

**HILLTOP POINT
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 27, 2023

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

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

District Staff

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

Meeting Agenda

Friday, October 27, 2023, at 10:15 A.M.

All cellular phones and pagers must be turned off during the meeting. Please let us know at least 24 hours in advance if you are planning to call into the meeting

- 1. Call to Order/Roll Call**
- 2. Business Items**
 - A. Approval of Temporary Easement Agreement
 - B. Ratification for Landscaping Services
 - C. Discussion of Landscape RFP
- 3. Consent Agenda**
 - A. Approval of Minutes of the September 22, 2023, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures September 2023
 - C. Acceptance of the Financials and Approval of the Check Register for September 2023
- 4. Attorney's Report**
- 5. Engineer's Report**
- 6. Manager's Report**
 - A. Park Director Report
- 7. Supervisors' Requests or Comments**
- 8. Public Comments** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 9. Adjournment**

*Next regularly scheduled meeting is November 17, 2023 at 10:15 A.M.

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

2A.

PREPARED BY AND RETURN TO:

Erin R. McCormick, Esq.
Erin McCormick Law, PA
3314 Henderson Boulevard
Suite 100D
Tampa, Florida 33609

SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA_____

RETAINING WALL EASEMENT AGREEMENT

THIS RETAINING WALL EASEMENT AGREEMENT (this **"Easement Agreement"**) is made this ____ day of _____, 2023, by and between M/I HOMES OF TAMPA, LLC, a Florida limited liability company (**"Grantor"**) and HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing pursuant to Chapter 190, Florida Statutes (**"Grantee"**).

RECITALS

A Grantor is the record title owner of Lots 147 through 156 of HILLTOP POINT REPLAT, a Replat of Hilltop Point, according to the replat recorded in Plat Book 88, Page 106 of the Public Records of Pasco County, Florida (the **"Grantor Property"**).

B. The Grantor Property is part of a residential community located in the City of Dade City, Pasco County, Florida, generally known as "Hilltop Point" and is subject to the COMMUNITY DECLARATION FOR HILLTOP POINT, recorded as Instrument Number 2022133766, in Official Records Book 10635, Page 3006, of the Public Records of Pasco County, Florida (as amended and supplemented, the **"Declaration"**).

C. A Retaining Wall, including, but not limited to, the wall, stem, base slab, tie backs, dead man anchors, counterforts and any other associated supporting structures for such retaining walls, along with any fence installed on top of, or adjacent to, such retaining wall (as defined in the Declaration) is located and/or is planned to be located within that portion of the Grantor Property more particularly described and depicted on **Composite Exhibit "A."** attached hereto and incorporated herein by this reference (the **"Easement Area"**).

D. Grantor has determined it is necessary and appropriate to grant and convey to Grantee a perpetual, non-exclusive retaining wall, fence, access, and maintenance easement over, under, across, and through the Easement Area, for the purpose of inspecting, repairing, replacing, and maintaining the Retaining Wall within such Easement Area.

NOW THEREFORE, the parties, their successors and assigns, intending to be legally bound hereby, desire to impose, create and/or formalize certain easements, subject to certain terms and conditions, all as more fully set forth and described below.

1. Recitals: Capitalized Terms. The foregoing recitals are true and correct and are incorporated into and form a part of this Easement Agreement. All capitalized terms used and not otherwise defined herein shall have the meaning ascribed to such terms in the Declaration.

2. Grant of Easement. The Grantor hereby grants, reserves, and establishes in favor of the Grantee, a perpetual, non-exclusive easement over, under, across and through the Easement Area for purposes of inspecting, repairing, replacing, and maintaining any Retaining Wall within such Easement Area. In addition, Grantor hereby grants, reserves and establishes in favor of the Grantee, a perpetual, non-exclusive easement over, under, across and through the Grantor Property, as reasonably necessary for Grantee's access to the Easement Area for any purpose which is consistent with the terms of this Easement Agreement.

3. Maintenance. Grantee shall maintain, repair, and replace any Retaining Wall within the Easement Area in accordance with the terms of this Easement Agreement and the Declaration. The Grantor shall be responsible for the routine maintenance and cleaning of the Retaining Walls located within the Easement Area in accordance with the terms of the Declaration.

4. Non-Interference. The record title owner(s) of the Grantor Property shall not use the Easement Area or surrounding portions of the Grantor Property in any manner which would impair, jeopardize, or interfere with the intended use of the easement herein granted to the Grantee. In accordance with the Declaration, no structures or landscaping, including without limitation fences, irrigation pipes, and trees, shall be installed within two feet (2') from any Retaining Wall. Notwithstanding the foregoing, the community standards may contain additional restrictions or provisions that are more restrictive than the provisions of this Section, including, but not limited to additional placement and/or installation requirements for structures and/or landscaping within lots.

5. Enforcement. In the event of any violation or threatened violation of any of the terms, covenants and conditions of this Easement Agreement, each party shall have the right, but not the obligation, to enjoin such violation or threatened violation in a court of competent jurisdiction in Pasco County, Florida. The right of injunction shall be in addition to any and all other remedies under statute, at law or in equity or under this Easement Agreement. The prevailing party in any litigation involving this Easement Agreement shall be entitled to recover from the non-prevailing party all attorneys' fees, paralegal fees and costs incurred in connection with such litigation, including all costs of appeal or otherwise, including reasonable attorneys' fees and paralegal fees in the enforcement of this Easement Agreement.

6. No Wavier. Failure of either party to enforce any covenant, condition or restriction contained in this Easement Agreement in any certain instance or on any particular occasion shall not be deemed a waiver of such right on any future breach of the same or any other covenant, condition or restriction.

7. Governing Law and Venue. Venue and jurisdiction for any legal proceedings in connection with, based upon, or arising out of, under, or in connection with, this Easement Agreement shall be in the Federal and State courts located in Pasco County, Florida. This Easement Agreement shall be governed by and construed under the laws of the State of Florida.

8. Severability. If any provision of this Easement Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Easement Agreement and the application of such provision to other persons or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

9. Amendment. This Easement Agreement may be amended only by the recording of an appropriate document in the Public Records of Pasco County executed by the Grantee and the Grantor, or their respective successors and assigns.

10. Effectiveness. This Easement Agreement shall be effective upon the recordation of this Easement Agreement in the Public Records of Pasco County.

11. Binding Effect. This Easement Agreement and obligations granted and created herein shall be deemed covenants running with the land and shall be binding and benefit not only the parties hereto but also their assigns and successors in title.

12. Construction. The captions and headings in this Easement Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants, conditions, or agreements contained herein.

13. Counterparts. This Easement Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same instrument.

[Signatures on Following Page]

IN WITNESS WHEREOF, the undersigned have caused this Easement Agreement to be executed as of the date set forth above.

WITNESSES:

“GRANTOR”

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

By: _____

Name: _____

Title: _____

Print Name: _____

Print Name: _____

[Company Seal]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2023 by _____, as _____ of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company. He/She ____ is personally know to me or ____ has produced _____ as identification.

Print Name: _____

My Commission Expires: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

WITNESSES:

Print Name: _____

Print Name: _____

“GRANTEE”

**HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

Name: _____

Title: _____

[Company Seal]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ____
physical presence or ____ online notarization this ____ day of
_____, 2023 by Tatiana Pagan, as Chairperson of the Board of
Supervisors of Hilltop Point Community Development District, a local unit of
special purpose government organized and existing under Chapter 190,
Florida Statutes. She ____ is personally know to me or ____ has produced
_____ as identification.

Print Name: _____

My Commission Expires: _____

COMPOSITE EXHIBIT “A”

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Northerly 5.00 feet of Lot 147, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Northerly 5.00 feet of Lot 148, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Northerly 5.00 feet of Lot 149, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Northerly 5.00 feet of Lot 150, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Northerly 5.00 feet of Lot 151, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Northerly 5.00 feet of Lot 152, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Southerly 5.00 feet of Tract "P-5", HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Southerly 5.00 feet of Lot 153, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Southerly 5.00 feet of Lot 154, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Southerly 5.00 feet of Lot 155, HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Southerly 5.00 feet of Lot 156 HILLTOP POINT REPLAT, as recorded in Plat Book 88, Pages 99 through 106, of the Public Records of Pasco County, Florida.

Sec.: 2 Twp.: 25 S. Rge.: 21 E.

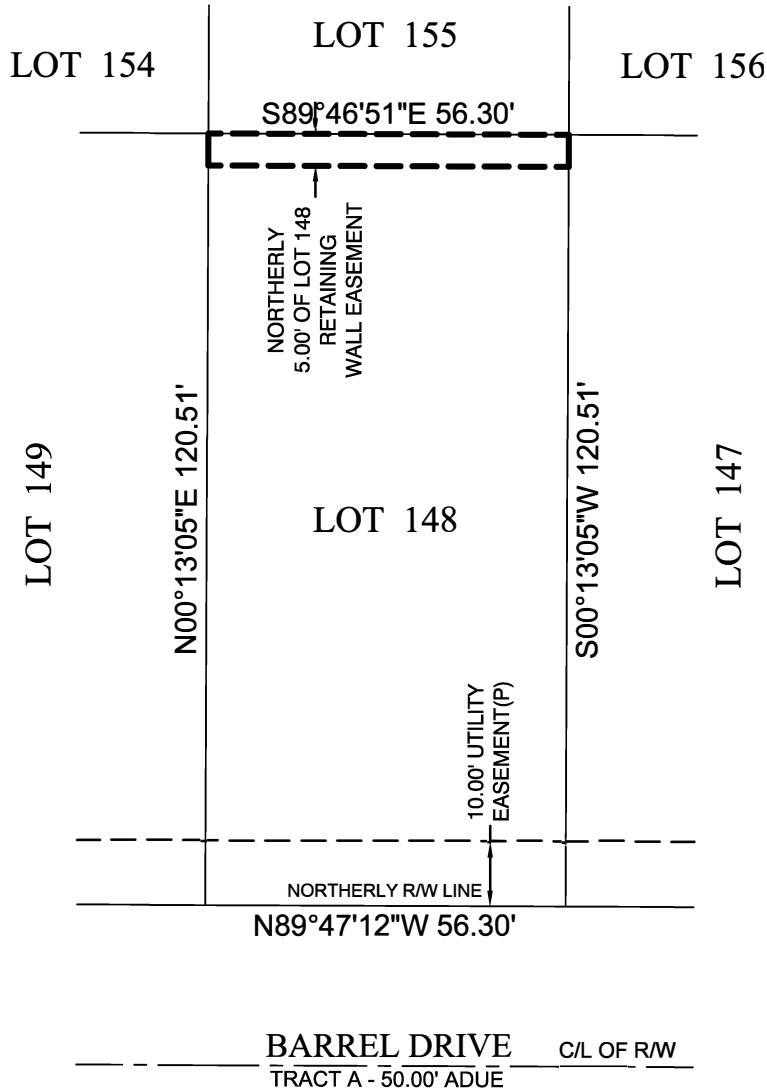
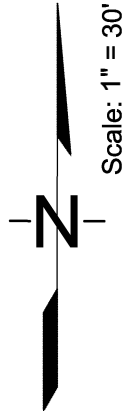
(NOT A SURVEY)

LEGAL DESCRIPTION: (Retaining Wall Easement)

The Northerly 5.00 feet of Lot 148, HILLTOP POINT REPLAT,
as recorded in Plat Book 88, Pages 99 through 106, of the
Public Records of Pasco County, Florida.

BASIS OF BEARINGS:

NORTHERLY R/W LINE OF
BARREL DRIVE BEARS
N89°47'12"W, (PLAT).



LEGEND:

ADUE = ACCESS/ DRAINAGE/ UTILITY EASEMENT
C/L = CENTER LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SEC. = SECTION TWP. = TOWNSHIP
RGE. = RANGE
PB = PLAT BOOK PG'S = PAGES
(P) = PLAT R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS

NOTES:

1. No underground installation or improvements have been located except those shown hereon.
2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913.
3. This drawing not valid without the original signature and seal of a Florida Registered Surveyor & Mapper.

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Revised per Client Comments	10-18-23	DS		2220039
Drawn: DS		Client No: 50387		
		Checked:		
Original No.: 2220039		Current No.: 2220039		

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code in effect on the Drawing Date shown.

ELIZABETH K. MERTA DATE OF
SIGNATURE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6113

ELIZABETH K. MERTA

DATE OF SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6113

Drawing Date: 10-10-23

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
www.lesc.com L.B. # 3913

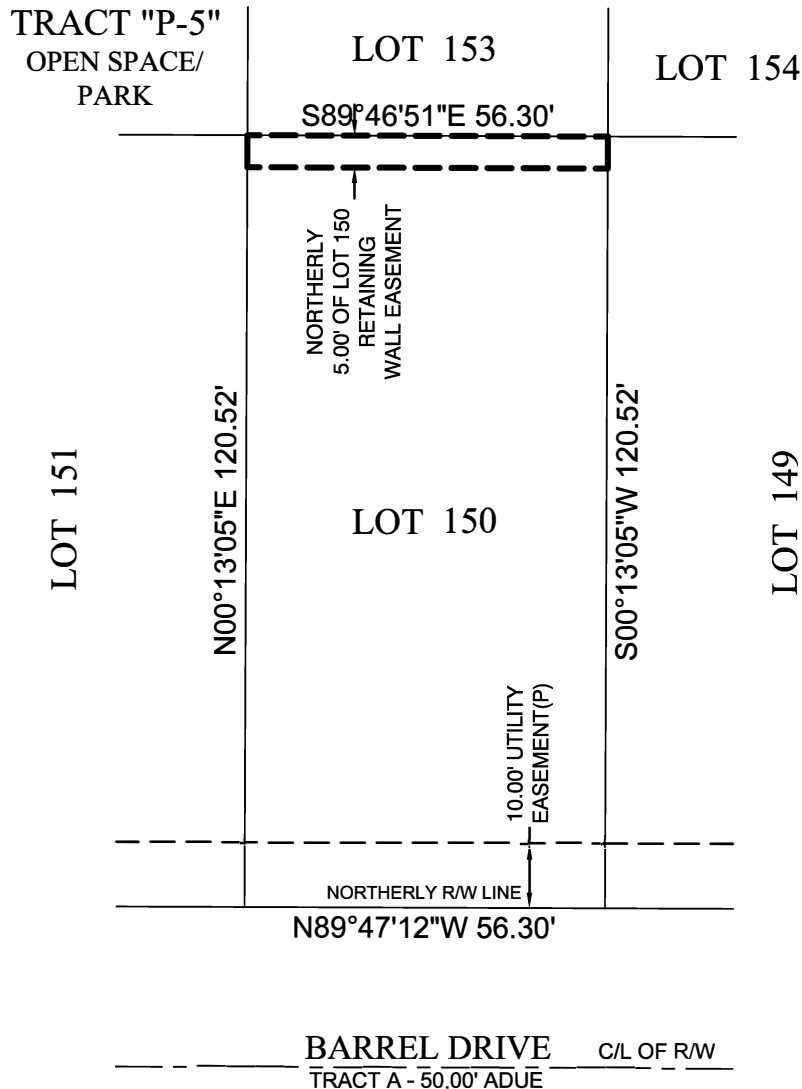
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Sec.: 2 Twp.: 25 S. Rge.: 21 E.

(NOT A SURVEY)

The Northerly 5.00 feet of Lot 150, HILLTOP POINT REPLAT,
as recorded in Plat Book 88, Pages 99 through 106, of the
Public Records of Pasco County, Florida.

NORTHERLY R/W LINE OF
BARREL DRIVE BEARS
N89°47'12"W, (PLAT).



ADUE = ACCESS/ DRAINAGE/ UTILITY EASEMENT
C/L = CENTER LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SEC. = SECTION TWP. = TOWNSHIP
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2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913.
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REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Revised per Client Comments	10-18-23	DS		2220039
Drawn: DS		Client No: 50387		
		Checked:		
Original No.: 2220039		Current No.: 2220039		

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ELIZABETH K. MERTA
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6113

ELIZABETH K. MERTA

DATE OF SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6113

Drawing Date: 10-10-23



8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
www.lesc.com L.B. # 3913

Sec.: 2 Twp.: 25 S. Rge.: 21 E.

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Sec.: 2 Twp.: 25 S. Rge.: 21 E.

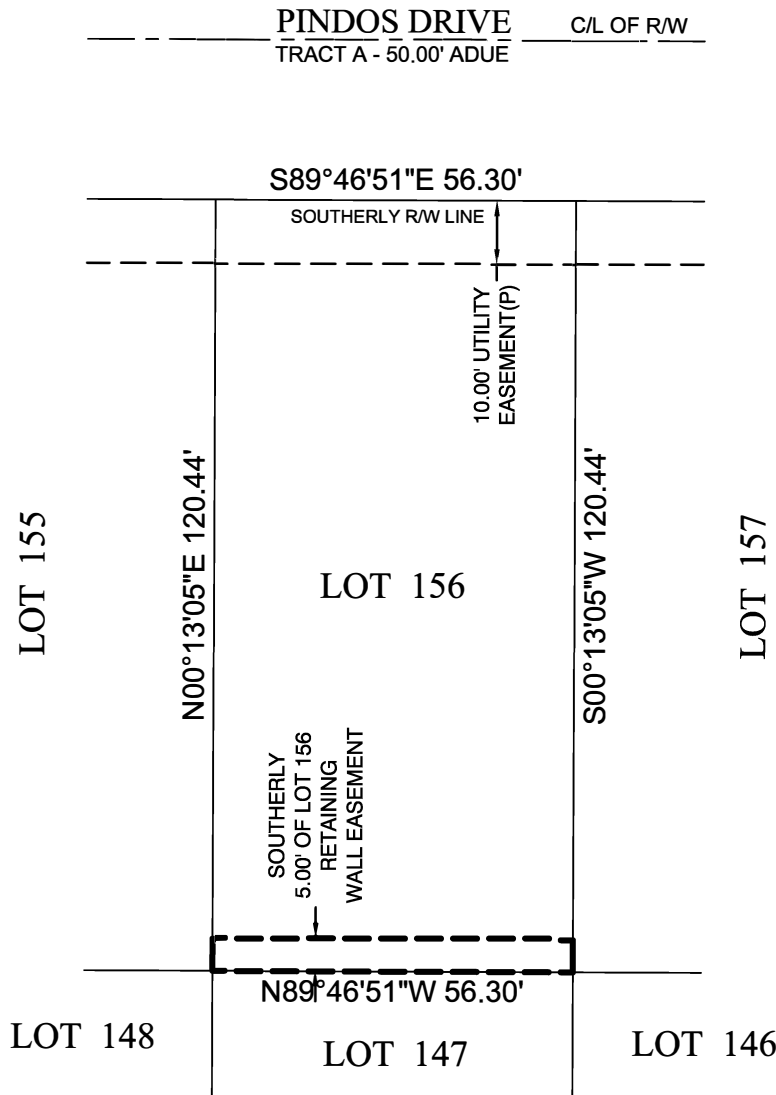
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Sec.: 2 Twp.: 25 S. Rge.: 21 E.

(NOT A SURVEY)

The Southerly 5.00 feet of Lot 156 HILLTOP POINT REPLAT,
as recorded in Plat Book 88, Pages 99 through 106, of the
Public Records of Pasco County, Florida.

SOUTHERLY R/W LINE OF
PINDOS DRIVE BEARS
S89°46'51"E, (PLAT).



ADUE = ACCESS/ DRAINAGE/ UTILITY EASEMENT
C/L = CENTER LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
SEC. = SECTION TWP. = TOWNSHIP
RGE. = RANGE
PB = PLAT BOOK PG'S = PAGES
PB = PLAT R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS

1. No underground installation or improvements have been located except those shown hereon.
2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913.
3. This drawing not valid without the original signature and seal of a Florida Registered Surveyor & Mapper.

REVISIONS				
Description	Date	Dwn.	Ck'd	Order No.
Revised per Client Comments	10-18-23	DS		2220039
Drawn: DS		Client No: 50387		
		Checked:		
Original No.: 2220039		Current No.: 2220039		

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code in effect on the Drawing Date shown.

ELIZABETH K. MERTA DATE OF
SIGNATURE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6113

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6113

ELIZABETH K. MERTA

DATE OF SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6113

Drawing Date: 10-10-23



8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
www.lesc.com L.B. # 3913

Sec.: 2 Twp.: 25 S. Rge.: 21 E.

3A.

**MINUTES OF MEETING
HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Friday, September 22, 2023, and called to order at 10:22 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Gary Schwartz	Field Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Discussion of City Maintenance Agreement for Utility Stations

- Ms. McCormick updated the Board on her discussion with the City regarding a maintenance agreement for the utility stations.
- The Board requested another update at the next scheduled meeting.

B. Discussion of Yellowstone Landscaping

- The Board reviewed the current status of landscaping as provided by *Yellowstone*.
- A conversation ensued between Mr. Radcliff, Mr. Schwartz and the Board.
- The Board requested District Management along with Field Services obtain bids for landscaping to be reviewed at the next meeting.

C. General Matters of the District

- The Board reviewed a recently approved Notice of Commencement for the installation of a retaining wall within the community.

On MOTION by Mr. Thompson seconded by Mr. Bennett, with all in favor, *MI Homes* was authorized to proceed with the installation of the retaining wall. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda Items

- A. Consideration of Regular Meeting Minutes August 23, 2023**
- B. Consideration of Operations and Maintenance Expenditures August 2023**
- C. Review of Financial Reports for Month Ending August 31, 2023**

On MOTION by Ms. Valenti seconded by Ms. Pagan, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Vendor and Staff Reports

- A. District Counsel**
- B. District Manager**
 - i. Community Inspection Reports**
- C. District Engineer**

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board Members' Comments

- Mr. Bennett provided the Board with an update on amenity construction.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, meeting was adjourned at 11:00 a.m.

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

3B.

HILLTOP POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	101134	\$3,708.33		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101684	\$13.70	\$3,722.03	DISRICT SERVICES SEPTEMBER 2023
YELLOWSTONE LANDSCAPE	TM 578399	\$2,354.00		LANDSCAPE MAINT. SEPTEMBER 2023
Monthly Contract Subtotal		\$6,076.03		
Variable Contract				
BETTY VALENTI	BV 092223	\$200.00		SUPERVISOR FEE 09/22/23
JOHN C. BLAKLEY	JB 092223	\$200.00		SUPERVISOR FEE 09/22/23
LEE R. THOMPSON	LT 092223	\$200.00		SUPERVISOR FEE 09/22/23
Variable Contract Subtotal		\$600.00		
Utilities				
TAMPA ELECTRIC	221008701015 082823	\$1,856.93		ELECTRICITY SERVICES 07/25/23-08/22/23
TAMPA ELECTRIC	221008717680 082823	\$26.15		ELECTRICITY SERVICES 07/25/23-08/22/23
TAMPA ELECTRIC	221008717698 082823	\$34.84	\$1,917.92	ELECTRICITY SERVICES 07/25/23-08/22/23
Utilities Subtotal		\$1,917.92		
Regular Services				
GRAU AND ASSOCIATES	24666	\$500.00		PROFESSIONAL SERVICES
Regular Services Subtotal		\$500.00		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$9,093.95		

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#101134

DATE

9/5/2023

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#
DUE DATE

10/5/2023

BILL TO

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

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	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
Subtotal					3,708.33

Subtotal

\$3,708.33

Tax

\$0.00

Total Due

\$3,708.33

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

#101684

CUSTOMER ID

C2413

PO#**DATE**

9/21/2023

NET TERMS

Net 30

DUE DATE

10/21/2023

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	37	Ea	0.20		7.40
Postage	10	Ea	0.63		6.30
Subtotal					13.70

Subtotal	\$13.70
-----------------	---------

Tax	\$0.00
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Total Due	\$13.70
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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 578399	9/1/2023
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: October 1, 2023

Invoice Amount: \$2,354.00

Description	Current Amount
Monthly Landscape Maintenance September 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: September 22, 2023****DMS Staff Signature** RYAN RADCLIFF 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	Salary Waived	\$0.00
Stephen Bennett	✓	Salary Waived	\$0.00
John Blakley	✓	Salary Accepted	\$200.00
Lee Thompson	✓	Salary Accepted	\$200.00
Betty Valenti	✓	Salary Accepted	\$200.00

BV 092223

Hilltop Point CDDMEETING DATE: **September 22, 2023**DMS Staff Signature BRYAN RADCLIFF-


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	Salary Waived	\$0.00
Stephen Bennett	✓	Salary Waived	\$0.00
John Blakley	✓	Salary Accepted	\$200.00
Lee Thompson	✓	Salary Accepted	\$200.00
Betty Valenti	✓	Salary Accepted	\$200.00

JB092223

Hilltop Point CDD**MEETING DATE: September 22, 2023****DMS Staff Signature** BRYAN RADCLIFF


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	Salary Waived	\$0.00
Stephen Bennett	✓	Salary Waived	\$0.00
John Blakley	✓	Salary Accepted	\$200.00
Lee Thompson	✓	Salary Accepted	\$200.00
Betty Valenti	✓	Salary Accepted	\$200.00

LT 092223



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

Statement Date: August 28, 2023

Agenda Page 40
Amount Due: \$1,856.93

Due Date: September 18, 2023

Account #: 221008701015

Account Summary

Current Service Period: July 25, 2023 - August 22, 2023

Previous Amount Due	\$1,488.91
Payment(s) Received Since Last Statement	-\$1,488.91
Current Month's Charges	\$1,856.93

Amount Due by September 18, 2023 \$1,856.93

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



Scan here to view
your account online.

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008701015

Due Date: September 18, 2023

Amount Due: \$1,856.93

Payment Amount: \$ _____

688420829783



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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

Make check payable to: TECO
Please write your account number on the memo line of your check.

6884208297832210087010150000001856934



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 22100810915
Statement Date: August 28, 2023
Charges Due: September 18, 2023

Service Period: Jul 25, 2023 - Aug 22, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	688 kWh @ \$0.03511/kWh	\$24.16
Fixture & Maintenance Charge	43 Fixtures	\$396.89
Lighting Pole / Wire	43 Poles	\$1385.89
Lighting Fuel Charge	688 kWh @ \$0.05169/kWh	\$35.56
Storm Protection Charge	688 kWh @ \$0.01466/kWh	\$10.09
Clean Energy Transition Mechanism	688 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	688 kWh @ \$0.00326/kWh	\$2.24
Florida Gross Receipt Tax		\$1.85
Lighting Charges		\$1,856.93

Total Current Month's Charges

\$1,856.93

Important Messages

More clean energy to you

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00002175-0006242-Page 6 of 12

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 28, 2023

Agenda Page 42

Amount Due: \$26.15

Due Date: September 18, 2023

Account #: 221008717680

Account Summary

Current Service Period: July 25, 2023 - August 22, 2023

Previous Amount Due	\$29.01
Payment(s) Received Since Last Statement	-\$29.01

Current Month's Charges	\$26.15
-------------------------	---------

Amount Due by September 18, 2023	\$26.15
----------------------------------	---------

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



Scan here to view
your account online.

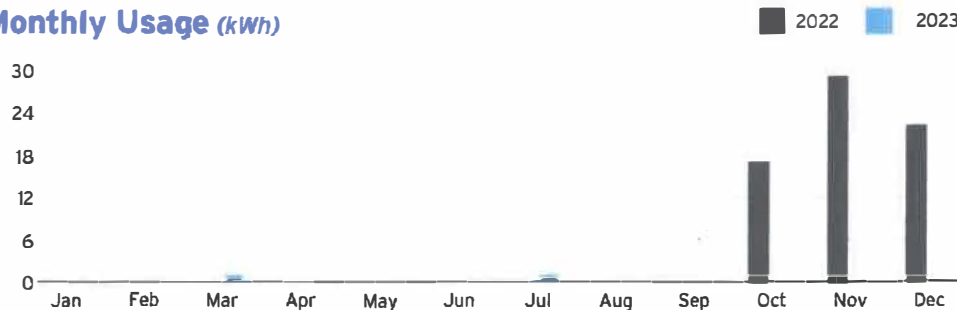
One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



[TampaElectric.com/Paperless](https://www.tampaelectric.com/Paperless)

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008717680

Due Date: September 18, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/Paperless) to enroll now.

Amount Due: \$26.15

Payment Amount: \$ _____

688420829784

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

688420829784221008717680000000026159



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

Agenda Page 43
Account #: 221008717680
Statement Date: August 28, 2023
Charges Due: September 18, 2023

Meter Read

Service Period: Jul 25, 2023 - Aug 22, 2023

Rate Schedule: General Service - Non Demand

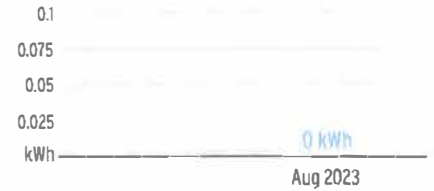
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	08/22/2023	70	70		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Florida Gross Receipt Tax		\$0.56
	Electric Service Cost		\$22.31
	Franchise Fee		\$1.46
	Municipal Public Service Tax		\$2.38
	Total Electric Cost, Local Fees and Taxes		\$26.15

Total Current Month's Charges \$26.15

Avg kWh Used Per Day



Important Messages

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00002175-0005244-Page 10 of 12

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Ways To Pay Your Bill

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469
- All Other Correspondences:**
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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: August 28, 2023
Agenda Page 44

Amount Due: \$34.84

Due Date: September 18, 2023

Account #: 221008717698

Account Summary

Current Service Period: July 25, 2023 - August 22, 2023

Previous Amount Due \$38.23

Payment(s) Received Since Last Statement -\$38.23

Current Month's Charges \$34.84

Amount Due by September 18, 2023 \$34.84

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



Your average daily kWh used was
0% higher than it was in your
previous period.



Scan here to view
your account online.

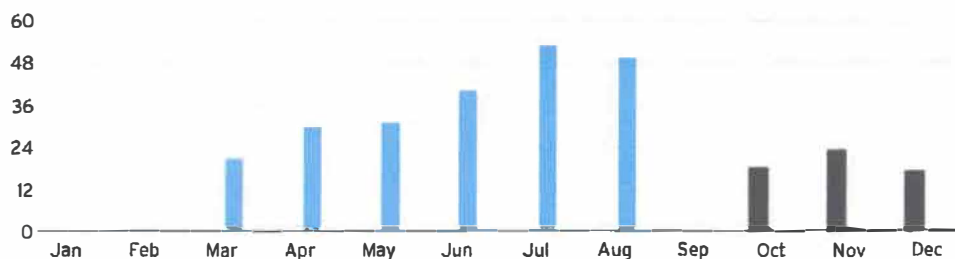
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Go paperless and get
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so you never lose
track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008717698

Due Date: September 18, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Received

SEP 05 2023

Amount Due: \$34.84

Payment Amount: \$ _____

688420829785

00002175 FTECO108282322255810 00000 03 01000000 13863 006

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

Make check payable to: TECO
Please write your account number on the memo line of your check.

6884208297852210087176980000000034848



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

Agenda Page 45

Account #: 221008717698
Statement Date: August 28, 2023
Charges Due: September 18, 2023

Meter Read

Service Period: Jul 25, 2023 - Aug 22, 2023

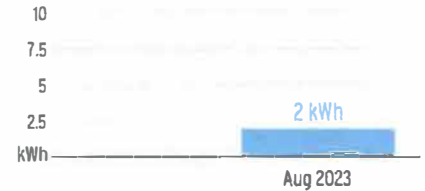
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	08/22/2023	282	233		49 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	49 kWh @ \$0.07990/kWh	\$3.92
	Fuel Charge	49 kWh @ \$0.05239/kWh	\$2.57
	Storm Protection Charge	49 kWh @ \$0.00400/kWh	\$0.20
	Clean Energy Transition Mechanism	49 kWh @ \$0.00427/kWh	\$0.21
	Storm Surcharge	49 kWh @ \$0.01061/kWh	\$0.52
	Florida Gross Receipt Tax		\$0.75
	Electric Service Cost		\$29.92
	Franchise Fee		\$1.96
	Municipal Public Service Tax		\$2.96
	Total Electric Cost, Local Fees and Taxes		\$34.84

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$34.84

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866-689-6469

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P.O. Box 111
Tampa, FL 33601-0111

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Grau & Associates

951 Yamato Road, Suite 280
Boca Raton, FL 33431
561-994-9299

Hilltop Point Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Statement Date 08/31/2023
Client No. 866

<i>Invoice</i>	<i>Date</i>	<i>Description</i>	<i>Charge</i>	<i>Credit</i>	<i>Balance</i>
Current Activity Through 08/31/2023					
24666	08/31/2023	Invoice	500.00		500.00
			Current Balance	\$	500.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	\$ 500.00

3C

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 12,564	\$ -	\$ -	\$ -	\$ -	\$ 12,564
Due From Other Funds	-	-	-	104,817	163,687	268,504
Investments:						
Acquisition & Construction Account	-	-	-	4,426	1,379,553	1,383,979
Capitalized Interest Account	-	-	-	-	93,837	93,837
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	133,474	-	-	-	133,474
TOTAL ASSETS	\$ 12,564	\$ 301,493	\$ 116,100	\$ 109,243	\$ 1,637,077	\$ 2,176,477
LIABILITIES						
Accounts Payable	\$ 1,857	\$ -	\$ -	\$ -	\$ -	\$ 1,857
Due To Other Funds	115	104,702	163,687	-	-	268,504
TOTAL LIABILITIES	1,972	104,702	163,687	-	-	270,361

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	TOTAL
		DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	
		FUND	FUND	PROJECT FUND	PROJECT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	196,791	-	-	-	196,791
Capital Projects	-	-	-	109,243	1,637,077	1,746,320
Unassigned:	10,592	-	(47,587)	-	-	(36,995)
TOTAL FUND BALANCES	10,592	196,791	(47,587)	109,243	1,637,077	1,906,116
TOTAL LIABILITIES & FUND BALANCES	\$ 12,564	\$ 301,493	\$ 116,100	\$ 109,243	\$ 1,637,077	\$ 2,176,477

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	64,434	(246,141)	20.75%
Developer Contribution	-	89,521	89,521	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	310,575	159,297	(151,278)	51.29%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	-	5,000	(5,000)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	2,400	(800)	150.00%
District Counsel	9,500	15,438	(5,938)	162.51%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	11,935	(8,935)	397.83%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	25,000	(8,333)	150.00%
Accounting Services	9,500	9,500	-	100.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	302	198	60.40%
Rentals & Leases	500	600	(100)	120.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,578	1,922	45.09%
Bank Fees	200	290	(90)	145.00%
Financial & Revenue Collections	2,333	1,258	1,075	53.92%
Website Administration	1,600	1,200	400	75.00%
Information Technology	400	600	(200)	150.00%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	79,176	(10,301)	114.96%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	4,529	(3,029)	301.93%
Electricity - Streetlights	30,000	13,122	16,878	43.74%
Total Electric Utility Services	31,500	17,651	13,849	56.03%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>Stormwater Control</u>				
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%
<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	29,677	100,323	22.83%
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	263	737	26.30%
Total Other Physical Environment	174,200	32,690	141,510	18.77%
<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	129,517	181,058	41.70%
Excess (deficiency) of revenues				
Over (under) expenditures	-	29,780	29,780	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,188)		
FUND BALANCE, ENDING		\$ 10,592		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 3,144	\$ 3,144	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	339,611	4,293	101.28%
<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	-	28,773	28,773	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	\$ -	\$ 28,772	\$ 28,772	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 196,791		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 1,221	\$ 1,221	0.00%
TOTAL REVENUES	-	1,221	1,221	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	-	(163,686)	(163,686)	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	\$ -	\$ (163,687)	\$ (163,687)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ (47,587)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 47	\$ 47	0.00%
TOTAL REVENUES	-	47	47	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	47	47	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	\$ -	\$ 48	\$ 48	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		\$ 109,243		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 15,419	\$ 15,419	0.00%
TOTAL REVENUES	-	15,419	15,419	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	-	11,245	(11,245)	0.00%
Total Construction In Progress	-	11,245	(11,245)	0.00%
TOTAL EXPENDITURES	-	26,437	(26,437)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(11,018)	(11,018)	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	\$ -	\$ (11,017)	\$ (11,017)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,637,077		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 09_23
Statement Date 9/30/2023

G/L Balance (LCY)	12,564.33	Statement Balance	10,603.84
G/L Balance	12,564.33	Outstanding Deposits	2,574.19
Positive Adjustments	0.00		
		Subtotal	13,178.03
Subtotal	12,564.33	Outstanding Checks	613.70
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	12,564.33	Ending Balance	12,564.33
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/29/2023	Payment	1100	BETTY VALENTI	200.00	200.00	0.00
8/29/2023	Payment	1101	JOHN C. BLAKLEY	200.00	200.00	0.00
8/29/2023	Payment	1102	LEE R. THOMPSON	200.00	200.00	0.00
9/8/2023	Payment	1103	ERIN MCCORMICK LAW PA	4,258.09	4,258.09	0.00
9/8/2023	Payment	1104	INFRAMARK LLC	3,731.75	3,731.75	0.00
9/14/2023	Payment	1105	TAMPA ELECTRIC	1,917.92	1,917.92	0.00
9/21/2023	Payment	1106	ERIN MCCORMICK LAW PA	3,311.00	3,311.00	0.00
9/21/2023	Payment	1107	GRAU AND ASSOCIATES	500.00	500.00	0.00
9/21/2023	Payment	1108	INFRAMARK LLC	3,708.33	3,708.33	0.00
9/21/2023	Payment	1109	YELLOWSTONE LANDSCAPE	2,354.00	2,354.00	0.00
Total Checks				20,381.09	20,381.09	0.00
Deposits						
8/24/2023		JE000153	CK#34497#### - O&M	G/L 1,326.90	1,326.90	0.00
8/24/2023		JE000154	CK#34498#### - O&M	G/L 1,326.90	1,326.90	0.00
8/24/2023		JE000155	CK#34529#### - O&M	G/L 1,326.90	1,326.90	0.00
8/24/2023		JE000156	CK#34530#### - O&M	G/L 1,326.90	1,326.90	0.00
8/28/2023		JE000157	CK#34595#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
8/28/2023		JE000158	CK#34591#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
8/28/2023		JE000159	CK#34578#### - Off Roll O&M	G/L 2,653.80	2,653.80	0.00
9/7/2023		JE000160	CK#34716#### - O&M	G/L 1,326.90	1,326.90	0.00
9/7/2023		JE000161	CK#34715#### - O&M	G/L 1,326.90	1,326.90	0.00
Total Deposits				13,269.00	13,269.00	0.00
Outstanding Checks						
9/28/2023	Payment	1110	BETTY VALENTI	200.00	0.00	200.00
9/28/2023	Payment	1111	INFRAMARK LLC	13.70	0.00	13.70
9/28/2023	Payment	1112	JOHN C. BLAKLEY	200.00	0.00	200.00
9/28/2023	Payment	1113	LEE R. THOMPSON	200.00	0.00	200.00

HILLTOP POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Outstanding Checks.....					613.70		613.70
Outstanding Deposits							
9/28/2023		JE000174	CK#35429#### - O&M	G/L	1,326.90	0.00	1,326.90
9/28/2023		JE000175	CK#35428#### - O&M	G/L	1,247.29	0.00	1,247.29
Total Outstanding Deposits.....					2,574.19		2,574.19

6A



HILLTOP. CDD. 10/10/23, 2:56 PM

Monthly site inspection report. Period

Tuesday, October 10, 2023

Prepared For Board Of Supervisors.

27 Issues Identified



PINDOS DR.

Assigned To Yellowstone .

Looks good.



PINDOS DR.

Assigned To Yellowstone.

Torn banner on South side of the entrance.



PINDOS DR.

Assigned To Yellowstone .

Torn banner on the North side of the entrance.



PINDOS DR.

Assigned To Yellowstone .

The mailboxes are clean and look good.



BARREL DR.

Assigned To Yellowstone .

There is a tree limb down that needs to be removed.



BARREL DR.

Assigned To Yellowstone.

Dead Maple tree.



BARREL DR.

Assigned To Yellowstone .

Pick up the fallen tree limbs underneath the tree. Remove the tree sucker.



BARREL DR.

Assigned To Yellowstone .

Looks good overall.



BARREL DR.

Assigned To Yellowstone.

Looks good.



HILLTOP FARMS DR.

Assigned To Yellowstone.

The utility area looks good.



HILLTOP FARMS DR.

Assigned To MI Homes.

Future Amenity Center.



HILLTOP FARMS DR.

Assigned To MI Homes.

Amenity Center build in progress.



HILLTOP FARMS DR. & CLINTON AVE.

Assigned To MI Homes.

Entrance facade build in progress.



HILLTOP FARMS DR. & CLINTON AVE.

Assigned To MI Homes.

Looks good.



HILLTOP FARMS DR. & CLINTON AVE.

Assigned To MI Homes.

Looks good.



HILLTOP FARMS DR.

Assigned To Yellowstone .

The utility area looks good.



NORTH PERIMETER FENCE.

Assigned To District Manager.

The fence damage is scheduled to be repaired.



DRY POND.

Assigned To Unassigned.

It would be prudent to knock down and possibly treat the invasive plants in the pond during the dry season. This will help the aesthetics of the pond once they begin to fill with water.



NORTH PERIMETER FENCE.

Assigned To Yellowstone.

The tree limbs need to be lifted.



DRY POND.

Assigned To Unassigned.



NORTH PERIMETER FENCE.

Assigned To Yellowstone.

Trim the tree limb away from the fence line.



WEST PERIMETER FENCE.

Assigned To Yellowstone .

Looks good.



PALOMINO DR.

Assigned To Yellowstone .
The utility area looks good.



DRY POND.

Assigned To Unassigned.



NW PERIMETER FENCE.

Assigned To Yellowstone.

The hardwood tree has been removed.



NW PERIMETER FENCE.

Assigned To Yellowstone.

Remove the invasive Crinum Lilly's growing on the fence-line.



NW PERIMETER FENCE.

Assigned To Yellowstone .

Remove the traveler tree growing
on the fence-line.