

**HILLTOP POINT
COMMUNITY DEVELOPMENT
DISTRICT**

**FEBRUARY 23, 2024
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, February 23, 2024, 2024 at 10:00 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

Join Zoom Meeting

<https://us06web.zoom.us/j/82736293614?pwd=WW80SjlpNVNSOEfQWW1peDI0b3VBUT09>

Meeting ID: 827 3629 3614

Passcode: 302753

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. BUSINESS ITEMS

- A. Consideration of Pool Service Proposal
- B. Consideration of Janitorial Proposals

3. CONSENT AGENDA

- A. Approval of Minutes of the January 26, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures January 2024
- C. Acceptance of the Financials and Approval of the Check Register for January 2024

4. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Field Inspections Report
- C. District Engineer

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

6. ADJOURNMENT

*Next regularly scheduled meeting is March 22, 2024 at 10:00 A.M.

Second Order of Business

2A.

BLUE LIFE

POOL SERVICE

ENJOY A
BETTER LIFE
WITH OUR POOL SERVICE

WE OFFER YOU
THE BEST SERVICES

HILLTOP POINT

38459 BARREL DRIVE

DADE CITY, FL 33525

WE SERVICE

★ Hillsborough ★ Pasco ★ Pinellas ★ Manatee
★ Hernando ★ And other surrounding area

Empty skimmers
and pump baskets

Water testing
and balance

Email electronic
reports

Pool system
inspections

Pool vacuum

Service 3 times
a week

Tile, walls and
steps brushing

Pool log

SERVICE COST

POOL SERVICE, 3 TIMES A WEEK
CLEANING AND CHEMICAL

PRICE A MONTH: \$1200

COMMERCIAL

BLUE LIFE
POOL SERVICE

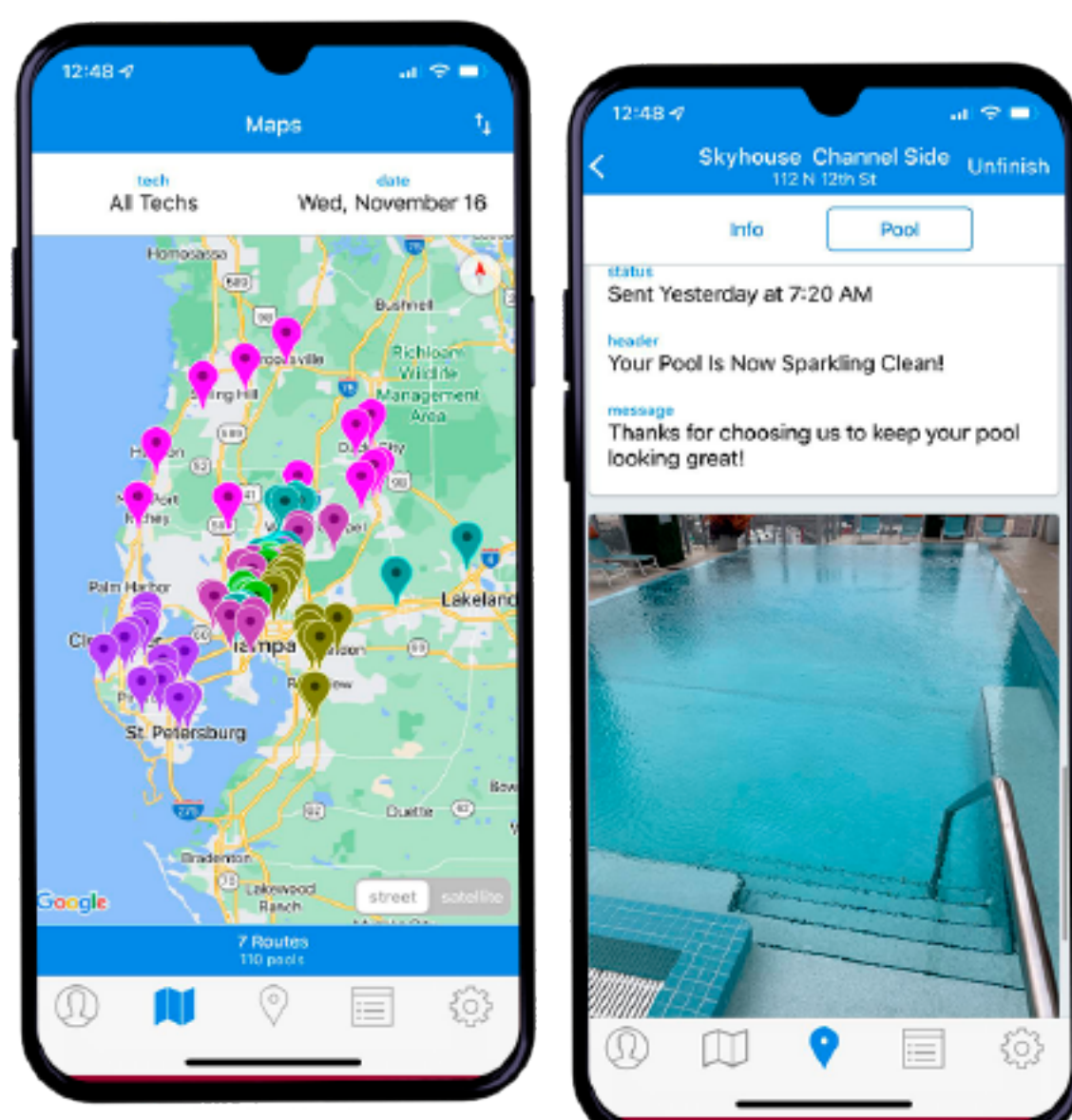
BLUE LIFE
POOL SERVICE

RESIDENTIAL

RECEIVE INSTANT REPORT
UPON SERVICE COMPLETION

APP SUPPORT

BLUE LIFE
POOL SERVICE



¡Thanks for choosing
us to keep
your pool looking great!

BLUE LIFE
POOL SERVICE

Blue Life Pool Service LLC
5108 SWALLOW DR
LAND O LAKES FL 34639

(813) 597-5009

CALL NOW!!!



/bluelifepools

www.bluelifepools.com

2B.

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



Hilltop Point CDD c/o Inframark

Bill to

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

Ship to

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

Estimate details

Estimate no.: 1008
Estimate date: 02/06/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Restrooms Clean and sanitize toilets, urinals and sinks. Sweep and/or mop as needed. Remove and replace any trash inside of restrooms. Toilet paper, paper towels, and soap is included in our service. **extra charge for supplies if there has been vandalism.		2	\$200.00	\$400.00
2.		Pool Deck Clean and sanitize tables. Reorganize any tables and/or chairs out of place. Clean/sanitize/polish water fountains.		1	\$100.00	\$100.00
3.		Trash Remove and replace trash bag. **price will vary depending on how many trash cans are at the property.		1	\$30.00	\$30.00
4.		Blower Leaf blower will be used on pool deck as needed. **service will only be charged if blower is used at the property during the month.		1	\$50.00	\$50.00
Total						\$580.00

Note to customer

**Price shown is a monthly total that is subject to change depending on how many days of service are chosen for the property.
1. All supplies will be provided by JNJ AMENITY SERVICES LLC.
2. Services will take place two (2) times a week, eight (8) days a month.
3. Days of services will be Tuesdays and Thursdays. **JNJ does not provide services on weekends and/or major holidays unless it is an emergency.**
4. Deep cleaning services are an additional cost that will be added to the invoice as needed.

5. This proposal has an effective date of: TBD
6. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the 15th of each month.
7. Inframark can submit payment by check, credit card, or direct deposit. Any checks must be made out to JNJ AMENITY SERVICES LLC and sent to above address, if by mail.
8. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.

Third Order of Business

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, January 26, 2024, and called to order at 10:34 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	Vice Chairperson
John Blakley	Assistant Secretary
Lee Thompson	Assistant Secretary
Betty Valenti	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Gary Schwartz	On-site Manager
Arturo Gandarilla	LMP
Bill Conrad	LMP
Alex Figueredo	Attendee

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 **Business Items**

A. Discussion on Approval of Supplemental Assessments Methodology Report

- The Board reviewed the Report.
- A discussion ensued regarding the impact the report will have on O&M costs.
- Ms. McCormick agreed to review the report and adjust accordingly for the next meeting.

B. Acceptance of Financial Report for Fiscal Year Ending September 30, 2022

On MOTION by Mr. Bennett seconded by Mr. Blakley, with all in favor, the Financial Report for Fiscal Year Ending September 30, 2022, was accepted. 5-0

January 26, 2024

HILLTOP POINT CDD

THIRD ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Minutes of the October 27, 2023, & December 18, 2023, Regular Meetings**
- B. Consideration of Operation and Maintenance Expenditures October-December 2023**
- C. Acceptance of the Financials and Approval of the Check Register for December 2023**

On MOTION by Mr. Blakley seconded by Mr. Bennett, with all in favor, the Consent Agenda was approved. 5-0

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Manager**

There being no report, the next item followed.

i. Community Inspections Report

The Community Inspections Report was presented, a copy of which was included in the agenda package.

C. District Engineer

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

FIFTH ORDER OF BUSINESS**Board of Supervisors' Requests
Comments**

- A request was made for Mr. Radcliff to have a gate installed at a section of the fencing at Hilltop Point.
- A request for Ms. McCormick was made to work on an agreement with the HOA for access at said gate.

SIXTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan with all in favor, the meeting was adjourned at 10:34 a.m.

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

3B.

January 2024 Meeting

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	108641	\$3,825.00		DISTRICT INVOICE JANUARY 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	181415	\$2,430.25		GROUND MAINT. - FEBRUARY 2024
Monthly Contract Subtotal		\$6,255.25		
Variable Contract				
BETTY VALENTI	BV 012624	\$200.00		SUPERVISOR FEE - 01/26/24
JOHN C. BLAKLEY	JB 012624	\$200.00		SUPERVISOR FEE - 01/26/24
LEE R. THOMPSON	LT 012624	\$200.00		SUPERVISOR FEE - 01/26/24
Variable Contract Subtotal		\$600.00		
Utilities				
TAMPA ELECTRIC	221008701015 122923	\$1,884.87		ELECTRICITY SERVICE - 11/22/23-12/21/23
TAMPA ELECTRIC	221008717698 011924	\$22.67		ELECTRICITY SERVICE - 11/22/23-12/21/23
TAMPA ELECTRIC	221009022809 122923	\$1,042.15		ELECTRICITY SERVICE - 11/22/23-12/21/23
TAMPA ELECTRIC	221009168883 122923	\$32.23	\$2,981.92	ELECTRICITY SERVICE - 11/22/23-12/21/23
Utilities Subtotal		\$2,981.92		
Regular Services				
ERIN MCCORMICK LAW PA	10720	\$1,093.50		GENERAL REPRESENTATION
HILLTOP POINT CDD	01112024-01	\$135.41		SERIES 2022-1 FY24 TAX DIST ID 10/01-12/31 INT
HILLTOP POINT CDD	01112024-02	\$218.14	\$353.55	SERIES 2022-2 FY24 TAX DIST ID 10/01-12/31 INT
Regular Services Subtotal		\$1,447.05		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$11,284.22		

Approved (with any necessary revisions noted):

<p>HILLTOP POINT CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



INVOICE

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#
#108641

CUSTOMER ID
C2413

PO#

DATE
1/24/2024

NET TERMS
Net 30

DUE DATE
2/23/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Rental & Leases	1	Ea	50.00		50.00
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

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

Date	Invoice #
2/1/2024	181415

Property Information

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

Services for the month of February 2024

Description	Qty	Rate	Amount
MONTHLY GROUND MAINTENANCE	1	2,430.25	2,430.25
CONTRACT EFFECTIVE DATE: DECEMBER 1, 2023			

			Total	\$2,430.25
Questions regarding this invoice? Please e-mail arpayments@lmpopro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	3/2/2024	Balance Due	\$2,430.25

Hilltop Point CDD

BV 012624

MEETING DATE: January 26, 2024

DMS Staff Signature

Bryan Raxliff

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

Hilltop Point CDD

JB 012624

MEETING DATE: January 26, 2024

DMS Staff Signature

Bryan Raxliff

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

Hilltop Point CDD

LT 012624

MEETING DATE: January 26, 2024

DMS Staff Signature

Bryan Raxliff

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



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

Amount Due: \$3,747.69

Due Date: January 19, 2024

Account #: 221008701015

Past Due – Pay Immediately

Account Summary

Current Service Period: November 22, 2023 - December 21, 2023

Previous Amount Due \$1,862.82

Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately \$1,862.82

Current Month's Charges – Pay by January 19, 2024 \$1,884.87

Amount Due \$3,747.69

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



Scan here to view
your account online.



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.

Received
JAN 05

Account #: 221008701015

Due Date: January 19, 2024



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.

Amount Due: \$3,747.69

Payment Amount: \$ _____

677309852369

Past Due – \$1,862.82

Current – \$1,884.87

00006526 FTECO112302300112210 00000 02 01000000 13535 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.

6773098523692210087010150000003747699



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: December 29, 2023
Charges Due: January 19, 2024

Service Period: Nov 22, 2023 - Dec 21, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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



Other Fees and Charges

Lighting Late Payment Fee	\$27.94
Total Other Fees and Charges	\$27.94

Total Current Month's Charges

\$1,884.87

Important Messages

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

12433 HILLTOP FARMS DR, LFT STAT
DADE CITY, FL 33525

Statement Date: December 29, 2023

Amount Due: \$22.67

Due Date: January 19, 2024

Account #: 221008717698

Account Summary

Current Service Period: November 22, 2023 - December 21, 2023

Previous Amount Due	-\$18.71
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$18.71
Current Month's Charges	\$41.38

Amount Due by January 19, 2024 \$22.67

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

Your Energy Insight



Your average daily kWh used was **400% higher** than the same period last year.



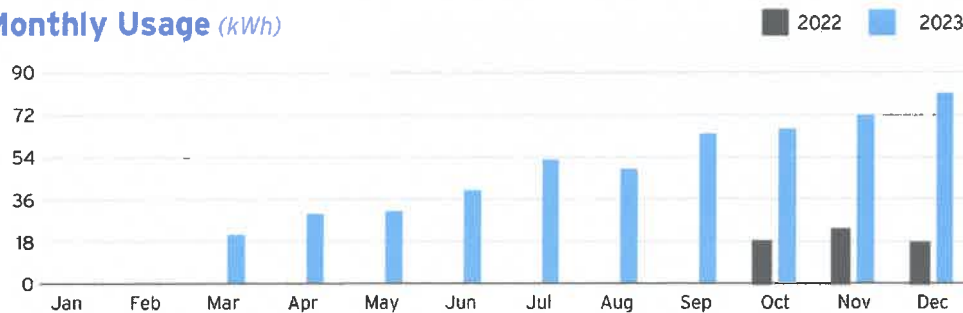
Your average daily kWh used was **50% higher** than it was in your previous period.



Scan here to view your account online.



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: January 19, 2024



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.

Amount Due: \$22.67

Payment Amount: \$ _____

677309852371



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.

677309852371221008717698000000022675



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

Account #: 221008717698
Statement Date: December 29, 2023
Charges Due: January 19, 2024

Meter Read

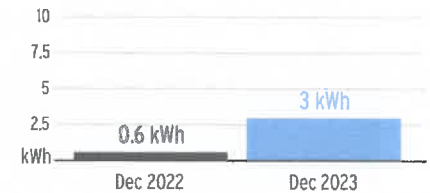
Service Period: Nov 22, 2023 - Dec 21, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000809854	12/21/2023	565	484	81 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	81 kWh @ \$0.07990/kWh	\$6.47
Fuel Charge	81 kWh @ \$0.05239/kWh	\$4.24
Storm Protection Charge	81 kWh @ \$0.00400/kWh	\$0.32
Clean Energy Transition Mechanism	81 kWh @ \$0.00427/kWh	\$0.35
Storm Surcharge	81 kWh @ \$0.01061/kWh	\$0.86
Florida Gross Receipt Tax		\$0.89

Electric Service Cost	\$35.63
Franchise Fee	\$2.33
Municipal Public Service Tax	\$3.42
Total Electric Cost, Local Fees and Taxes	\$41.38

Total Current Month's Charges

\$41.38

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

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



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](https://www.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](https://www.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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT
38427 GARRON PLACE
DADE CITY, FL 33525

Statement Date: December 29, 2023

Amount Due: \$1,249.55

Due Date: January 19, 2024

Account #: 221009022809

Past Due – Pay Immediately

Account Summary

Current Service Period: November 22, 2023 - December 21, 2023

Previous Amount Due \$207.40

Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately \$207.40**Current Month's Charges – Pay by January 19, 2024 \$1,042.15**

Amount Due \$1,249.55

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



Scan here to view your account online.

★ *Received* ★

JAN 05 2024

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 #: 221009022809

Due Date: January 19, 2024



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.

Amount Due: \$1,249.55

Payment Amount: \$ _____

677309852372

Past Due – \$207.40**Current – \$1,042.15**

00004977 FTECO112302300112210 00000 03 00000000 18722 002
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
4343 ANCHOR PLAZA PKWY, 200
TAMPA, FL 33634-7508

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.

6773098523722210090228090000001249557



Service For:
38427 GARRON PLACE
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: December 29, 2023
Charges Due: January 19, 2024

Service Period: Nov 22, 2023 - Dec 21, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Lower bills starting January 2024
The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers
The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	336 kWh @ \$0.03511/kWh	\$11.80
Fixture & Maintenance Charge	21 Fixtures	\$193.83
Lighting Pole / Wire	21 Poles	\$676.83
Lighting Fuel Charge	336 kWh @ \$0.05169/kWh	\$17.37
Storm Protection Charge	336 kWh @ \$0.01466/kWh	\$4.93
Clean Energy Transition Mechanism	336 kWh @ \$0.00036/kWh	\$0.12
Storm Surcharge	336 kWh @ \$0.00326/kWh	\$1.10
Florida Gross Receipt Tax		\$0.91
Franchise Fee		\$59.40
Municipal Public Service Tax		\$2.31
State Tax		\$68.55

Lighting Charges **\$1,037.15**

Other Fees and Charges

Lighting Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges **\$1,042.15**

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



M I HOMES OF TAMPA LLC
11968 HILLTOP FARMS DR, LFT STN
DADE CITY, FL 33525

Statement Date: December 29, 2023

Amount Due: \$32.23

Due Date: January 19, 2024

Account #: 221009168883

Account Summary

Current Service Period: November 22, 2023 - December 21, 2023

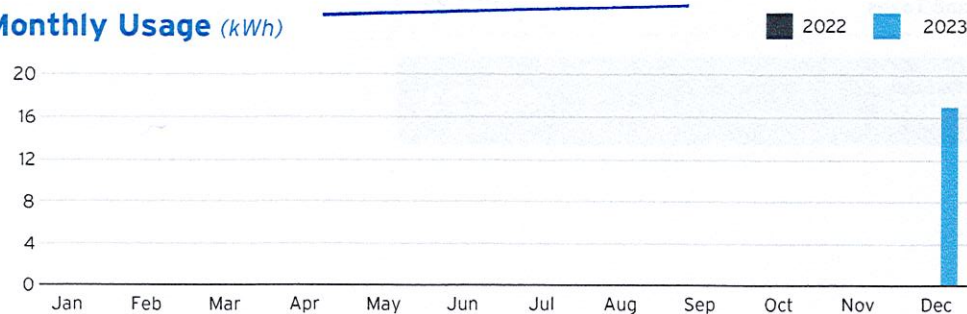
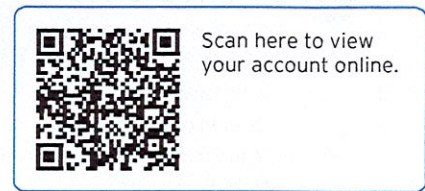
Previous Amount Due	\$363.59
Payment(s) Received Since Last Statement	-\$363.59
Current Month's Charges	\$32.23

Amount Due by January 19, 2024 \$32.23

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

★ Received ★
JAN 05 2024

Monthly Usage (kWh)

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

Scan here to view your account online.



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

Account #: 221009168883

Due Date: January 19, 2024

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.

Amount Due: \$32.23

Payment Amount: \$ _____

662495074542

M I HOMES OF TAMPA LLC
4343 ANCHOR PLAZA PKWY, STE 200
TAMPA, FL 33634-7508

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.

6624950745422210091688830000000032239



Service For:
11968 HILLTOP FARMS DR
LFT STN, DADE CITY, FL 33525

Account #: 221009168883
Statement Date: December 29, 2023
Charges Due: January 19, 2024

Meter Read

Service Period: Nov 22, 2023 - Dec 21, 2023

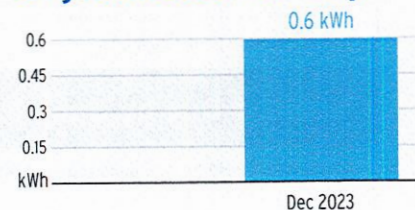
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000776314	12/21/2023	17		0		17 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	17 kWh @ \$0.07990/kWh	\$1.36
	Fuel Charge	17 kWh @ \$0.05239/kWh	\$0.89
	Storm Protection Charge	17 kWh @ \$0.00400/kWh	\$0.07
	Clean Energy Transition Mechanism	17 kWh @ \$0.00427/kWh	\$0.07
	Storm Surcharge	17 kWh @ \$0.01061/kWh	\$0.18
	Florida Gross Receipt Tax		\$0.64
	Electric Service Cost		\$25.71
	Franchise Fee		\$1.68
	Municipal Public Service Tax		\$2.66
	State Tax		\$2.18
	Total Electric Cost, Local Fees and Taxes		\$32.23

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$32.23

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 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.	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
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		

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Erin McCormick | Law, PA

Erin McCormick, Esq.

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
01/19/2024	10720
Terms	Service Through
	01/19/2024

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
12/18/2023	Erin R McCormick	Travel to and attend Board of Supervisors meeting	2.20	\$ 891.00
01/08/2024	Erin R McCormick	Follow up from meeting regarding Revised Assessment Methodology	0.10	\$ 40.50
01/09/2024	Erin R McCormick	Email to Aysha Torres regarding annual meeting schedule and review response; calendar meetings;	0.20	\$ 81.00
01/18/2024	Erin R McCormick	Review of email from Bryan Radcliff regarding contact at County Air Estates HOA, and transmit Division of Corporations information;	0.20	\$ 81.00

Total Hours	2.70 hrs
Total Work	\$ 1,093.50
Total Invoice Amount	\$ 1,093.50
Previous Balance	\$ 4,675.04
1/17/2024 Payment - Check Split Payment	(\$3,366.04)
1/17/2024 Payment - Check Split Payment	(\$1,309.00)
Balance (Amount Due)	\$ 1,093.50

CHECK REQUEST FORM
Hilltop Point

Date: 1/17/2024

Invoice#: 01112024-01

Vendor#: V00018

Vendor Name: Hilltop Point

Pay From: Truist Acct# 4088

Description: Series 2022-1 FY 24 Tax Dist ID 10/1-12/31 Int

Code to: 201.103200.1000

Amount: \$135.41

Requested By:

1/17/2024

Teresa Farlow

HILLTOP POINT CDD

DISTRICT CHECK REQUEST

Today's Date 1/11/2024

Check Amount \$135.41

Check Description Series 2022 -1 FY 24 Tax Dist. ID 10/1-12/31 Int

Check Amount ~~\$218.14~~

Check Description ~~Series 2022 -2 FY 24 Tax Dist. ID 10/1-12/31 Int~~

Payable To HILLTOP POINT CDD

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date

HILLTOP POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ -	0.00%	0.000000
Net DS 22-1	\$ 155,810.08	38.30%	0.383000
Net DS 22-2	\$ 251,016.04	61.70%	0.617000
Net Total	406,826.12	100.00%	100.00%

84%

Date Received	Amount Received	0.00%	0.00%	38.30%	38.30%	61.70%	61.70%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2022-1 Debt Service Revenue	Rounded 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Rounded 2022-2 Debt Service Revenue			
11/14/2023	9,454.87	-	-	3,621.22	3,621.22	5,833.65	5,833.65	(0.00)	11/1-11/8	1124
11/21/2023	2,599.05	-	-	995.44	995.44	1,603.61	1,603.61	-	11/9-11/15	1124
12/6/2023	2,599.05	-	-	995.44	995.44	1,603.61	1,603.61	-	11/22-11/27	
12/7/2023	28,896.55	-	-	11,067.38	11,067.38	17,829.17	17,829.17	(0.00)	11/28-12/01	
12/15/2023	298,646.33	-	-	114,381.54	114,381.54	184,264.79	184,264.79	-	12/2-12/8	
1/11/2024	353.55	-	-	135.41	135.41	218.14	218.14	(0.00)	10/1-12/31 Int	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	342,549.40	-	-	131,196.42	131,196.43	211,352.98	211,352.97	(0.00)		
Net Total on Roll	406,826.12		-		155,810.08		251,016.04			
Collection Surplus / (Deficit)	(64,276.72)		-		(24,613.65)		(39,663.07)			

Distribution Details

Funding Agency: HILLTOP POINT CDD (HLTPNT)

Date: 10/01/2023 - 12/31/2023

Components: Bank Interest: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Category	Type	Amount
HILLTOP POINT (HLTPNT)		Bank Interest	Bank Interest	\$353.55
HILLTOP POINT CDD (HLTPNT)			Total	\$353.55
			Wire Total	\$353.55

CHECK REQUEST FORM
Hilltop Point

Date: 1/17/2024

Invoice#: 01112024-02

Vendor#: V00018

Vendor Name: Hilltop Point

Pay From: Truist Acct# 4088

Description: Series 2022-2 FY 24 Tax Dist ID 10/1-12/31 Int

Code to: 201.103200.1000

Amount: \$218.14

Requested By: Teresa Farlow 1/17/2024

HILLTOP POINT CDD

DISTRICT CHECK REQUEST

Today's Date	<u>1/11/2024</u>
Check Amount	<u>\$135.41</u>
Check Description	<u>Series 2022 -1 FY 24 Tax Dist. ID 10/1-12/31 Int</u>
Check Amount	<u>\$218.14</u>
Check Description	<u>Series 2022 -2 FY 24 Tax Dist. ID 10/1-12/31 Int</u>
Payable To	<u>HILLTOP POINT CDD</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	Date

HILLTOP POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	\$ -	0.00%	0.000000
Net DS 22-1	\$ 155,810.08	38.30%	0.383000
Net DS 22-2	\$ 251,016.04	61.70%	0.617000
Net Total	406,826.12	100.00%	100.00%

84%

Date Received	Amount Received	0.00%	0.00%	38.30%	38.30%	61.70%	61.70%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2022-1 Debt Service Revenue	Rounded 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Rounded 2022-2 Debt Service Revenue			
11/14/2023	9,454.87	-	-	3,621.22	3,621.22	5,833.65	5,833.65	(0.00)	11/1-11/8	1124
11/21/2023	2,599.05	-	-	995.44	995.44	1,603.61	1,603.61	-	11/9-11/15	1124
12/6/2023	2,599.05	-	-	995.44	995.44	1,603.61	1,603.61	-	11/22-11/27	
12/7/2023	28,896.55	-	-	11,067.38	11,067.38	17,829.17	17,829.17	(0.00)	11/28-12/01	
12/15/2023	298,646.33	-	-	114,381.54	114,381.54	184,264.79	184,264.79	-	12/2-12/8	
1/11/2024	353.55	-	-	135.41	135.41	218.14	218.14	(0.00)	10/1-12/31 Int	
		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	342,549.40	-	-	131,196.42	131,196.43	211,352.98	211,352.97	(0.00)		
Net Total on Roll	406,826.12		-		155,810.08		251,016.04			
Collection Surplus / (Deficit)	(64,276.72)		-		(24,613.65)		(39,663.07)			

Distribution Details

Funding Agency: HILLTOP POINT CDD (HLTPNT)

Date: 10/01/2023 - 12/31/2023

Components: Bank Interest: current (tp, re, ca), installment (tp, re, ca), spas (re)

District/Agency	Fund	Category	Type	Amount
HILLTOP POINT (HLTPNT)		Bank Interest	Bank Interest	\$353.55
HILLTOP POINT CDD (HLTPNT)			Total	\$353.55
			Wire Total	\$353.55

3C.

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL LONG-TERM						TOTAL
	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	DEBT	
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	ACCOUNT	
		FUND	FUND	PROJECT FUND	PROJECT FUND	GROUP FUND	
ASSETS							
Cash - Operating Account	\$ 327,221	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,221
Cash in Transit	-	125,380	203,916	-	-	-	329,296
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	-	21,878	-	99,525	253,949	-	375,352
Investments:							
Acquisition & Construction Account	-	-	-	4,505	289,865	-	294,370
Capitalized Interest Account	-	-	(819)	-	842	-	23
Interest Account	-	1,555	-	-	-	-	1,555
Prepayment Account	-	59,458	-	-	-	-	59,458
Reserve Fund	-	168,019	241,212	-	-	-	409,231
Revenue Fund	-	15,041	-	-	-	-	15,041
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 340,719	\$ 391,331	\$ 444,309	\$ 104,030	\$ 544,656	\$ 8,375,000	\$ 10,200,045

LIABILITIES

Accounts Payable	\$ 20,577	\$ 126,580	\$ 203,916	\$ -	\$ -	\$ -	\$ 351,073
Accrued Expenses	590	-	-	-	-	-	590
Deferred Revenue	13,498	-	-	-	-	-	13,498
Bonds Payable - Series 2022A-1	-	-	-	-	-	5,010,000	5,010,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	3,365,000	3,365,000
Due To Other Funds	325,319	-	50,033	-	-	-	375,352
TOTAL LIABILITIES	359,984	126,580	253,949	-	-	8,375,000	9,115,513

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of January 31, 2024
(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	GENERAL LONG-TERM DEBT ACCOUNT	TOTAL
						GROUP FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	264,751	190,360	-	-	-	455,111
Capital Projects	-	-	-	104,030	544,656	-	648,686
Unassigned:	(19,265)	-	-	-	-	-	(19,265)
TOTAL FUND BALANCES	(19,265)	264,751	190,360	104,030	544,656	-	1,084,532
TOTAL LIABILITIES & FUND BALANCES	\$ 340,719	\$ 391,331	\$ 444,309	\$ 104,030	\$ 544,656	\$ 8,375,000	\$ 10,200,045

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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>REVENUES</u>				
Special Assmnts- CDD Collected	390,335	19,744	(370,591)	5.06%
TOTAL REVENUES	390,335	19,744	(370,591)	5.06%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	1,800	5,400	25.00%
ProfServ-Dissemination Agent	1,250	1,667	(417)	133.36%
ProfServ-Recording Secretary	1,600	600	1,000	37.50%
District Counsel	9,500	7,492	2,008	78.86%
District Engineer	5,400	-	5,400	0.00%
Administrative Services	4,000	1,500	2,500	37.50%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	8,333	13,667	37.88%
Accounting Services	9,500	3,000	6,500	31.58%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	267	233	53.40%
Rentals & Leases	500	200	300	40.00%
Public Officials Insurance	2,500	2,340	160	93.60%
Legal Advertising	2,500	265	2,235	10.60%
Bank Fees	200	36	164	18.00%
Financial & Revenue Collections	1,000	300	700	30.00%
Website Administration	1,600	400	1,200	25.00%
Information Technology	500	200	300	40.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	76,075	28,575	47,500	37.56%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	134	1,366	8.93%
Electricity - Streetlights	42,257	9,649	32,608	22.83%
Total Electric Utility Services	43,757	9,783	33,974	22.36%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	5,000	1,181	3,819	23.62%
Aquatic Maintenance	15,000	-	15,000	0.00%
Aquatic Plant Replacement	7,500	-	7,500	0.00%
Total Stormwater Control	27,500	1,181	26,319	4.29%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,860	340	89.38%
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	150,000	9,569	140,431	6.38%
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	15,000	-	15,000	0.00%
Total Other Physical Environment	208,200	12,429	195,771	5.97%
<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	28,803	-	28,803	0.00%
Total Contingency	28,803	-	28,803	0.00%
TOTAL EXPENDITURES	390,335	51,968	338,367	13.31%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(32,224)	(32,224)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,959		
FUND BALANCE, ENDING		\$ (19,265)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2022-1 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,047	\$ 5,047	0.00%
Special Assmnts- Tax Collector	331,868	131,196	(200,672)	39.53%
Special Assmnts- CDD Collected	-	61,013	61,013	0.00%
TOTAL REVENUES	331,868	197,256	(134,612)	59.44%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	256,868	129,296	127,572	50.34%
Total Debt Service	331,868	129,296	202,572	38.96%
TOTAL EXPENDITURES	331,868	129,296	202,572	38.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	67,960	67,960	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		196,791		
FUND BALANCE, ENDING		\$ 264,751		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 2,109	\$ 2,109	0.00%
Special Assmnts- Tax Collector	227,161	211,353	(15,808)	93.04%
Special Assmnts- CDD Collected	-	116,100	116,100	0.00%
TOTAL REVENUES	227,161	329,562	102,401	145.08%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	45,000	-	45,000	0.00%
Interest Expense	182,161	91,615	90,546	50.29%
Total Debt Service	227,161	91,615	135,546	40.33%
TOTAL EXPENDITURES	227,161	91,615	135,546	40.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	237,947	237,947	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,587)		
FUND BALANCE, ENDING		\$ 190,360		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2022-1 Capital Project Fund (301)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 79	\$ 79	0.00%
TOTAL REVENUES	-	79	79	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	79	79	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		103,951		
FUND BALANCE, ENDING		<u>\$ 104,030</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 21,451	\$ 21,451	0.00%
TOTAL REVENUES	-	21,451	21,451	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,113,873	(1,113,873)	0.00%
Total Construction In Progress	-	1,113,873	(1,113,873)	0.00%
TOTAL EXPENDITURES	-	1,113,873	(1,113,873)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,092,422)	(1,092,422)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,637,078		
FUND BALANCE, ENDING		<u>\$ 544,656</u>		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	327,221.01	Statement Balance	327,221.01
G/L Balance	327,221.01	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	327,221.01
Subtotal	327,221.01	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	327,221.01	Ending Balance	327,221.01
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/12/2024	Payment	1125	BETTY VALENTI	200.00	200.00	0.00
1/12/2024	Payment	1126	ERIN MCCORMICK LAW PA	4,675.04	4,675.04	0.00
1/12/2024	Payment	1128	INFRAMARK LLC	8,494.06	8,494.06	0.00
1/12/2024	Payment	1129	JOHN C. BLAKLEY	200.00	200.00	0.00
1/12/2024	Payment	1130	LEE R. THOMPSON	200.00	200.00	0.00
1/12/2024	Payment	1131	STANTEC CONSULTING SERVICES, INC.	981.50	981.50	0.00
1/12/2024	Payment	1132	TAMPA BAY TIMES	116.80	116.80	0.00
1/12/2024	Payment	1133	TAMPA ELECTRIC	1,862.82	1,862.82	0.00
1/29/2024		JE000273	Returned Item Fee	36.00	36.00	0.00
Total Checks				16,766.22	16,766.22	0.00
Deposits						
12/31/2023		JE000261	CK#39088#### - O&M	G/L 1,326.90	1,326.90	0.00
1/3/2024		JE000236	CK#38836#### - O&M	G/L 1,326.90	1,326.90	0.00
1/3/2024		JE000237	CK# 38811 - O&M	G/L 1,326.90	1,326.90	0.00
1/30/2024		JE000266	CK#39393#### - O&M	G/L 1,326.90	1,326.90	0.00
1/9/2024		JE000272	Debt Service/ Tax Revenue	G/L 353.55	353.55	0.00
Total Deposits				5,661.15	5,661.15	0.00

4Bi.

HILLTOP SITE INSPECTION REPORT. 2/6/24, 9:23 AM

Hilltop. CDD.

Tuesday, February 6, 2024

Prepared For Board Of Supervisors.

25 Issues Identified

Gary Schwartz



Pindos Drive.

Assigned To LMP.

Heading South on the street looks good.



Pindos Drive.

Assigned To LMP.

Looks good.



Pindos Drive.

Assigned To LMP.

Remove / trim the weeds off of the curbing. [completed on 2/6/24](#)



Pindos Drive.

Assigned To District Manager.

The mailboxes are clean and look good.



Barrel Drive.

Assigned To LMP.

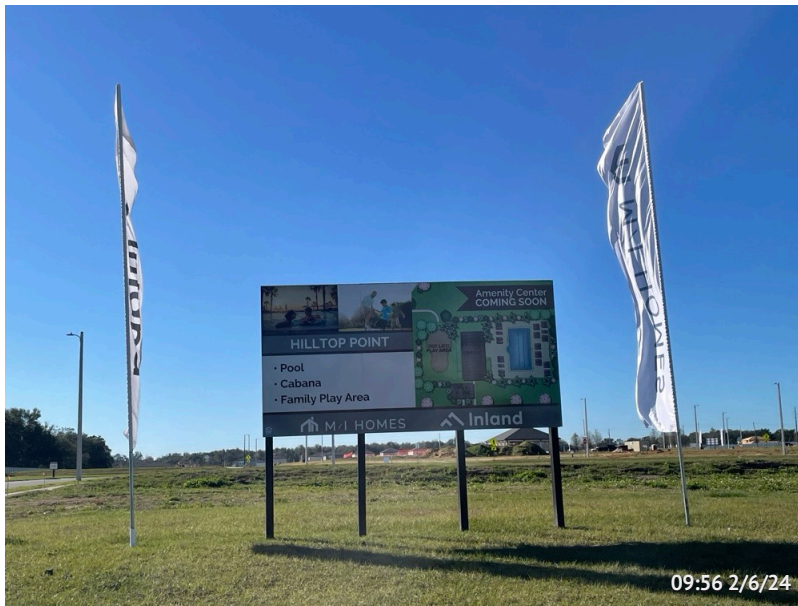
CDD property and fence-line look good.



Barrel Drive.

Assigned To LMP.

Fence-line clearance is good.



Barrel Drive.

Assigned To LMP.

Looks good.



Hilltop Farms Drive.

Assigned To MI Homes.

Amenity Center billboard.



Garron Place.

Assigned To MI Homes.

Side view of the Amenity Center.



Garron Place.

Assigned To LMP.

Pool build in progress.



Garron Place.

Assigned To MI Homes.

The pavers look good.



Garron Place.

Assigned To MI Homes.

The Amenity Center build in progress.



Pond.

Assigned To MI Homes.

The dry pond on looks good.



Pond.

Assigned To MI Homes.

The dry pond on looks good.



Hilltop Farms Drive.

Assigned To MI Homes.

The entrance façade is clean and looks good.



Clinton Avenue.

Assigned To MI Homes.

East view.



Clinton Avenue.

Assigned To MI Homes.

West view.



Hilltop Farms Drive.

Assigned To LMP.

The utility station looks good.



Palomino Drive.

Assigned To LMP.

The utility station looks good.



NW perimeter fence-line.

Assigned To LMP

Looks good. No weeds or trash.



Pond.

Assigned To LMP.

The dry pond looks good overall.
LMP will provide an estimate to
remove an area of dead plant
material.

will be sending a proposal to
remove any dead plant material



Pond.

Assigned To LMP.

The dry pond looks good.



McDonald.

Assigned To LMP.

Looks good.



West perimeter fence-line.

Assigned To LMP.

LMP is on-site today and will remove the dead tree. [completed on 2/6/24](#)



North perimeter fence-line.

Assigned To LMP.

LMP is on-site today and will clear the fence-line.

completed on 2/6/24