixtures	\$406.12
Lighting Pole / Wire	44 Poles	\$1418.12
Lighting Fuel Charge	704 kWh @ \$0.04767/kWh	\$33.56
Storm Protection Charge	704 kWh @ \$0.01466/kWh	\$10.32
Clean Energy Transition Mechanism	704 kWh @ \$0.00036/kWh	\$0.25
Florida Gross Receipt Tax		\$1.77
State Tax		\$133.31

Lighting Charges

\$2,028.17

Total Current Month's Charges

\$2,028.17

Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.

Statement Date: 03/29/2023

Account: 221008717680

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12142 FARRIER DR, LFT STAT
DADE CITY, FL 33525

Current month's charges:	\$26.30
Total amount due:	\$26.30
Payment Due By:	04/19/2023

Your Account Summary

Previous Amount Due	\$31.15
Payment(s) Received Since Last Statement	-\$31.15
Current Month's Charges	\$26.30
Total Amount Due	\$26.30

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008717680

Current month's charges:	\$26.30
Total amount due:	\$26.30
Payment Due By:	04/19/2023

Amount Enclosed \$

682247959658

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008717680
Statement Date: 03/29/2023
Current month's charges due 04/19/2023



Details of Charges – Service from 02/23/2023 to 03/23/2023

Service for: 12142 FARRIER DR, LFT STAT, DADE CITY, FL 33525

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	03/23/2023	69		68		1 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1 kWh @ \$0.07990/kWh	\$0.08
Fuel Charge	1 kWh @ \$0.04832/kWh	\$0.05
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.44
Franchise Fee		\$1.47
Municipal Public Service Tax		\$2.39

Total Electric Cost, Local Fees and Taxes

\$26.30

Total Current Month's Charges

\$26.30

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000065-0000683-Page 5 of 26

Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.

Statement Date: 03/29/2023

Account: 221008717698

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12433 HILLTOP FARMS DR, LFT STAT
DADE CITY, FL 33525

Current month's charges:	\$29.49
Total amount due:	\$29.49
Payment Due By:	04/19/2023

Your Account Summary

Previous Amount Due	\$29.72
Payment(s) Received Since Last Statement	-\$29.72
Current Month's Charges	\$29.49
Total Amount Due	\$29.49

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008717698

Current month's charges:	\$29.49
Total amount due:	\$29.49
Payment Due By:	04/19/2023

Amount Enclosed \$ 692247959659

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221008717698
Statement Date: 03/29/2023
Current month's charges due 04/19/2023



Details of Charges – Service from 02/23/2023 to 03/23/2023

Service for: 12433 HILLTOP FARMS DR, LFT STAT, DADE CITY, FL 33525

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	03/23/2023	79		58		21 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	21 kWh @ \$0.07990/kWh	\$1.68
Fuel Charge	21 kWh @ \$0.04832/kWh	\$1.01
Storm Protection Charge	21 kWh @ \$0.00400/kWh	\$0.08
Clean Energy Transition Mechanism	21 kWh @ \$0.00427/kWh	\$0.09
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.24
Franchise Fee		\$1.65
Municipal Public Service Tax		\$2.60

Total Electric Cost, Local Fees and Taxes

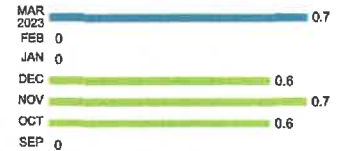
\$29.49

Total Current Month's Charges

\$29.49

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000055-0000689-Page 17 of 26

Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	
ASSETS						
Cash - Operating Account	\$ 1,890	\$ -	\$ -	\$ -	\$ -	\$ 1,890
Due From Other Funds	-	-	-	104,817	73,290	178,107
Investments:						
Acquisition & Construction Account	-	-	-	4,380	1,375,139	1,379,519
Capitalized Interest Account	-	-	-	-	183,267	183,267
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	336,356	-	-	-	336,356
TOTAL ASSETS	\$ 1,890	\$ 504,375	\$ 116,100	\$ 109,197	\$ 1,631,696	\$ 2,363,258
LIABILITIES						
Accounts Payable	\$ 19,274	\$ -	\$ -	\$ -	\$ -	\$ 19,274
Due To Other Funds	115	104,702	73,290	-	-	178,107
TOTAL LIABILITIES	19,389	104,702	73,290	-	-	197,381
FUND BALANCES						
Restricted for:						
Debt Service	-	399,673	42,810	-	-	442,483
Capital Projects	-	-	-	109,197	1,631,696	1,740,893
Unassigned:	(17,499)	-	-	-	-	(17,499)
TOTAL FUND BALANCES	(17,499)	399,673	42,810	109,197	1,631,696	2,165,877
TOTAL LIABILITIES & FUND BALANCES	\$ 1,890	\$ 504,375	\$ 116,100	\$ 109,197	\$ 1,631,696	\$ 2,363,258

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	310,575	7,961	(302,614)	2.56%
Developer Contribution	-	49,734	49,734	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
TOTAL REVENUES	310,575	62,987	(247,588)	20.28%

EXPENDITURES

Administration

Supervisor Fees	-	2,200	(2,200)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	1,200	400	75.00%
District Counsel	9,500	3,220	6,280	33.89%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	2,250	750	75.00%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	12,500	4,167	75.00%
Accounting Services	9,500	4,500	5,000	47.37%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	43	457	8.60%
Rentals & Leases	500	300	200	60.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	407	3,093	11.63%
Bank Fees	200	187	13	93.50%
Financial & Revenue Collections	2,333	600	1,733	25.72%
Website Administration	1,600	600	1,000	37.50%
Information Technology	400	300	100	75.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	32,232	36,643	46.80%

Electric Utility Services

Electricity - Utility Ops	1,500	599	901	39.93%
Electricity - Streetlights	30,000	7,810	22,190	26.03%
Total Electric Utility Services	31,500	8,409	23,091	26.70%

Stormwater Control

R&M-Boundary Walls/Fences/Monuments	15,000	-	15,000	0.00%
Landscape- Storm Clean Up & Tree Removal	5,000	-	5,000	0.00%
Aquatic Maintenance	7,500	-	7,500	0.00%
Total Stormwater Control	27,500	-	27,500	0.00%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,750	450	85.94%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	130,000	17,907	112,093	13.77%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Miscellaneous Services	1,000	-	1,000	0.00%
Total Other Physical Environment	174,200	20,657	153,543	11.86%
<u>Parks and Recreations</u>				
Field Services	4,500	-	4,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Total Parks and Recreations	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	310,575	61,298	249,277	19.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,689	1,689	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,188)		
FUND BALANCE, ENDING		\$ (17,499)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2022-1 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5	\$ 5	0.00%
Special Assmnts- Tax Collector	-	336,467	336,467	0.00%
Special Assmnts- CDD Collected	335,318	-	(335,318)	0.00%
TOTAL REVENUES	335,318	336,472	1,154	100.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	131,021	-	131,021	0.00%
Interest Expense	204,297	104,817	99,480	51.31%
Total Debt Service	335,318	104,817	230,501	31.26%
TOTAL EXPENDITURES	335,318	104,817	230,501	31.26%
Excess (deficiency) of revenues				
Over (under) expenditures	-	231,655	231,655	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ 231,654	\$ 231,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 399,673		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2022-2 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	73,292	(73,292)	0.00%
Total Debt Service	-	73,292	(73,292)	0.00%
TOTAL EXPENDITURES	-	73,292	(73,292)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(73,289)	(73,289)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ (73,290)	\$ (73,290)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ 42,810		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2022-1 Capital Project Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	\$ -	\$ 2	\$ 2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		\$ 109,197		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2022-2 Capital Project Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 47	\$ 47	0.00%
TOTAL REVENUES	-	47	47	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	15,192	(15,192)	0.00%
Total Administration	-	15,192	(15,192)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	1,254	(1,254)	0.00%
Total Construction In Progress	-	1,254	(1,254)	0.00%
TOTAL EXPENDITURES	-	16,446	(16,446)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(16,399)	(16,399)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	\$ -	\$ (16,398)	\$ (16,398)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,631,696		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 4-23
Statement Date 4/30/2023

G/L Balance (LCY)	1,889.79	Statement Balance	2,641.06
G/L Balance	1,889.79	Outstanding Deposits	1,326.90
Positive Adjustments	0.00		
		Subtotal	3,967.96
Subtotal	1,889.79	Outstanding Checks	2,078.17
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,889.79	Ending Balance	1,889.79
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/23/2023	Payment	1056	BETTY VALENTI	31.19	31.19	0.00
4/6/2023	Payment	1064	TAMPA ELECTRIC	78.10	78.10	0.00
4/13/2023	Payment	1065	JOHN C. BLAKLEY	200.00	200.00	0.00
4/13/2023	Payment	1066	LEE R. THOMPSON	200.00	200.00	0.00
4/13/2023		JE000086	Transfer to 6049	383.00	383.00	0.00
4/21/2023		JE000087	Service Charges - Prior Period	19.15	19.15	0.00
Total Checks				911.44	911.44	0.00
Deposits						
4/24/2023		JE000082	CK#31731#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
Total Deposits				1,326.90	1,326.90	0.00
Outstanding Checks						
10/1/2022		JE000019	Outstanding check# 1013; Ballantrae	50.00	0.00	50.00
4/25/2023	Payment	1067	TAMPA ELECTRIC	2,028.17	0.00	2,028.17
Total Outstanding Checks.....				2,078.17		2,078.17
Outstanding Deposits						
4/27/2023		JE000083	CK#31754#### - Off Roll O&M	G/L 1,326.90	0.00	1,326.90
Total Outstanding Deposits.....				1,326.90		1,326.90