

2024

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024  
FINAL ADOPTED  
ANNUAL OPERATING BUDGET



August 3, 2023

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 FINAL ADOPTED ANNUAL OPERATING BUDGET

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# 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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
<b>REVENUES</b>				
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>				
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
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>310,575.00</b>	<b>5,308.00</b>	<b>0.00</b>	<b>5,308.00</b>
<b>DEVELOPER CONTRIBUTIONS</b>				
Developer Contributions	0.00	49,734.00	146,694.00	196,428.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>0.00</b>	<b>49,734.00</b>	<b>146,694.00</b>	<b>196,428.00</b>
<b>MISC REVENUE</b>				
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
<b>TOTAL MISC REVENUE</b>	<b>0.00</b>	<b>5,292.00</b>	<b>0.00</b>	<b>5,292.00</b>
<b>TOTAL REVENUES</b>	<b>310,575.00</b>	<b>60,334.00</b>	<b>146,694.00</b>	<b>207,028.00</b>
<b>EXPENDITURES</b>				
<b>SUPERVISOR FEES</b>				
Supervisor Fees	0.00	1,600.00	0.00	1,600.00
<b>TOTAL SUPERVISOR FEES</b>	<b>0.00</b>	<b>1,600.00</b>	<b>0.00</b>	<b>1,600.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>				
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
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>59,375.00</b>	<b>26,793.00</b>	<b>32,582.00</b>	<b>59,375.00</b>
<b>LEGAL COUNSEL</b>				
District Counsel	9,500.00	3,220.00	6,280.00	9,500.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>9,500.00</b>	<b>3,220.00</b>	<b>6,280.00</b>	<b>9,500.00</b>
<b>UTILITY SERVICES</b>				
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
<b>TOTAL UTILITY SERVICES</b>	<b>31,500.00</b>	<b>6,397.00</b>	<b>25,103.00</b>	<b>31,500.00</b>
<b>GARBAGE/SOLID WASTE SERVICES</b>				
Garbage Recreation Center	0.00	0.00	15,000.00	15,000.00
<b>TOTAL GARBAGE/SOLID WASTE SERVICES</b>	<b>0.00</b>	<b>0.00</b>	<b>15,000.00</b>	<b>15,000.00</b>
<b>Stormwater Control</b>				
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
<b>TOTAL STORMWATER CONTROL</b>	<b>27,500.00</b>	<b>0.00</b>	<b>27,500.00</b>	<b>27,500.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>				
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
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>174,200.00</b>	<b>18,303.00</b>	<b>49,250.00</b>	<b>67,553.00</b>
<b>PARKS AND RECREATIONS</b>				
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
<b>TOTAL PARKS AND RECREATIONS</b>	<b>6,000.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>7,500.00</b>
<b>Reserves</b>				
Misc-Contingency	2,500.00	0.00	2,500.00	2,500.00
<b>TOTAL MISC-CONTINGENCY</b>	<b>2,500.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>2,500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>310,575.00</b>	<b>56,313.00</b>	<b>150,715.00</b>	<b>207,028.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>4,021.00</b>	<b>4,021.00</b>	<b>0.00</b>

\*\*\* 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 Adopted Operating Budget
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assessments - On Roll	-	-	-	-	-
Operations & Maintenance Assessments - Off Roll	310,575.00	5,308.00	-	5,308.00	-
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$ 310,575.00</b>	<b>\$ 5,308.00</b>	<b>\$ -</b>	<b>\$ 5,308.00</b>	<b>\$ -</b>
Developer Contributions	-	49,734.00	146,694.00	196,428.00	390,335.07
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$ -</b>	<b>\$ 49,734.00</b>	<b>\$ 146,694.00</b>	<b>\$ 196,428.00</b>	<b>\$ 390,335.07</b>
<b>MISC REVENUE</b>					
Other Miscellaneous Revenues	-	-	-	-	-
Clubhouse Rentals	-	-	-	-	-
Reimbursement for Legal Svcs	-	5,292.00	-	5,292.00	-
<b>TOTAL MISC REVENUE</b>	<b>\$ -</b>	<b>\$ 5,292.00</b>	<b>\$ -</b>	<b>\$ 5,292.00</b>	<b>\$ -</b>
<b>TOTAL REVENUES</b>	<b>\$ 310,575.00</b>	<b>\$ 60,334.00</b>	<b>\$ 146,694.00</b>	<b>\$ 207,028.00</b>	<b>\$ 390,335.07</b>
<b>EXPENDITURES</b>					
<b>SUPERVISOR FEES</b>					
Supervisor Fees	-	1,600.00	-	1,600.00	7,200.00
<b>TOTAL SUPERVISOR FEES</b>	<b>\$ -</b>	<b>\$ 1,600.00</b>	<b>\$ -</b>	<b>\$ 1,600.00</b>	<b>\$ 7,200.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
ProfServ-Dissemination Agent	1,250.00	-	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	-	9,500.00	9,500.00	5,400.00
Administrative Services	3,000.00	2,250.00	750.00	3,000.00	4,000.00
Management & Accounting Services	4,000.00	-	4,000.00	4,000.00	4,000.00
District Manager	16,667.00	12,500.00	4,167.00	16,667.00	22,000.00
Accounting Services	9,500.00	4,500.00	5,000.00	9,500.00	9,500.00
Website Compliance	1,800.00	1,500.00	300.00	1,800.00	1,800.00
Postage, Phone, Faxes, Copies	500.00	43.00	457.00	500.00	500.00
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	2,500.00
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	1,000.00
Website Administration	1,600.00	600.00	1,000.00	1,600.00	1,600.00
Information Technology	400.00	300.00	100.00	400.00	500.00
Miscellaneous Expenses	250.00	-	250.00	250.00	250.00
Office Supplies	100.00	-	100.00	100.00	100.00
Dues, Licenses, Subscriptions	175.00	175.00	-	175.00	175.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$ 59,375.00</b>	<b>\$ 26,793.00</b>	<b>\$ 32,582.00</b>	<b>\$ 59,375.00</b>	<b>\$ 59,375.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	9,500.00	3,220.00	6,280.00	9,500.00	9,500.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$ 9,500.00</b>	<b>\$ 3,220.00</b>	<b>\$ 6,280.00</b>	<b>\$ 9,500.00</b>	<b>\$ 9,500.00</b>
<b>UTILITY SERVICES</b>					
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
<b>TOTAL UTILITY SERVICES</b>	<b>\$ 31,500.00</b>	<b>\$ 6,397.00</b>	<b>\$ 25,103.00</b>	<b>\$ 31,500.00</b>	<b>\$ 43,757.00</b>
<b>GARBAGE/SOLID WASTE SERVICES</b>					
Garbage Recreation Center	-	-	15,000.00	15,000.00	-
<b>TOTAL GARBAGE/SOLID WASTE SERVICES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>	<b>\$ 15,000.00</b>	<b>\$ -</b>
<b>Stormwater Control</b>					
Aquatic Maintenance	15,000.00	-	15,000.00	15,000.00	15,000.00
Rataining Wall Maintenance	5,000.00	-	5,000.00	5,000.00	5,000.00
Aquatic Plant Replacement	7,500.00	-	7,500.00	7,500.00	7,500.00
<b>TOTAL STORMWATER CONTROL</b>	<b>\$ 27,500.00</b>	<b>\$ -</b>	<b>\$ 27,500.00</b>	<b>\$ 27,500.00</b>	<b>\$ 27,500.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Insurance - General Liability	3,200.00	2,750.00	2,750.00	5,500.00	3,200.00
Insurance - Property & Casualty	12,500.00	-	12,500.00	12,500.00	12,500.00
Landscape - Annuals	7,500.00	-	-	-	7,500.00
Landscape - Mulch	7,500.00	-	-	-	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	-	-	-	5,000.00
Irrigation Maintenance	6,000.00	-	-	-	6,000.00
Entry & Walls Maintenance	1,500.00	-	1,000.00	1,000.00	1,500.00
Miscellaneous Services	1,000.00	-	1,000.00	1,000.00	15,000.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$ 174,200.00</b>	<b>\$ 18,303.00</b>	<b>\$ 49,250.00</b>	<b>\$ 67,553.00</b>	<b>\$ 208,200.00</b>
<b>PARKS AND RECREATIONS</b>					
Field Services	4,500.00	-	6,000.00	6,000.00	4,500.00
Dog Waste Station Service & Supplies	1,500.00	-	1,500.00	1,500.00	1,500.00
<b>TOTAL PARKS AND RECREATIONS</b>	<b>\$ 6,000.00</b>	<b>\$ -</b>	<b>\$ 7,500.00</b>	<b>\$ 7,500.00</b>	<b>\$ 6,000.00</b>
<b>Reserves</b>					
Misc-Contingency	2,500.00	-	2,500.00	2,500.00	28,803.07
<b>TOTAL MISC-CONTINGENCY</b>	<b>\$ 2,500.00</b>	<b>\$ -</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 28,803.07</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 310,575.00</b>	<b>\$ 56,313.00</b>	<b>\$ 150,715.00</b>	<b>\$ 207,028.00</b>	<b>\$ 390,335.07</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$ -</b>	<b>\$ 4,021.00</b>	<b>\$ (4,021.00)</b>	<b>\$ -</b>	<b>\$ -</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST  
 \*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

### FISCAL YEAR 2024 FINAL ADOPTED ANNUAL 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.

# 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.

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2022-1

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 331,868
<b>TOTAL REVENUES</b>	<b>\$ 331,868</b>
<b>EXPENDITURES</b>	
Series 2022-1 May Bond Principal Payment	\$ 75,000
Series 2022-1 May Bond Interest Payment	\$ 129,296
Series 2022-1 November Bond Interest Payment	\$ 127,571
<b>TOTAL EXPENDITURES</b>	<b>\$ 331,868</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2023	\$ 4,935,000
Principal Payment Applied Toward Series 2022-1 Bonds	\$ 75,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$ 4,860,000</b>



# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2022-2

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 227,161
<b>TOTAL REVENUES</b>	<b>\$ 227,161</b>
<b>EXPENDITURES</b>	
Series 2022-2 May Bond Principal Payment	\$ 45,000
Series 2022-2 May Bond Interest Payment	\$ 91,615
Series 2022-2 November Bond Interest Payment	\$ 90,546
<b>TOTAL EXPENDITURES</b>	<b>\$ 227,161</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2023	\$ 3,365,000
Principal Payment Applied Toward Series 2022-2 Bonds	\$ 45,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$ 3,320,000</b>

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

# 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
<b>ASSESSMENT AREA ONE - SERIES 2022-1 BONDS</b>										
Single Family 54'	1.00	246	\$ 1,435.69	\$ 1,326.90	\$ <b>2,762.59</b>	\$ 1,435.69	\$ 1,326.90	\$ <b>2,762.59</b>	\$ <b>(0.00)</b>	<b>0%</b>
<b>ASSESSMENT AREA TWO - SERIES 2022-2 BONDS</b>										
Single Family 54' Platted	1.00	49	\$ 1,436.17	\$ -	\$ <b>1,436.17</b>	\$ 1,436.17	\$ 1,326.90	\$ <b>2,763.07</b>	\$ <b>1,326.90</b>	<b>92%</b>
Single Family 54' Unplatted	1.00	123	\$ 1,436.17	\$ -	\$ <b>1,436.17</b>	\$ 1,436.17	\$ 193.61	\$ <b>1,629.78</b>	\$ <b>193.61</b>	<b>13%</b>
<b>Total</b>		<b>418</b>								

**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  
FINAL ADOPTED ANNUAL OPERATING BUDGET