

Hilltop Point Community Development

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, June 23, 2023, at 10:15 a.m.

The Regular Meeting of the Hilltop Point Community Development District will be held on **June 23, 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=WjNJQ040QUkrNjJqS0NBOElrYlZlOT09>

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. Discussion of Towing Policy

B. Consideration of Resolution 2023-06; Approving Preliminary Assessment Schedule
& Setting Public Hearing Tab 02

C. Discussion on Ratification of District Engineering Agreement

D. General Matters of the District

5. CONSENT AGENDA ITEMS

A. Consideration of Regular Meeting Minutes May 26, 2023, Tab 03

B. Consideration of Operations and Maintenance Expenditures May 2023 Tab 04

C. Review of Financial Reports for Month Ending May 31, 2023, 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,

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

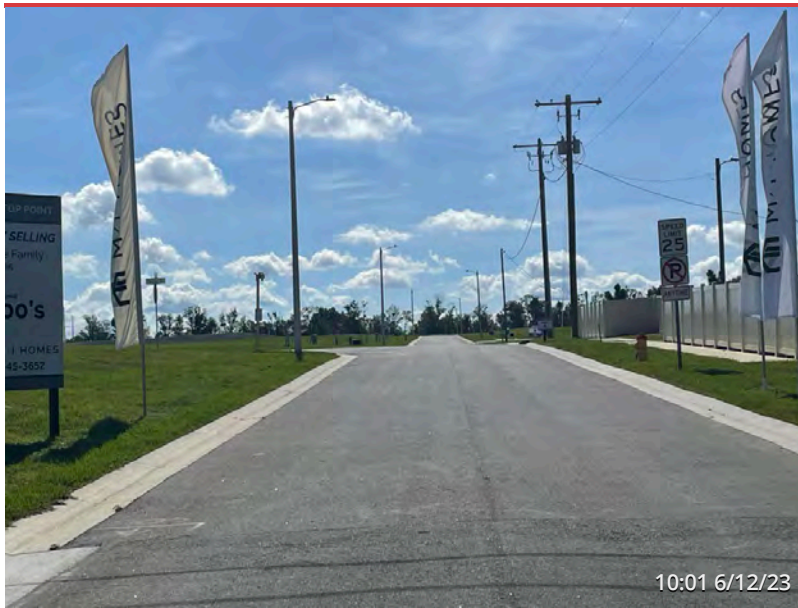
HILLTOP POINT. CDD. 6/15/23, 10:55 AM

Yellowstone.

Thursday, June 15, 2023

Prepared For Hilltop Point CDD. Board of supervisors.

22 Issues Identified



PINDOS DRIVE.

Assigned To Yellowstone .

The entrance to Hilltop Point is clean and looks good.



FARRIER DRIVE.

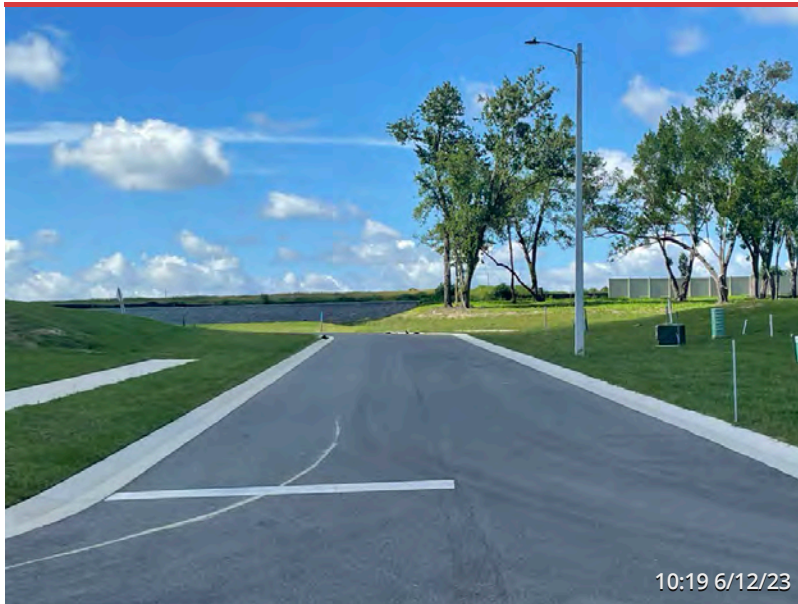
Assigned To Yellowstone .

Heading north on the street looks good.



MAILBOXES.

The mailboxes are clean and look good.



POLOMINO DRIVE.

Assigned To Yellowstone.

Heading south on the street looks good.



JUST WEST OF POLOMINO DRIVE.

Assigned To Yellowstone.

There are two pine trees that need to be relocated as they will grow into the hardwood tree canopy. In addition the tree is leaning.



PINE TREES.

Assigned To Yellowstone .

The two Pine trees were planted underneath the very large hardwood tree, and need to be relocated.



PINE TREE.

Assigned To Yellowstone.

The Pine tree needs to be re-straightened, and strapped.



DEAD HARDWOOD TREE.

Assigned To Yellowstone .

The dead hardwood tree needs to be replaced.



BARREL DRIVE.

Assigned To Yellowstone.

Remove the weeds from the retaining wall.



ISSUE 10

Assigned To Yellowstone .



BARREL DRIVE.

Heading west on the street is clean and looks good.



BARREL DRIVE.

The community signage is clean and looks good.



HILLTOP FARMS DRIVE.

Assigned To Yellowstone.

Heading north on the street is clean and looks good.



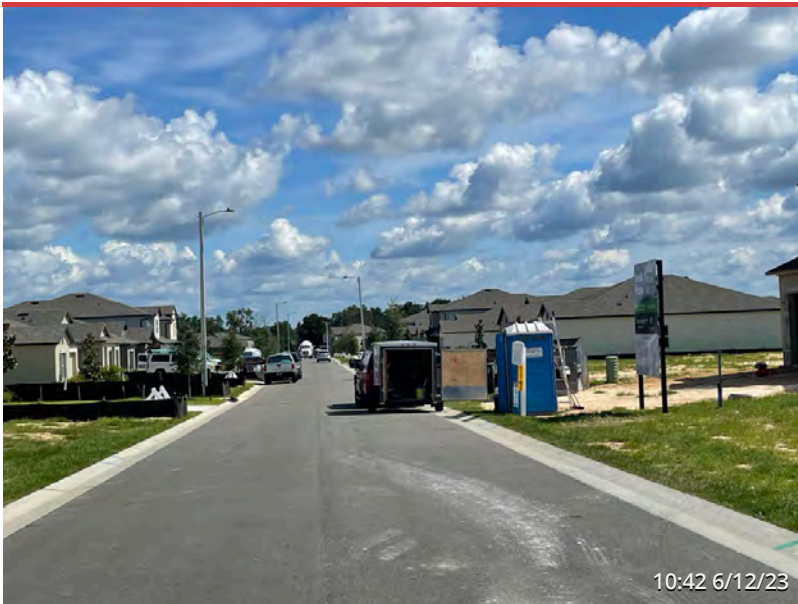
HILLTOP FARMS DRIVE.

New development in progress.



HILLTOP FARMS DRIVE.

New development in progress.



HILLTOP FARMS DRIVE.

Assigned To Yellowstone .

Ongoing construction development and progress.



HILLTOP FARMS DRIVE.

Construction development in progress. The signage is clean and looks good.



PERIMETER FENCE.

Assigned To Yellowstone .

The dead hardwood tree on the Fenceline needs to be replaced.



PERIMETER FENCE.

Assigned To Yellowstone .

The dead magnolia tree on the fenceline needs to be replaced.



PERIMETER FENCE.

Assigned To Yellowstone .

The dead hardwood tree on the fenceline needs to be replaced.



FARRIER DRIVE

The north perimeter fence needs to be repaired.



FARRIER DRIVE.

The north perimeter fence needs to be repaired.

RESOLUTION 2023- 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A PRELIMINARY ASSESSMENT SCHEDULE FOR FISCAL YEAR 2023/2024 OPERATION AND MAINTENANCE ASSESSMENTS; SETTING A PUBLIC HEARING TO CONSIDER ADOPTION OF THE PROPOSED FISCAL YEAR 2023/2024 OPERATION AND MAINTENANCE ASSESSMENTS; 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 June 15, 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 District Manager has prepared a Preliminary Operations and Maintenance Assessment Schedule for Fiscal Year 2023/2024, and the Board desires to set the required public hearing to consider adoption and levy of the proposed Operations and Maintenance Assessments.

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

1. **APPROVAL OF PRELIMINARY ASSESSMENT SCHEDULE FOR OPERATION AND MAINTENANCE ASSESSMENTS.** The District Manager has caused to be made a Preliminary Operations and Maintenance Assessment Schedule, attached hereto as Exhibit A, which shows the lots assessed, the amount of benefits and the assessment against each lot, and the total revenue the District will collect by the assessment, which Preliminary Assessment Schedule is hereby adopted.

2. **SETTING A PUBLIC HEARING.** A public hearing at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Operations and Maintenance Assessments, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property is hereby declared and set for the following date, hour and location:

DATE: July 28, 2023

TIME: 10:15 a.m. (EST)

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

3. **PUBLICATION OF NOTICE.** The District Manager is hereby directed to cause notice of the assessment hearing on the proposed Operations and Maintenance Assessments to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Pasco County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

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

PASSED AND ADOPTED THIS 23RD DAY OF JUNE, 2023.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Preliminary Operations & Maintenance Assessment Schedule

Exhibit A

FY 2023-2024 Assessment Schedule

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET **\$390,335.07**

COLLECTION COSTS AND EARLY PAYMENT DISCOUNT@ 6% \$ 24,915.00
TOTAL O&M ASSESSMENTS **\$415,250.07**

LOT SIZE	# OF UNITS PLANNED	EAU FACTOR	PROPOSED OPERATION & MAINTENANCE ASSESSMENT
Area 1 (54')-Platted	246	1.00	\$1,326.90
Area 2 (54')-Platted	49	1.00	\$1,326.90
Area 2 (54')-Unplatted*	123	1.00	\$193.61
Total	418		

***Notation – Area 2 unplatted lands are assessed a proportionate share of administrative costs only.**

TOTAL O&M ASSESSMENT **\$415,250.07**

The Preliminary Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

May 26, 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, 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

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

Board Members Present and Constituting a Quorum:

Tatiana Pagan	Chair
Stephen Bennett	Vice-Chair
Lee Thompson	Supervisor
John Blakley	Supervisor
Betty Valenti	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 provided his District Manager's report to the Board. Items discussed were the status of the pump station belonging the neighboring trailer park which is still being paid by the CDD.

The Board directed management to continue to attempt to contact the trailer park before stopping service.

Mr. Bennett informed the Board that a section of fence suffered fire damage from an adjacent property owner's fire pit. The Board directed management to send a letter to the guilty party and collect the cost to repair.

C. District Engineer

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

4. BUSINESS ITEMS

A. Annual Qualified Electors

Mr. Radcliff informed the Board that the District has 2 qualified electors as of April 15, 2023.

B. Discussion of Parking/Towing Policy

The Board agreed to Table the discussion regarding the parking/towing policy and directed management to obtain proposals for towing service in addition to information regarding county towing laws and signage requirements.

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

The Board reviewed the FY 2024 Proposed Budget. The Board agreed to approve the budget pending adjustments to outlined line items. The Board also agreed to hold an assessment hearing for the expansion properties at the next meeting with the possibility of an additional assessment hearing for FY 22/23. The Board Adopted Resolution 2023-05, Approving the Proposed Budget and setting the Public Hearing date for July 28, 2023, at 10:15 A.M.

MOTION TO:	Adopt Resolution 2023-05; Approving the Proposed Budget and setting the Public Hearing date for July 28, 2023, at 10:15 A.M.
MADE BY:	Supervisor Thompson
SECONDED BY:	Supervisor Pagan
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. General Matters of the District

There were no general matters of the District currently.

5. CONSENT AGENDA ITEM

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

B. Consideration of Operations and Maintenance Expenditures April 2023

C. Review of Financial Reports for Month Ending April 30, 2023

The Board Approved Consent Agenda Items A through C (Regular Meeting Minutes from April 21, 2023, Operations and Maintenance Expenditures for April 2023 and Financial Statements for the month ending April 30, 2023) pending discussed corrections to the minutes.

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

6. BOARD MEMBERS' COMMENTS

Supervisor Pagan requested follow up on changing utility accounts from MI Homes to the District.

7. PUBLIC COMMENTS

There were no public comments.

8. ADJOURNMENT

MOTION TO: Adjourn the Regular meeting at 10:57 A.M.
MADE BY: Supervisor Thompson
SECONDED BY: Supervisor Pagan
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

Printed Name

Title:

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

Signature

Printed Name

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				
INFRAMARK LLC	93750	\$3,916.91		DISTRICT INVOICE APRIL 2023
YELLOWSTONE LANDSCAPE	TM 533534	\$2,354.00		LANDSCAPE JUNE 2023
Monthly Contract Subtotal		\$6,270.91		
Variable Contract				
BETTY VALENTI	BV 052623	\$200.00		SUPERVISOR FEE 05/26/23
JOHN C. BLAKLEY	JB 052623	\$200.00		SUPERVISOR FEE 05/26/23
LEE R. THOMPSON	LT 052623	\$200.00		SUPERVISOR FEE 05/26/23
Variable Contract Subtotal		\$600.00		
Utilities				
TAMPA ELECTRIC	221008683908 042823	\$24.62		ELECTRICITY SERVICES 03/24/23-04/24/23
TAMPA ELECTRIC	221008701015 042823	\$1,924.78		ELECTRICITY SERVICES 03/24/23-04/24/23
TAMPA ELECTRIC	221008717680 042823	\$28.85		ELECTRICITY SERVICES 03/24/23-04/24/23
TAMPA ELECTRIC	221008717698 042823	\$34.17	\$2,012.42	ELECTRICITY SERVICES 03/24/23-04/24/23
Utilities Subtotal		\$2,012.42		
Regular Services				
ERIN MCCORMICK LAW PA	10657	\$1,169.63		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/21/23
PASCO CNTY PROPERTY APPRAISER	PCPA 050223	\$150.00		ANNUAL FEES DUE TRIM NOTICE
Regular Services Subtotal		\$1,319.63		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$10,202.96		

Approved (with any necessary revisions noted):

Signature: _____

HILLTOP POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#93750

DATE

4/28/2023

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

5/28/2023

BILL TO

Hilltop Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
Postage	6	Ea	0.60		3.60
Brian K Lamb 8-25-2022 ROCKY BLUFF BRANCH LIB \$25.00; ACD OPERATIONS \$89.99 & 89.99.	1	Ea	204.98		204.98
Subtotal					3,916.91

Subtotal	\$3,916.91
Tax	\$0.00
Total Due	\$3,916.91

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

INVOICE #	INVOICE DATE
TM 533534	6/1/2023
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: July 1, 2023

Invoice Amount: \$2,354.00

Description	Current Amount
Monthly Landscape Maintenance June 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: May 26, 2023

DMS Staff Signature _____

 Bryan R. L. 278

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Accepted	\$200 200
Stephen Bennett	✓	Salary Accepted NOT ACCEPTED	\$200
Lee Thompson	✓	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Tatiana Pagan	✓	Salary Waived	\$0

BV 052623

Hilltop Point CDD

MEETING DATE: May 26, 2023

DMS Staff Signature _____

 Bryan R. XL298

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Accepted	\$0 200
Stephen Bennett	✓	Salary Accepted NOT ACCEPTED	\$200
Lee Thompson	✓	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Tatiana Pagan	✓	Salary Waived	\$0

JB 052623

Hilltop Point CDD

MEETING DATE: May 26, 2023

DMS Staff Signature _____

Bryan R. L. 278

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Betty Valenti	✓	Salary Accepted	\$0 200
Stephen Bennett	✓	Salary Accepted NOT ACCEPTED	\$200
Lee Thompson	✓	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Tatiana Pagan	✓	Salary Waived	\$0

LT 052623



Received
MAY 03 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2023

Account: 221008683908

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

Current month's charges:	\$24.62
Total amount due:	\$24.62
Payment Due By:	05/19/2023



Your Account Summary

Previous Amount Due	\$22.31
Payment(s) Received Since Last Statement	-\$22.31
Current Month's Charges	\$24.62
Total Amount Due	\$24.62

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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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



See reverse side for more information

Account: 221008683908

Current month's charges:	\$24.62
Total amount due:	\$24.62
Payment Due By:	05/19/2023
Amount Enclosed	\$

687186218427

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

6871862184272210086839080000000024624



ACCOUNT INVOICE

tampaelectric.com



Account: 221008683908
Statement Date: 04/28/2023
Current month's charges due 05/19/2023



Details of Charges – Service from 03/24/2023 to 04/24/2023

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	04/24/2023	11		11		0 kWh	1	32 Days

Daily Basic Service Charge 32 days @ \$0.75000

\$24.00

Florida Gross Receipt Tax

\$0.62

Electric Service Cost

\$24.62

Total Current Month's Charges

\$24.62

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

APR 2023	0
MAR	0
FEB	0
JAN	0
DEC	0
NOV	0
OCT	0
SEP	0
AUG	0.1



Received

MAY 03 2023

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 04/28/2023

Account: 221008701015

Past Due – Pay Immediately \$1,643.95

Current month's charges: \$1,924.78

Total amount due: \$3,568.73

Payment Due By: 05/19/2023

Your Account Summary

Previous Amount Due	\$2,028.17
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$384.22
Past Due – Pay Immediately	\$1,643.95
Current Month's Charges	\$1,924.78
Total Amount Due	\$3,568.73

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CALL
811



WAIT two
business days



Start
DIGGING!

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: 221008701015

Past Due – Pay Immediately \$1,643.95

Current month's charges: \$1,924.78

Total amount due: \$3,568.73

Payment Due By: 05/19/2023

Amount Enclosed \$

687186218428

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

6871862184282210087010150000003568734



ACCOUNT INVOICE

tampaelectric.com



Account: 221008701015
Statement Date: 04/28/2023
Current month's charges due 05/19/2023



Details of Charges – Service from 03/24/2023 to 04/24/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.05169/kWh	\$36.39
Storm Protection Charge	704 kWh @ \$0.01466/kWh	\$10.32
Clean Energy Transition Mechanism	704 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	704 kWh @ \$0.00326/kWh	\$2.30
Florida Gross Receipt Tax		\$1.90

Lighting Charges **\$1,900.12**

Other Fees and Charges

Lighting Late Payment Fee \$24.66

Total Other Fees and Charges **\$24.66**

Total Current Month's Charges **\$1,924.78**

Miscellaneous Credits

Sales Tax Credit -\$384.22

Total Current Month's Credits **-\$384.22**

00000128-0001297-Page 23 of 26



Received
MAY 03 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2023

Account: 221008717680

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

Current month's charges:	\$28.85
Total amount due:	\$28.85
Payment Due By:	05/19/2023

Your Account Summary

Previous Amount Due	\$26.30
Payment(s) Received Since Last Statement	-\$26.30
Current Month's Charges	\$28.85
Total Amount Due	\$28.85

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- Access your billing and payment history
- Monitor your energy use
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Yard project? Avoid damage and fines

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CALL



WAIT two
business days



Start
DIGGING!

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



WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221008717680

Current month's charges:	\$28.85
Total amount due:	\$28.85
Payment Due By:	05/19/2023

Amount Enclosed

\$

687186218429

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

687186218429221008717680000000028857

Account: 221008717680
Statement Date: 04/28/2023
Current month's charges due 05/19/2023



Details of Charges – Service from 03/24/2023 to 04/24/2023

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	04/24/2023	69		69		0 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.62
Franchise Fee		\$1.61
Municipal Public Service Tax		\$2.62

Total Electric Cost, Local Fees and Taxes

\$28.85

Total Current Month's Charges

\$28.85

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Received

MAY 03 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2023

Account: 221008717698

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

Current month's charges:	\$34.17
Total amount due:	\$34.17
Payment Due By:	05/19/2023

Your Account Summary

Previous Amount Due	\$29.49
Payment(s) Received Since Last Statement	-\$29.49
Current Month's Charges	\$34.17
Total Amount Due	\$34.17

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Yard project? Avoid damage and fines

Learn more at TampaElectric.com/811



CALL
811



WAIT two
business days



Start
DIGGING!

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:	\$34.17
Total amount due:	\$34.17
Payment Due By:	05/19/2023

Amount Enclosed \$
687186218430

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

6871862184302210087176980000000034178

Account: 221008717698
Statement Date: 04/28/2023
Current month's charges due 05/19/2023



Details of Charges – Service from 03/24/2023 to 04/24/2023

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	04/24/2023	109		79		30 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	30 kWh @ \$0.07990/kWh	\$2.40
Fuel Charge	30 kWh @ \$0.05239/kWh	\$1.57
Storm Protection Charge	30 kWh @ \$0.00400/kWh	\$0.12
Clean Energy Transition Mechanism	30 kWh @ \$0.00427/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.01061/kWh	\$0.32
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.27
Franchise Fee		\$1.92
Municipal Public Service Tax		\$2.98

Total Electric Cost, Local Fees and Taxes

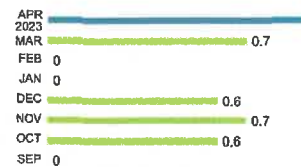
\$34.17

Total Current Month's Charges

\$34.17

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





Erin McCormick | Law, PA

Hilltop Point CDD

Brittany Crutchfield
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: districtinvoices@inframark.com;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
04/28/2023	10657
Terms	Service Through
	04/28/2023

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
03/24/2023	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.40	\$ 539.00
04/21/2023	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	1.30	\$ 500.50
04/27/2023	Erin R McCormick	Telephone conference with Zeep Panaseny regarding budgeting and other issues; review of email from Bryan Radcliff;	0.30	\$ 115.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
04/21/2023	Erin R McCormick	Travel from Board of Supervisors meeting	\$ 14.63

Total Hours	3.00 hrs
Total Work	\$ 1,155.00
Total Expenses	\$ 14.63
Total Invoice Amount	\$ 1,169.63
Previous Balance	\$ 423.50
Balance (Amount Due)	\$ 1,593.13



Mike Wells

Property Appraiser

Proudly Serving Pasco County, Florida

RPA 050223

Ms. Alexandra Wolfe and Eric Davidson
Meritus Districts

May 2, 2023

Dear Ms. Wolfe and Mr. Davidson:

Listed below is the Non-Ad Valorem Calendar for Cypress Preserve, Longleaf, Northwood, Suncoast, Watergrass, Hilltop Point, Two Rivers North, Two Rivers West, and Cobblestone Community Development Districts.

Non-Ad Valorem Calendar

- Annual Fees Due (\$150 each district) * June 1, 2023
- Preliminary Certification and Certificate deadline date July 21, 2023
- Final Certification and Certificate deadline date September 22, 2023

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.

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 Pavek at extension 4493 or you may reach her at gpavek@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 56
TELEPHONE: 813-929-2780
FAX: 813-929-2784

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 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 May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022-1		SERIES 2022-2		SERIES 2022-1		SERIES 2022-2		TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	PROJECT	PROJECT		
	FUND	FUND	FUND	FUND	FUND	FUND	FUND		
ASSETS									
Cash - Operating Account	\$ 4,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,834	
Due From Other Funds	-	-	-	-	104,817	164,904		269,721	
Investments:									
Acquisition & Construction Account	-	-	-	-	4,380	1,370,081		1,374,461	
Capitalized Interest Account	-	-	-	-	-	91,654		91,654	
Reserve Fund	-	168,019	116,100	-	-	-		284,119	
Revenue Fund	-	130,337	-	-	-	-		130,337	
TOTAL ASSETS	\$ 4,834	\$ 298,356	\$ 116,100	\$ 109,197	\$ 109,197	\$ 1,626,639	\$ 2,155,126		
LIABILITIES									
Accounts Payable	\$ 22,709	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	22,709	
Due To Other Funds	115	104,702	164,904	-	-	-	-	269,721	
TOTAL LIABILITIES	22,824	104,702	164,904	-	-	-	-	292,430	
FUND BALANCES									
Restricted for:									
Debt Service	-	193,654	-	-	-	-	-	193,654	
Capital Projects	-	-	-	109,197	1,626,639			1,735,836	
Unassigned:	(17,990)	-	(48,804)	-	-	-	-	(66,794)	
TOTAL FUND BALANCES	(17,990)	193,654	(48,804)	109,197	1,626,639			1,862,696	
TOTAL LIABILITIES & FUND BALANCES	\$ 4,834	\$ 298,356	\$ 116,100	\$ 109,197	\$ 1,626,639	\$ 2,155,126			

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	15,684	(294,891)	5.05%
Developer Contribution	-	49,734	49,734	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
TOTAL REVENUES	310,575	70,710	(239,865)	22.77%

EXPENDITURES

Administration

Supervisor Fees	-	2,800	(2,800)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	1,400	200	87.50%
District Counsel	9,500	4,389	5,111	46.20%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	2,625	375	87.50%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	14,583	2,084	87.50%
Accounting Services	9,500	5,250	4,250	55.26%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	47	453	9.40%
Rentals & Leases	500	350	150	70.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	407	3,093	11.63%
Bank Fees	200	210	(10)	105.00%
Financial & Revenue Collections	2,333	700	1,633	30.00%
Website Administration	1,600	700	900	43.75%
Information Technology	400	350	50	87.50%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	37,886	30,989	55.01%

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 May 31, 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	20,261	109,739	15.59%
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	205	795	20.50%
Total Other Physical Environment	174,200	23,216	150,984	13.33%
<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	69,511	241,064	22.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,199	1,199	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,189)		
FUND BALANCE, ENDING		\$ (17,990)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 7	\$ 7	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	336,474	1,156	100.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	131,021	75,000	56,021	57.24%
Interest Expense	204,297	235,838	(31,541)	115.44%
Total Debt Service	335,318	310,838	24,480	92.70%
TOTAL EXPENDITURES	335,318	310,838	24,480	92.70%
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,636	25,636	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	\$ -	\$ 25,635	\$ 25,635	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 193,654		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	164,907	(164,907)	0.00%
Total Debt Service	-	164,907	(164,907)	0.00%
TOTAL EXPENDITURES	-	164,907	(164,907)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(164,903)	(164,903)	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	\$ -	\$ (164,904)	\$ (164,904)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ (48,804)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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 May 31, 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	\$ -	\$ 53	\$ 53	0.00%
TOTAL REVENUES	-	53	53	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	-	6,317	(6,317)	0.00%
Total Construction In Progress	-	6,317	(6,317)	0.00%
TOTAL EXPENDITURES	-	21,509	(21,509)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,456)	(21,456)	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	\$ -	\$ (21,455)	\$ (21,455)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,626,639		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 05_23
Statement Date 5/31/2023

G/L Balance (LCY)	4,833.70	Statement Balance	5,083.70
G/L Balance	4,833.70	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	5,083.70
Subtotal	4,833.70	Outstanding Checks	250.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	4,833.70	Ending Balance	4,833.70
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/25/2023	Payment	1067	TAMPA ELECTRIC	2,028.17	2,028.17	0.00
5/2/2023	Payment	1069	ERIN MCCORMICK LAW PA	423.50	423.50	0.00
5/2/2023	Payment	1070	JOHN C. BLAKLEY	400.00	400.00	0.00
5/2/2023	Payment	1071	LEE R. THOMPSON	400.00	400.00	0.00
5/11/2023	Payment	1072	TAMPA ELECTRIC	2,012.42	2,012.42	0.00
5/19/2023	Payment	1073	PASCO CNTY PROPERTY APPRAISER	150.00	150.00	0.00
5/25/2023	Payment	1074	ERIN MCCORMICK LAW PA	1,169.63	1,169.63	0.00
5/31/2023		JE000100	Bank Service Fee	23.10	23.10	0.00
Total Checks				6,606.82	6,606.82	0.00
Deposits						
4/27/2023		JE000083	CK#31754#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
5/2/2023		JE000084	CK#31964#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
5/2/2023		JE000085	CK#32030#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
5/19/2023		JE000097	CK#32356#### - O&M	G/L 1,326.90	1,326.90	0.00
5/23/2023		JE000098	CK#47576##### - Off Roll	G/L 3,741.86	3,741.86	0.00
Total Deposits				9,049.46	9,049.46	0.00
Outstanding Checks						
10/1/2022		JE000019	Outstanding check# 1013; Ballantrae	50.00	0.00	50.00
5/2/2023	Payment	1068	BETTY VALENTI	200.00	0.00	200.00
Total Outstanding Checks.....				250.00		250.00