

**HILLTOP POINT  
COMMUNITY DEVELOPMENT  
DISTRICT**

**REGULAR MEETING  
JUNE 28, 2024  
AGENDA PACKAGE**

*If you are planning to call into the meeting. Please use Teams info below*

[Click here to join the meeting](#)

**Meeting ID:** 267 039 395 718

**Passcode:** ss6gUe Phone # 1-646-838-1601

**Pin:** 216 684 145#



**2005 PAN AM CIRLE SUITE 300  
TAMPA FL, 33607**

# Hilltop Point Community Development Districts

## Board of Supervisors

Tatiana Pagan, Chairman  
Vacant, 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, June 28, 2024 at 10:15 A.M.

The Regular Meeting of the Hilltop Point Community Development District will be held on **Friday June 28, 2024 at 10:15 a.m.** at **The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting;

[Click here to join the meeting](#)

**Meeting ID:** 267 039 395 718 **Passcode:** ss6gUe Phone # 1-646-838-1601 **Pin:** 216 684 145#

### THE REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. APPOINTMENT OF OFFICER TO VACANT SEAT

#### 3. ADMINISTER OATH OF OFFICE

#### 4. BUSINESS ITEMS

- A. Consideration of Resolution **2024- 04**; Redesignating Officers
- B. Consideration of Resolution **2024- 05**; Adopting Policies for All Amenity Facilities
- C. Consideration of Resolution **2024- 06**; Setting a Public Hearing for Rules to Adopt Rates for Use of the Amenity Facilities and Rates for Replacement Access Cards for the Amenity Facilities
- D. Consideration of Resolution **2024-07**; Setting a Public Hearing to Adopt an Annual User Fee for Non-Resident Use of the Amenity Facilities
- E. Consideration of Resolution **2024-08**; Adopting Towing Policies – *Under separate cover*
- F. Consideration of Addendum to Landscape Contract for Phase 1
- G. Consideration of Addendum to the Contract for Amenities
- H. Consideration of Pool Maintenance Proposals
- I. Consideration of Janitorial Service Proposals

#### 5. CONSENT AGENDA

- A. Approval of Minutes of the May 24, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures May 2024
- C. Acceptance of the Financials and Approval of the Check Register for May 2024

#### 6. STAFF REPORTS

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

#### 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 8. ADJOURNMENT

\*Next regularly scheduled meeting is July 26, 2024 at 10:15 A.M. **The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638**

**RESOLUTION 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF HILLTOP POINT  
COMMUNITY DEVELOPMENT DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Hilltop Point Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the City of Pasco; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

<u>Tatiana Pagan</u>	Chair
<u>Aaron Spinks</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>John Blakley</u>	Assistant Secretary
<u>Lee Thompson</u>	Assistant Secretary
<u>Betty Valenti</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 28<sup>TH</sup> DAY OF JUNE 2024.**

**ATTEST:**

**HILLTOP POINT COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

## RESOLUTION 2024-05

### A RESOLUTION OF HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR ALL AMENITY FACILITIES AND DISTRICT PROPERTIES; PROVIDING AN EFFECTIVE DATE

WHEREAS, the Hilltop Point Community Development District (hereinafter the “District”) is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is responsible for the ownership, operation and maintenance of the amenity facilities located within the District, including, but not limited to, the swimming pool facilities, pool cabana, playground, parks and restrooms (the “**Amenity Facilities**”) and the real property owned by the District and located within the District boundaries (the “**District Properties**”); and

WHEREAS, the Board of Supervisors of the District has determined that it is in the best interests of the District and its residents to adopt policies governing the Amenity Facilities and District Properties; and

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

#### **Section 1.     Recitals.**

The provisions of the WHEREAS clauses are true and correct and are incorporated herein as dispositive.

#### **Section 2.     Adoption of Policies for All Amenity Facilities.**

The District hereby adopts the “Amenity Facilities and District Properties Policies”, dated June 28, 2024, and attached hereto as Exhibit “A”.

#### **Section 3.     Effective Date.**

This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of June, 2024.

### HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

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Tatiana Pagan, Chair, Board of Supervisors

Attest:

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Bryan Radcliff, Secretary, Board of Supervisors



EXHIBIT “A”

Hilltop Point Community Development District

Amenity Facilities and District Properties Policies, dated June 28, 2024

# **Hilltop Point**

## **Community Development District**

### **Amenity Facilities and District Properties Policies**

*June 28, 2024*

**Amenity Facilities and District Properties Policies**

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## **Amenity Facilities and District Properties Policies**

### **General**

The Hilltop Point Community Development District (the “District”) has adopted these Policies for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies from time to time as needed.

Violations of the Policies are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Policies and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Facilities Access Cards (also referred to as “Fobs”) –Amenity Facilities Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Policies strictly for the use of the Member to access the Amenity Facilities in accordance with these Policies.
3. Annual Pass; Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at the rates set by the Board of Supervisors. Annual Passholders have the right to use the Amenity Facilities and will be subject to the same Policies and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the Hilltop Point Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Amenity Facilities –The Amenity facilities located within the District, including, but not limited to, the swimming pool facilities, pool cabana, playground, parks and restrooms.
7. District Management; District Manager – Those agents and representatives of the management firm hired by the District.
8. Guest(s) – A Member who is 18 years or older shall be responsible for all Guests within the Amenity Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as

necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager. The Member will be responsible for any damages caused by the Guest while using the Amenity Facilities.

9. Household – A house and its occupants regarded as a unit.
10. Member – A Resident, Annual Passholder or Tenant.
11. Pool Cabana – Covered area near the pool.
12. District Properties – Shall mean and refer to that real property owned by the District and located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
13. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
14. Resident – Any person or family owning property within the District's boundaries.
15. Policies – Any written policies adopted, implemented and/or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the District Properties.
16. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

### **Conduct Code**

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Amenity Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow Members, Guests and Staff. The District Manager has the authority to discipline within the Policies any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Policies of the District.

As stated in the Policies, the District and/or Staff have the right to require any

person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Amenity Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, creates a health or safety problem, creates a hostile environment, or otherwise disturbs others and causes them to fear for their physical well-being may be reported to the local law enforcement agency by Staff members.

Anyone who observes a violation of these Policies shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Policies on their own.

Staff, fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member or Guest. All complaints regarding services rendered by any Staff member must be made to the onsite Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

### **Lease Procedures and Transfer of Privileges**

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Policies and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Amenity Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

Homeowners are responsible for all charges incurred by their Tenants when such charges remain unpaid after the customary billing and collection procedure established by the District.

### **Use of Amenity Facilities**

1. Amenity Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Amenity Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older.
3. Members and Guests may use the Amenity Facilities as follows:
  - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
  - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
  - c. When you use the Amenity Amenity Access Card or Fob, your name and time of entry are registered.
  - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
  - e. Replacement Access Cards or Fobs will be issued at a rate adopted by the Board of Supervisors per Amenity Access Card or Fob.
  - f. Hours for the Amenity Facilities are from dawn to dusk. Pasco County curfew laws may impose hour limitations which are more restrictive than this policy and applicable individuals must adhere to the most restrictive limitation.
  - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign a Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
  - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Amenity Facilities. This includes, but is not limited to the pool area.

- i. Shirts and shoes are to be worn in the Amenity Facilities, except for the swimming pool area.
  - j. Proper disposal of personal trash is required.
  - k. Profanity and bullying will not be tolerated.
  - l. No vandalizing of Amenity Facilities.
  - m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at the playground.
  - n. Diving or flips from the deck into the swimming pool is prohibited.
  - o. Fighting is prohibited.
  - p. Fireworks of any kind are prohibited in Amenity Facilities and all District Properties.
  - q. Outdoor grilling is prohibited in Amenity Facilities and all District Properties.
  - r. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the District Properties.
  - s. Members or Guests of any age may not bring or consume alcoholic beverages within the Amenity Facilities.
  - t. Illegal drugs and paraphernalia are prohibited.
  - u. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. All pets must be on a leash when in any Amenity Facility.
  - v. Amenity Facilities and all District Properties shall be used only for the purpose for which they are designed.
  - w. Climbing gates, fences, or gaining access to the Amenity Facilities through non-traditional or unorthodox means is not allowed, and is subject to removal and/or suspension of privileges.
- 4. Community property may not be altered or removed from any Amenity Facility without written consent from the Board of Supervisors or District Manager.
  - 5. Each Member and their Guest(s), as a condition of use of the Amenity



Facilities, assumes sole responsibility for their own property and any loss or damage to that property.

6. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
7. No person shall commit any nuisance, vandalism, nor shall any person engage in boisterous or improper behavior on or within the Amenity Facilities that interferes with or limits the enjoyment of the Amenity Facilities by Members. Anyone damaging community property, Amenity Facilities, or any District Property must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.
8. In accordance with the Florida Clean Air Act, smoking is prohibited within the Amenity Facilities, unless it is within the designated areas established for smoking.
9. The District has the right to close any Amenity Facility. Any Amenity Facility closed by the District shall not be used in any manner until it is reopened.
10. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
11. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.
12. Call 911 in the event of an emergency and inform the District Manager.

### **Amenity Facility Reservation Policies**

Private reservations of Amenity Facilities are prohibited.

### **District Ponds**

1. Swimming is not permitted in any of the ponds within the District. The District ponds are used for stormwater purposes.
2. The operation of motorized watercraft upon the ponds within the District is prohibited. This prohibition shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

**Playground Rules (the “Park”)**

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in the Playground area.
5. Use of profanity and/or disruptive behavior will not be tolerated, and will subject any violator to removal and/or suspension of privileges.
6. Report violators, damaged equipment and unsafe conditions to the District Manager at [REDACTED].

**Swimming Pool Facility (the “Pool Facilities”)**

1. The Pool Facilities are open from dawn until dusk.
2. All persons using the Pool Facilities do so at their own risk. The District assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities.
4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Pasco County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.

11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
12. No animals, with the exception of qualified service animals, are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or "boom boxes" may not be played at the pool. Portable electronic devices are allowed if headphones are used, subject to the other policies governing noise and nuisance.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.
18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Call 911 in the event of an emergency.
20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool area immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### **Violation of Policies**

All persons using or entering the Amenity Facilities are responsible for compliance with, and shall comply with, the Policies established for the safe operations of the Amenity Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Amenity Facilities for any of the following behaviors:
  - a. Submitting false information on any application for use of the Amenity Facilities;
  - b. Permitting the unauthorized use of an Amenity Access Card;

- c. Exhibiting unsatisfactory behavior or appearance;
  - d. Failing to pay amounts owed to the District in a proper and timely manner;
  - e. Failing to abide by any District Policies contained herein;
  - f. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable, threatening, argumentative, or abusive manner;
  - g. Failure to follow direction of the District's supervisors, staff, contractors or other representatives.
  - h. Damaging or destroying District property; or
  - i. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to immediately suspend and/or remove any person from one or all Amenity Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenity Facilities for a period not to exceed seven (7) days.
3. *Authority of District Manager.* The District Manager may at any time immediately restrict, suspend and/or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenity Facilities for a period greater than seven (7) days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager at: Inframark, LLC, c/o District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.
4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

## RESOLUTION 2024 -06

**A RESOLUTION OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) SETTING A PUBLIC HEARING TO ADOPT A FEE FOR A REPLACEMENT AMENITY FACILITY CARD/FOB, IN ACCORDANCE WITH SECTION 190.035, *FLORIDA STATUTES*; AUTHORIZING NOTICE OF THE PUBLIC HEARING TO ADOPT SUCH FEE; PROVIDING AN OPPORTUNITY FOR ALL OWNERS, TENANTS AND ALL OTHER INTERESTED PERSONS TO HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Hilltop Point Community Development District (hereinafter the “District”) is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida.

WHEREAS, the District desires to adopt a fee for a replacement Amenity Facilities Card/Fob, in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District desires to provide for the publication of notice of a public hearing to consider the adoption of a fee for a replacement Amenity Facilities Card/Fob, in accordance with Section 190.035, *Florida Statutes*, and the District’s Rules of Procedure;

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

**1. RECITALS.**

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

**2. PROPOSED FEE FOR REPLACEMENT AMENITY FACILITIES CARD/FOB.**

The District is proposing a fee for replacement Amenity Facilities Card/Fob, as set forth in Exhibit “A,” attached hereto.

**3. PUBLIC HEARING TO CONSIDER A FEE FOR REPLACEMENT AMENITY FACILITIES CARD/FOB.**

There is hereby declared a public hearing to be held on Friday, July 26, 2024 at 10:15 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O-Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed fee for replacement Amenity Facilities Card/Fob, as identified in Exhibit “A,” attached hereto. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of Inframark, LLC, c/o Bryan Radcliff, District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**3. PUBLICATION OF NOTICE OF PUBLIC HEARING.**

Notice of the public hearing shall be advertised in accordance with Section 190.035, *Florida Statutes*, and the District’s Rules of Procedure. The District Manager is hereby authorized and directed to place the notice in a newspaper of general circulation within Pasco County, with the publication occurring at least ten (10) days prior to the public hearing. The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice.

**4. EFFECTIVE DATE.**

This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of June, 2024.

**HILLTOP POINT COMMUNITY  
DEVELOPMENT DISTRICT**

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Name: Tatiana Pagan  
As: Chair, Board of Supervisors

Attest:

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Name: Bryan Radcliff  
As: Secretary, Board of Supervisors

## EXHIBIT “A”

### Proposed Rate Fee for Use of Amenity Facilities

## **HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**

### **Fee for Replacement Amenity Facilities Access Card/Fob**

The fee charged to replace any Amenity Facility Access Card/Fob shall be Twenty-Five Dollars (\$25.00) per Amenity Facility Access Card/Fob.



## RESOLUTION 2024 - 07

**A RESOLUTION OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) SETTING A PUBLIC HEARING TO ADOPT AN ANNUAL RATE FEE FOR USE OF THE DISTRICT’S AMENITY FACILITIES BY NON-RESIDENTS, IN ACCORDANCE WITH SECTION 190.035, *FLORIDA STATUTES*; AUTHORIZING NOTICE OF THE PUBLIC HEARING TO ADOPT SUCH RATES; PROVIDING AN OPPORTUNITY FOR ALL OWNERS, TENANTS AND ALL OTHER INTERESTED PERSONS TO HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Hilltop Point Community Development District (hereinafter the “District”) is a local unit of special-purpose government established and existing pursuant to Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida.

WHEREAS, the District desires to adopt an annual rate fee for use by non-residents of the District’s swimming pool facilities, playground, parks and restroom facilities (the “Amenity Facilities”), in accordance with Section 190.035, *Florida Statutes*; and

WHEREAS, the District desires to provide for the publication of notice of a public hearing to consider the adoption of an annual rate fee for non-residents, in accordance with Section 190.035, *Florida Statutes*, and the District’s Rules of Procedure;

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

**1. RECITALS.**

The provisions of the recitals above are true and correct and are incorporated herein as dispositive.

**2. PROPOSED ANNUAL RATE FEE FOR USE OF THE DISTRICT’S AMENITY FACILITIES.**

The District is proposing an annual rate fee for non-resident use of the District’s Amenity Facilities, as set forth in Exhibit “A,” attached hereto.

**3. PUBLIC HEARING TO CONSIDER AN ANNUAL RATE FEE FOR USE OF THE DISTRICT’S AMENITY FACILITIES.**

There is hereby declared a public hearing to be held on Friday, July 26, 2024 at 10:15 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O-Lakes, Florida 34638, for the purpose of hearing comment and objections to the proposed annual rate fee for the use of the District’s Amenity Facilities, as identified in Exhibit “A,” attached hereto. Interested parties may appear at that hearing or submit their comments in writing prior to the meeting to the office of Inframark, LLC, c/o Bryan Radcliff, District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**3. PUBLICATION OF NOTICE OF PUBLIC HEARING.**

Notice of the public hearing shall be advertised in accordance with Section 190.035, *Florida Statutes*, and the District’s Rules of Procedure. The District Manager is hereby authorized and directed to place the notice in a

newspaper of general circulation within Pasco County, with the publication occurring at least ten (10) days prior to the public hearing. The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice.

**4. EFFECTIVE DATE.**

This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of June, 2024.

**HILLTOP POINT COMMUNITY  
DEVELOPMENT DISTRICT**

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Name: Tatiana Pagan  
As: Chair, Board of Supervisors

Attest:

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Name: Bryan Radcliff  
As: Secretary, Board of Supervisors

## EXHIBIT “A”

### Proposed Rate Fee for Use of Amenity Facilities

**HILLTOP POINT COMMUNITY  
DEVELOPMENT DISTRICT**

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**SCHEDULE OF NON-RESIDENT  
USER RATE FEES FOR THE USE  
OF ALL DISTRICT AMENITY  
FACILITIES**

**ADOPTED: \_\_\_\_\_, 2024**

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## **DEFINITIONS**

**“Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use together with their appurtenant facilities and areas. These areas include but are not limited to: the swimming pool facilities, playground, parks and restrooms.

**“Amenity Facilities Policies” or “Policies”** – shall mean all Amenity Facilities Policies of Hilltop Point Community Development District, as amended from time to time.

**“Annual Passholder”** – shall mean a non-Member who has paid the Annual User Rate Fee established by the District for use of the Amenity Facilities.

**“Annual User Rate Fee”** – shall mean the rate fee established by the District for any person that is not a Member and wishes to become an Annual Passholder. The amount of the Annual User Rate Fee is set forth herein, and that amount is subject to change based on Board action.

**“Board of Supervisors” or “Board”** – shall mean the Hilltop Point Community Development District Board of Supervisors.

**“District”** – shall mean the Hilltop Point Community Development District.

**“District Manager”** – shall mean the professional management company with which the District has contracted to provide management services to the District.

**“Family”** – shall mean a group of related individuals living under one roof or head of household. This can consist of individuals who have not yet attained the age of eighteen (18), together with their parents or legal guardians. This does not include visiting relatives, or extended family not residing in the home.

**“Guest”** – shall mean any person or persons who are invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

**“Member”** – shall mean any Resident of the District, or any Tenant assigned Amenity Facilities Use Privileges in accordance with the Amenity Facilities Policies.

**“Non-Member”** – shall mean any person or family that does/do not own property within the District, and who is not a Tenant who has been assigned Amenity Facilities Use Privileges in accordance with the Amenity Facilities Policies of the District.

**“Tenant”** – shall mean any person or Family residing in a Resident’s home pursuant to a valid rental or lease agreement.

**“Resident”** – shall mean any person or Family owning property within the District.

**“Adult”** – shall be considered any person eighteen (18) years of age or older.

**“Minor”** – shall be considered any person under eighteen (18) years of age.

### **ANNUAL USER FEE STRUCTURE**

The Annual User Fee for any Non-Resident is \$ 644.00 per individual or Family which shall be reviewed each year in conjunction with the adoption of the annual Fiscal Year budget for Hilltop Point Community Development District. The Annual User Fee allows the use of all Amenity Facilities within the District. This fee will cover membership to all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This Annual User Fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application for membership. Such Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation and maintenance of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This Non-Resident membership is not available for commercial or business purposes.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**RULE AND FEE SCHEDULE ADOPTION PROCESS**  
**SUMMARY**

The Rule adopting a Rate Fee Schedule for the Use of all District Amenity Facilities was adopted at a noticed Public Hearing by the Board of Supervisors for the Hilltop Point Community Development District on \_\_\_\_\_, 2024.

Attest:

**HILLTOP POINT COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Assistant  
Secretary

\_\_\_\_\_





P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 – SALES@LMPPRO.COM

**ADDENDUM 1**  
**LANDSCAPE MAINTENANCE SERVICES AGREEMENT**  
**FOR**  
**HILLTOP POINT CDD**  
**(SEE ATTACHED MAPS)**

LMP agrees to service additional landscape common areas in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect December 1, 2023.

This addendum will reflect an increase in the monthly invoicing of \$2,521.25  
This will change the monthly billing from \$2,430.25 to \$4,951.50 per month.

This change in normal billing is effective \_\_\_\_\_, 2024 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the, \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Hilltop Point CDD Representative (Printed)

\_\_\_\_\_  
Signature Of Hilltop CDD Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Scott A. Carlson  
\_\_\_\_\_  
LMP Representative (Printed)

\_\_\_\_\_  
Signature Of LMP Representative

Chief Operating Officer  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Date





P.O. BOX 267 SEFFNER, FL 33583 – (813) 757-6500 – FAX (813) 757-6501 –  
SALES@LMPPRO.COM

**HILLTOP POINT CDD AMENITY ADDENDUM**  
**(AMENITY IS NOT CURRENTLY FULLY LANDSCAPED)**

LMP agrees to service Hilltop Point CDD Amenity Center in conjunction with the specifications outlined in the landscape maintenance agreement that went into effect December 1, 2023.

This addendum will reflect a projected pricing of between \$2,400.00 and \$2,900.00 per month dependent on final build-out of the Hilltop Point CDD Amenity Center

This change in normal billing is effective \_\_\_\_\_, 2024 and will remain in effect as part of the landscape maintenance services agreement.

In witness whereof the parties to this agreement have signed and executed this addendum effective the, \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Hilltop Point CDD Representative (Printed)

Scott A. Carlson  
\_\_\_\_\_  
LMP Representative (Printed)

\_\_\_\_\_  
Signature Of Hilltop Point CDD Representative

\_\_\_\_\_  
Signature Of LMP Representative

\_\_\_\_\_  
Title

Chief Operating Officer  
\_\_\_\_\_  
Title



\_\_\_\_\_  
Date

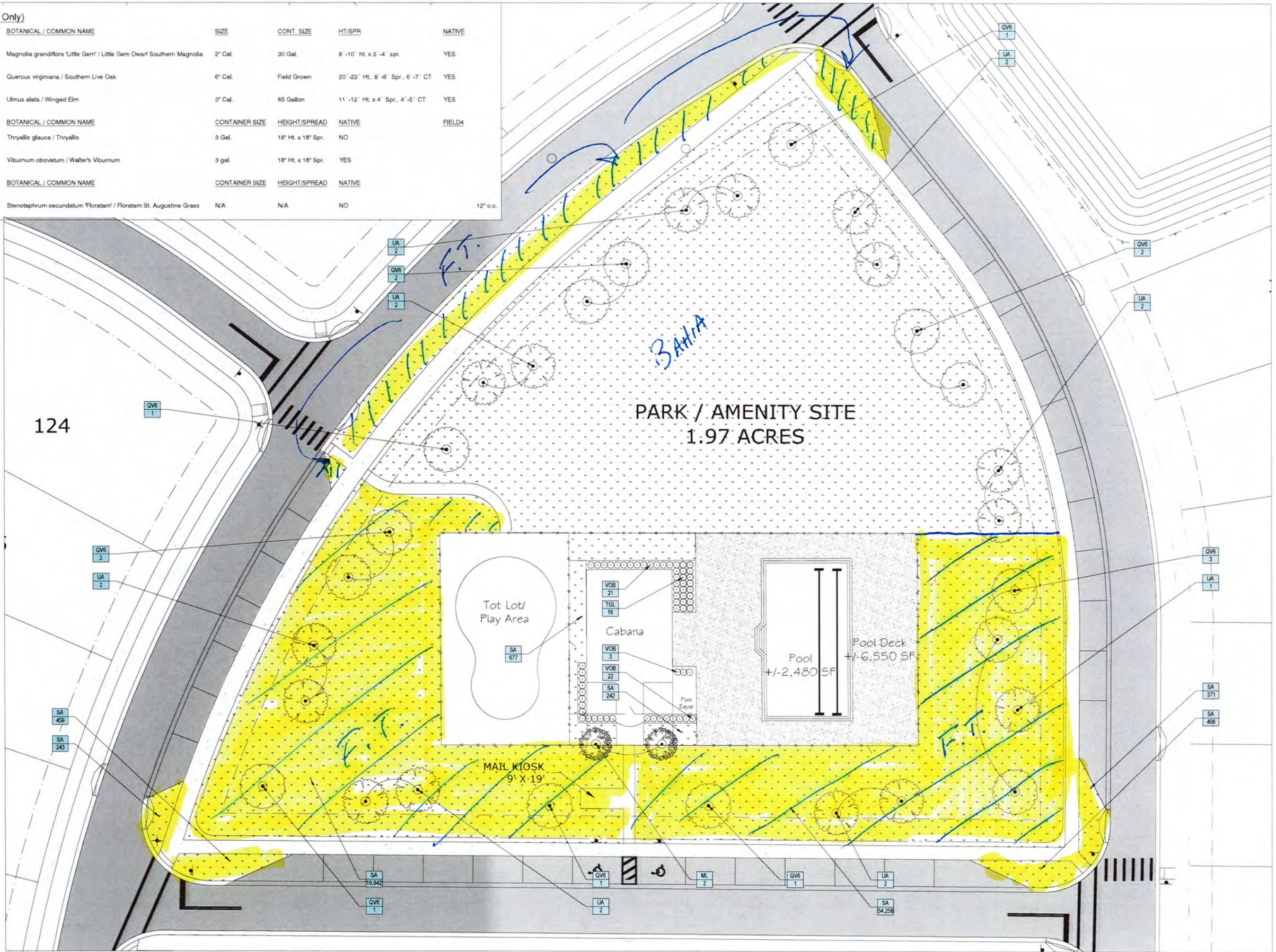
\_\_\_\_\_  
Date





Plant List (Amenity Area Only)

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONT. SIZE	HT/SPR	NATIVE
	ML	2	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	2" Cal.	30 Gal.	8'-10" Ht. x 3'-4" spr.	YES
	QV6	14	Quercus virginiana / Southern Live Oak	6" Cal.	Field Grown	20'-22" Ht. 8'-9" Spr., 6'-7" CT	YES
	UA	15	Ulmus alata / Winged Elm	3" Cal.	65 Gallon	11'-12" Ht. x 4' Spr., 4'-5" CT	YES
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE	FIELD4
	TGL	16	Thryallis glauca / Thryallis	3 Gal.	18" Ht. x 18" Spr.	NO	
	VOB	46	Viburnum obovatum / Walter's Viburnum	3 gal.	18" Ht. x 18" Spr.	YES	
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE	
	SA	77,058	Stenotaphrum secundatum 'Florant' / Florant St. Augustine Grass	N/A	N/A	NO	12" o.c.



STURCH  
DESIGN  
GROUP

Landscape Architecture  
Planning  
Urban Design

Sturch Design Group, Inc.  
11411 Cypress Park Street  
Tampa, FL 33624  
813.610.4525  
sturchdesigngroup@gmail.com



George T. Sturch, Jr.  
FL License LA 00001295

PROJECT TITLE:

Hilltop Point Landscape

CLIENT:

M/I HOMES OF TAMPA, LLC  
4343 Anchor Plaza Parkway  
Suite 200  
Tampa, FL 33624

SHEET TITLE:

PROJECT NOTES

ISSUE DATE:

07/17/2023

REVISIONS:

1 / City Comments / January 2, 2024

SHEET NUMBER:

LP-105

A Planting Plan  
Scale: 1" = 20'-0"



# HILLTOP POINT PHASE-1

PLAT BOOK : **93**  
AND PAGE : **72**

A SUBDIVISION OF A PORTION OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA  
AND A REPLAT OF TRACT 2 AND TRACT 6, SHOPPES AT DADE CITY, PLAT BOOK 83, PAGES 108-110, PASCO COUNTY, FLORIDA



TRACT TABLE	
TRACT NAME	DESCRIPTION
TRACT P-1	PARK/AMENITY SITE
TRACT P-2	OPEN SPACE
TRACT P-3	OPEN SPACE
TRACT P-4	OPEN SPACE
TRACT P-5	OPEN SPACE
TRACT-1	FUTURE DEVELOPMENT
TRACT-2	FUTURE DEVELOPMENT
TRACT LS-1	LEFT STATION
TRACT D-1	DRAINAGE TRACT
TRACT D-2	DRAINAGE TRACT
TRACT D-3	DRAINAGE TRACT
TRACT D-4	DRAINAGE, FENCE & LANDSCAPE AREA
R/W TRACT-1	FUTURE R/W AREA
R/W TRACT-2	FUTURE R/W AREA

## GENERAL NOTES:

- BEARINGS AND DISTANCES ON THIS FLORIDA STATE PLANE COORDINATE SYSTEM (FSP) MAP, FLORIDA WEST PROJECTION WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA HAVING A GRID BEARING OF 589°47'18"E.
- THERE MAY BE ADDITIONAL DISTURBANCES THAT ARE NOT RECORDED IN THIS PLAT (S) MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
- ALL DISTANCES WITHIN HEREON ARE GROUND DISTANCES.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY BE SUBJECT TO FLOODING. THE DEVELOPMENT SERVICES (S) HAVING INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- ALL PLATTED LOT/LAND EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY BY THE EXISTING CABLE TELEVISION COMPANY. DAMAGES TO THE FACILITIES OF A PUBLIC UTILITY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PUBLIC EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PROPERTY HEREON HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMPANY NUMBER 12070, MAP NUMBER 17053C, PANEL HARRISBURG 4500-D, 03/16/00, AND 03/16/00, EFFECTIVE DATE 02/25/2015.
- ALL CURVE/NEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED BY RADIAL LINES. THE COORDINATE VALUES SHOWN HEREON ARE BASED ON THE PASCO COUNTY PRIMARY MONITORING POINTS, HEREON AND HERE ESTABLISHED TO THREE ORDER CLASS 1 ACCURACY AS DETERMINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE, DATED SEPTEMBER 1983, OR LATEST REVISION.
- NOTICE: THIS PLAT, AS RECORDED IN THE PUBLIC RECORDS, IS THE OFFICIAL RECORD OF THE SUBDIVISION LOTS HEREON AND HERE ESTABLISHED TO THREE ORDER CLASS 1 ACCURACY AS DETERMINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FEDERAL GEODETIC COMMITTEE, DATED SEPTEMBER 1983, OR LATEST REVISION. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT (S) MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT PREPARED BY:

**COASTAL ENGINEERING**  
Associates, Inc.

Florida Certificate of Professional Engineer No. 1000  
966 Conalight Blvd., Brooksville, FL 34601  
Phone (352) 796-5423 Fax (352) 799-8359

## LEGEND AND ABBREVIATIONS:

POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
DRA = DRAINAGE RETENTION AREA  
PRM = PERMANENT REFERENCE MONUMENT  
PCP = PERMANENT CONTROL POINT  
PNC = POINT OF REVERSE CURVE  
PCO = POINT OF COMPOUND CURVE  
A.D.U.C. = ACCESS/DRAINAGE/UTILITY EASEMENT

## LEGEND AND ABBREVIATIONS:

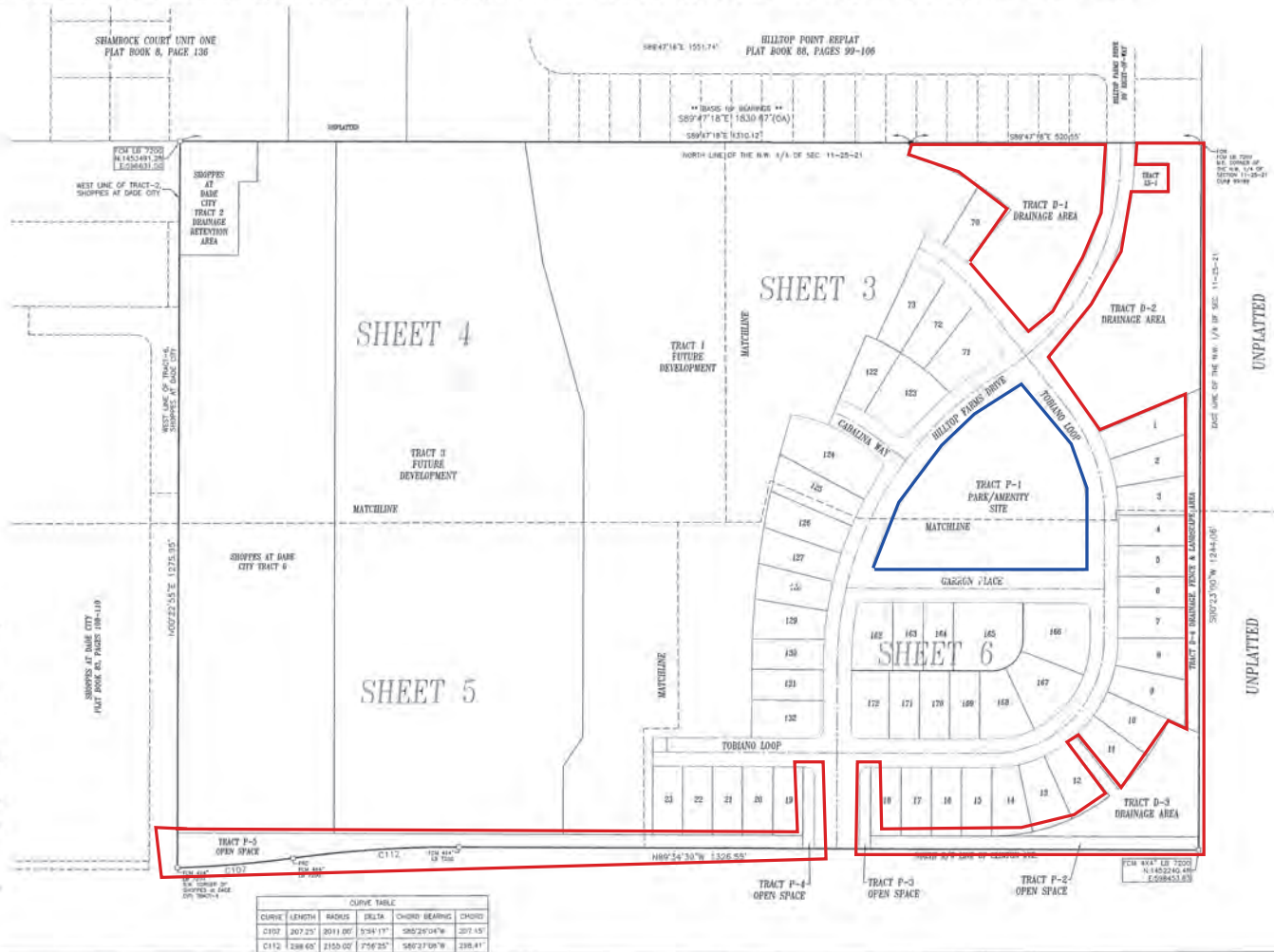
ID = IDENTIFICATION  
LB = LICENSED BUSINESS  
OR = OFFICIAL RECORD  
PG = PAGE  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
PT = POINT OF TANGENT

## LEGEND AND ABBREVIATIONS:

SF = SQUARE FEET  
CER = CERTIFIED ENGINEER RECORD  
SEC = SECTION  
SCM = SET CONCRETE MONUMENT  
FCM = FOUND CONCRETE MONUMENT  
FPC = FOUND IRON PIN AND CAP (AS SHOWN)  
FMS = FOUND NAIL AND DISK (AS SHOWN)  
FMS = FOUND NAIL AND DISK (AS SHOWN)  
R/W = RIGHT-OF-WAY

## LEGEND AND ABBREVIATIONS:

□ = FOUND CONCRETE MONUMENT  
■ = SET 4"x4" CONCRETE MONUMENT (LB #7200)  
○ = FOUND IRON PIN & CAP (AS SHOWN)  
● = SET IRON PIN AND CAP (5/8" LB #7200)  
△ = FOUND NAIL AND DISK (AS SHOWN)  
▲ = SET NAIL AND DISK PCP (LB #7200)



HILLTOP POINT PHASE-1  
SHEET 2 OF 6



# BLUE LIFE

POOL SERVICE

**ENJOY A  
BETTER LIFE  
WITH OUR POOL SERVICE**

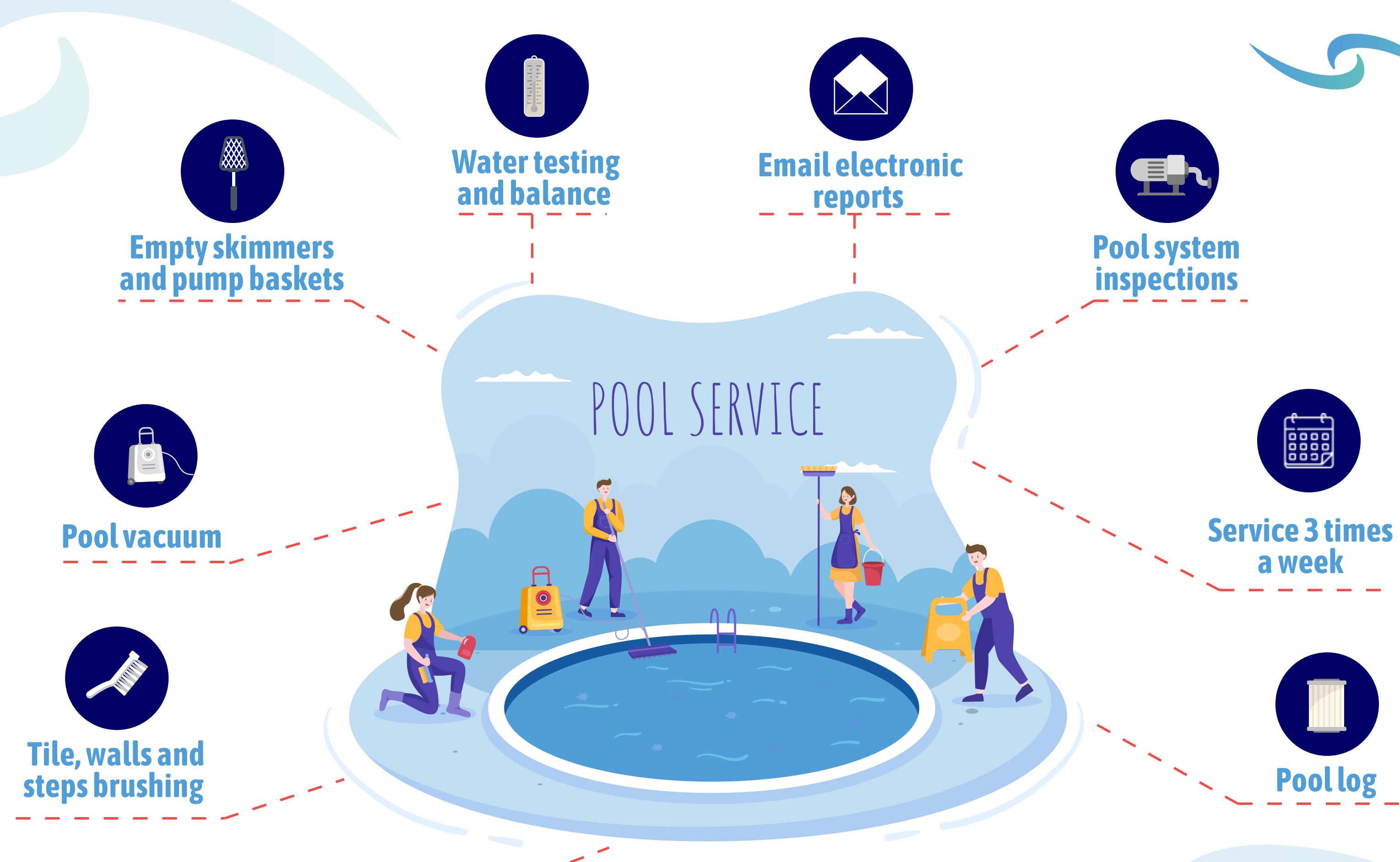


**HILLTOP POINT**  
**38459 BARREL DRIVE**  
**DADE CITY, FL 33525**



**WE SERVICE**

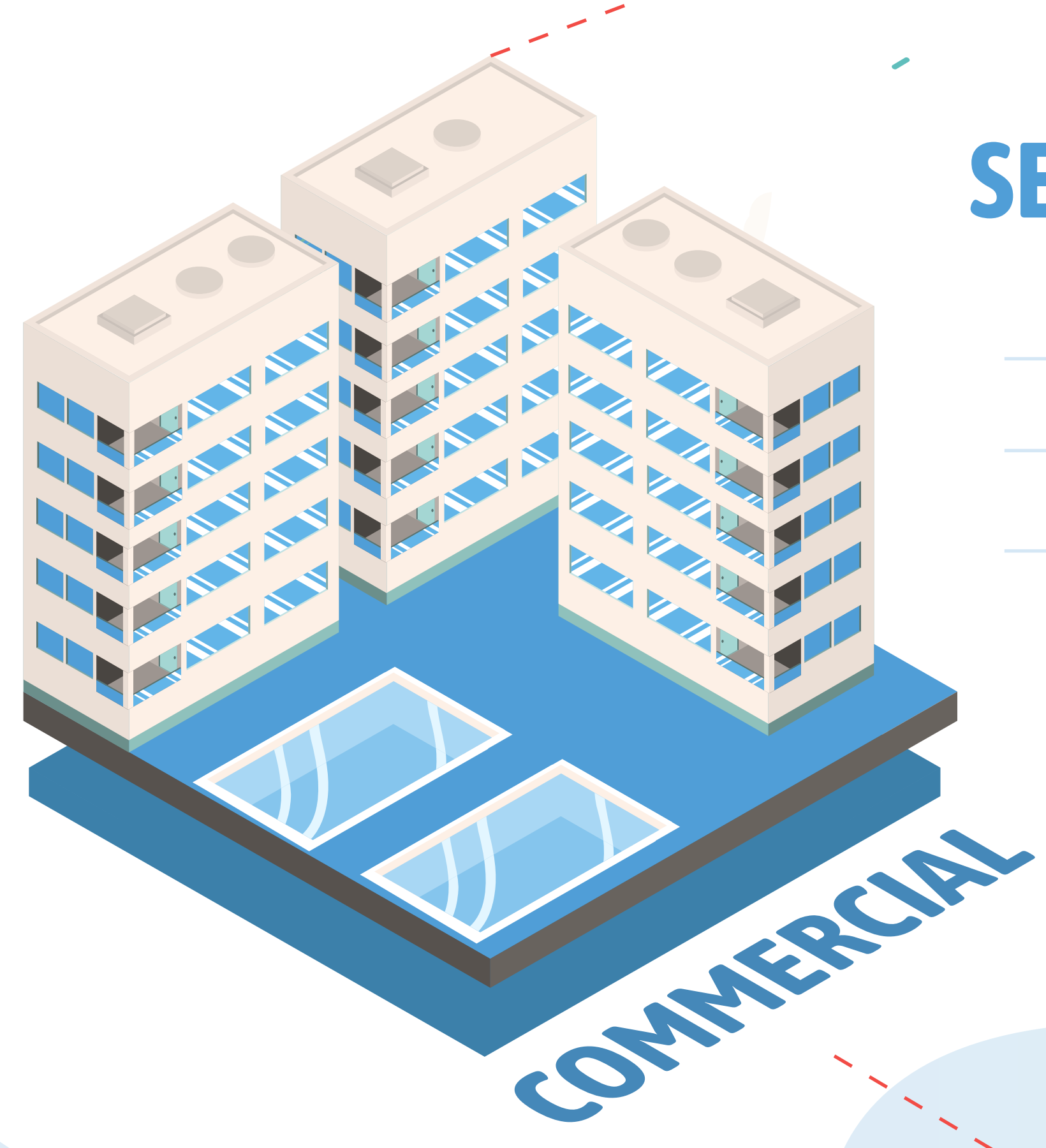
- ★ Hillsborough ★ Pasco ★ Pinellas ★ Manatee
- ★ Hernando ★ And other surrounding area



## SERVICE COST

**POOL SERVICE, 3 TIMES A WEEK  
CLEANING AND CHEMICAL**

**PRICE A MONTH: \$1200**



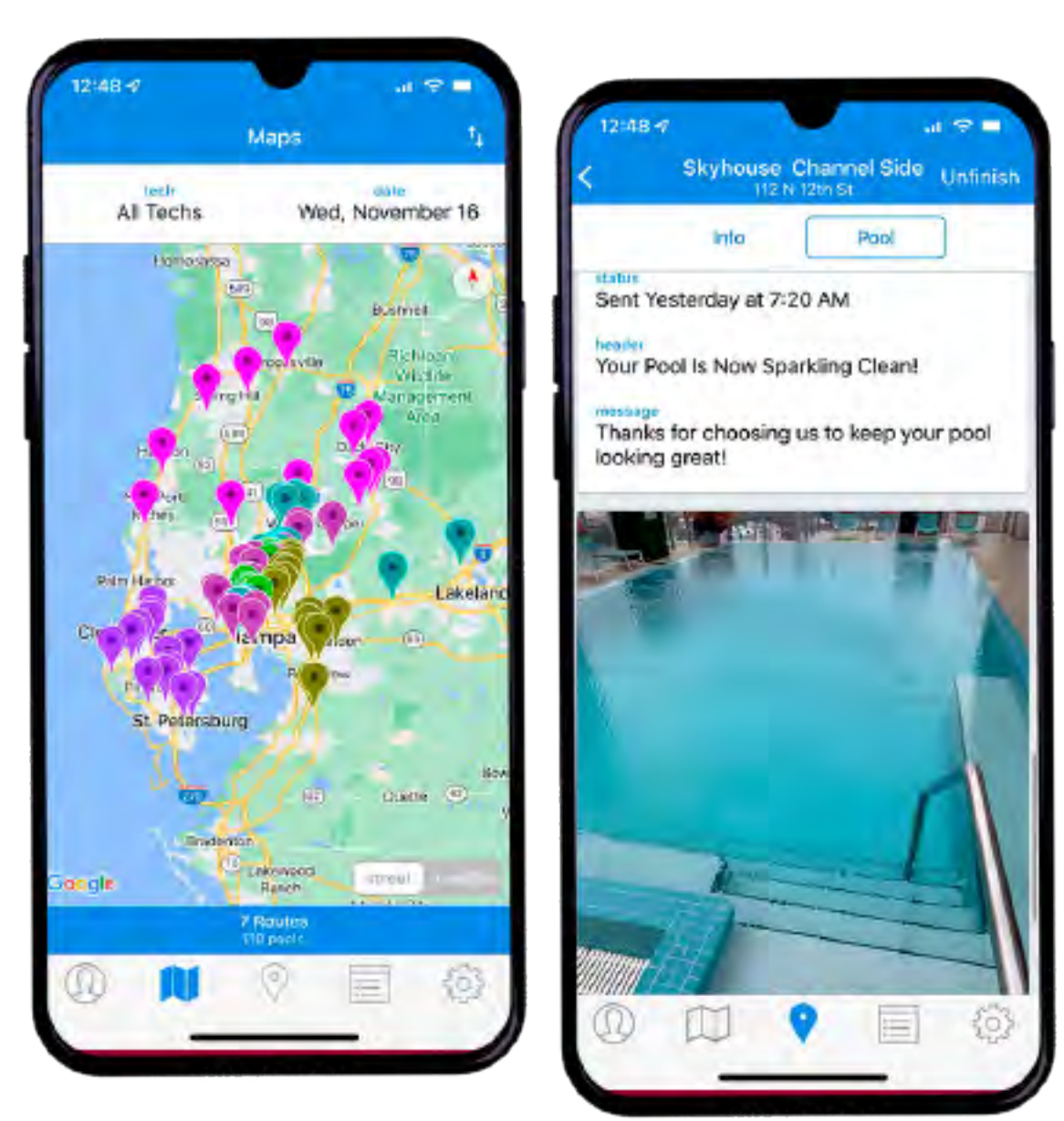
**BLUE LIFE**  
POOL SERVICE

**BLUE LIFE**  
POOL SERVICE

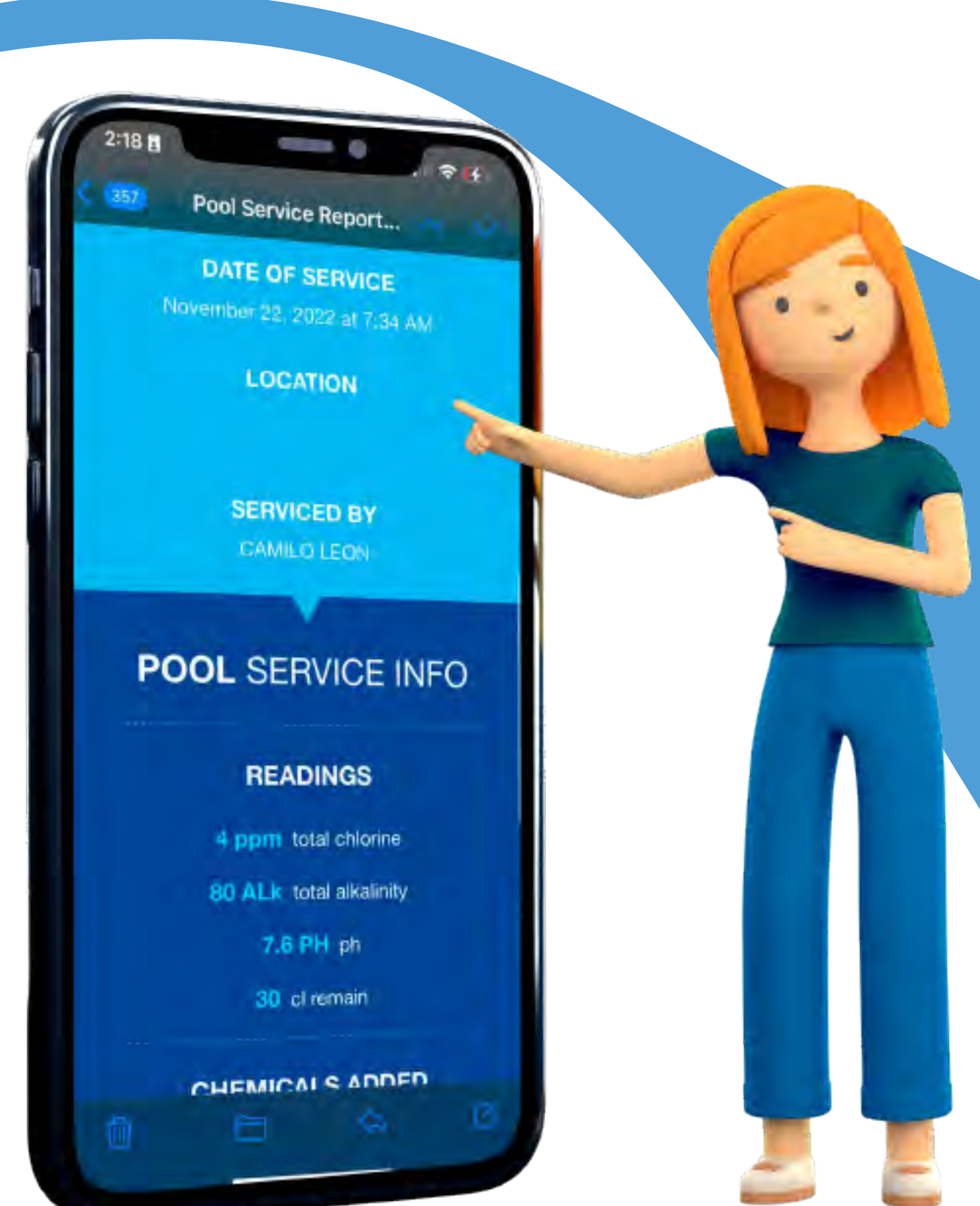


**RECEIVE INSTANT REPORT  
UPON SERVICE COMPLETION**

## 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**





# ESTIMATE

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	Description	Qty	Rate	Amount
1.		<b>Restrooms</b>	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.		<b>Pool Deck</b>	Clean and sanitize tables. Reorganize any tables and/or chairs out of place. Clean/sanitize/polish water fountains.	1	\$100.00	\$100.00
3.		<b>Trash</b>	Remove and replace trash bag. **price will vary depending on how many trash cans are at the property.	1	\$30.00	\$30.00
4.		<b>Blower</b>	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						<b>\$580.00</b>

### 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.

**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, May 24, 2024 at 10:15 a.m. at the Residence Inn Northpointe located at 2101 Northpointe Parkway, Lutz, Florida 33558.

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

*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. Consideration of Resolution 2024-03, Approving FY 2025 Proposed Budget and Setting Public Hearing**

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Resolution 2024-03, Approving Fiscal Year 2025 Proposed Budget and Setting Public Hearing for Friday, July 26, 2024 at 10:15 am at the SpringHill Suites by Marriott Tampa Suncoast Parkway, 16615 Crosspointe Run, Land O'Lakes, FL 34638, was approved. 5-0

**B. Consideration of Camera Monitoring Proposals**

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor Camera Monitoring Proposals from Red Wire with MHD were approved, and the District Manager and District Counsel were authorized to work with vendor. 5-0

**C. Announcement of Qualified Electors**

May 24, 2024

HILLTOP POINT CDD

- Mr. Radcliff announced to the Board that as of April 15, 2024 the District had 53 qualified electors.

**THIRD ORDER OF BUSINESS****Consent Agenda**

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

On MOTION by Ms. Pagan seconded by Mr. Thompson, 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 reports, the next item followed.

- i. Field Inspection Report**

- The Board requested that landscape maintenance address the condition of the pump station.

- C. District Engineer**

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

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

There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS****BOS Resignation**

- The Board accepted the resignation of Mr. Stephen Bennett from the Board of Supervisors of Cobblestone CDD.

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor the resignation of Mr. Stephen Bennett, was accepted. 5-0

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business, the meeting was adjourned at 10:58 a.m.

---

Bryan Radcliff  
District Manager

---

Tatiana Pagan  
Chairperson

## May 2024 Meeting

## HILLTOP POINT CDD

### Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
LANDSCAPE MAINTENANCE PROFESSIONALS INC	184281	\$2,430.25		LANDSCAPE - JUNE 2024
<b>Monthly Contract Subtotal</b>		<b>\$2,430.25</b>		
<b>Variable Contract</b>				
BETTY VALENTI	BV 042624	\$200.00		SUPERVISOR FEE - 04/26/24
JOHN C. BLAKLEY	JB 042624	\$200.00		SUPERVISOR FEE - 04/26/24
LEE R. THOMPSON	LT 042624	\$200.00		SUPERVISOR FEE - 04/26/24
<b>Variable Contract Subtotal</b>		<b>\$600.00</b>		
<b>Utilities</b>				
TAMPA ELECTRIC	211030340973 042924	\$35.94		ELECTRIC - 03/23/24-04/23/24
TAMPA ELECTRIC	211030874344 042924	\$41.05		ELECTRIC - 03/23/24-04/23/24
TAMPA ELECTRIC	221008701015 042924	\$1,867.51		ELECTRIC - 03/23/24-04/23/24
TAMPA ELECTRIC	221008717680 042924	\$37.66		ELECTRIC - 03/23/24-04/23/24
TAMPA ELECTRIC	221008717698 042924	\$51.08		ELECTRIC - 03/23/24-04/23/24
TAMPA ELECTRIC	221009022809 042924	\$1,079.05	\$3,112.29	ELECTRIC -03/23/24-04/23/24
<b>Utilities Subtotal</b>		<b>\$3,112.29</b>		
<b>Regular Services</b>				
ERIN MCCORMICK LAW PA	10746	\$1,664.80		GENRAL REPRESENTATION
<b>Regular Services Subtotal</b>		<b>\$1,664.80</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$7,807.34</b>		

**May 2024 Meeting**

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

**Approved (with any necessary revisions noted):**

\_\_\_\_\_  
Signature:

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

# Invoice

Date	Invoice #
6/1/2024	184281

## Property Information

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

## Services for the month of June 2024

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

			<b>Total</b>	<b>\$2,430.25</b>
Questions regarding this invoice? Please e-mail arpayments@lmpopro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>7/1/2024</b>	<b>Balance Due</b>	<b>\$2,430.25</b>

**Hilltop Point CDD**

BV 042624

MEETING DATE: April 26, 2024

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

JB 042624

**Hilltop Point CDD**

MEETING DATE: April 26, 2024

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 042624

**Hilltop Point CDD**

MEETING DATE: April 26, 2024

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

Statement Date: April 29, 2024



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLTOP POINT COMMUNITY DEVELOPMENT  
11968 HILLTOP FARMS DR, LFT STN  
DADE CITY, FL 33525

Amount Due: \$68.98

Due Date: May 20, 2024

Account #: 211030340973

Past Due – Pay Immediately

## Account Summary

Current Service Period: March 23, 2024 - April 23, 2024

Previous Amount Due	\$91.55
Payment(s) Received Since Last Statement	-\$58.51

<b>Past Due – Pay Immediately</b>	<b>\$33.04</b>
<b>Current Month's Charges – Pay by May 20, 2024</b>	<b>\$35.94</b>

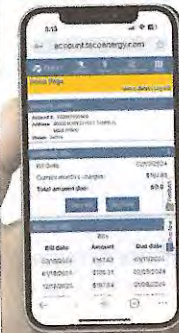
<b>Amount Due</b>	<b>\$68.98</b>
-------------------	----------------

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



Scan here to view your account online.

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- Report an outage
- Check the status of your account
- Review and pay your balance
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211030340973

Due Date: May 20, 2024

Amount Due: \$68.98

Payment Amount: \$ \_\_\_\_\_

606939811463

Past Due – \$33.04

Current – \$35.94



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLTOP POINT COMMUNITY DEVELOPMENT  
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.

6069398114632110303409730000000068986





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

Account #: 211030340973  
Statement Date: April 29, 2024  
Charges Due: May 20, 2024

## Meter Read

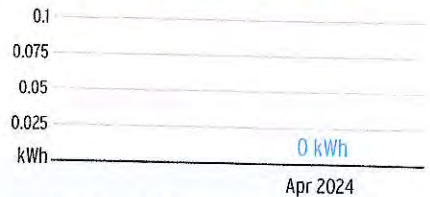
Service Period: Mar 23, 2024 - Apr 23, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000776314	04/23/2024	17	17		0 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Florida Gross Receipt Tax		\$0.62
	<b>Electric Service Cost</b>		<b>\$24.62</b>
	Franchise Fee		\$1.61
	Municipal Public Service Tax		\$2.62
	State Tax		\$2.09
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$30.94</b>

	<b>Other Fees and Charges</b>		
	Electric Late Payment Fee		\$5.00
	<b>Total Other Fees and Charges</b>		<b>\$5.00</b>

**Total Current Month's Charges \$35.94**

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

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P.O. Box 111  
Tampa, FL 33601-0111
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- Phone**  
Toll Free: **866-689-6469**

## Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)  
**Phone:**  
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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  
HILLTOP POINT COMMUNITY DEVELOPMENT  
11771 HILLTOP FARMS DR, ENTRY  
DADE CITY, FL 33525

Statement Date: April 29, 2024

Amount Due: \$162.93

Due Date: May 20, 2024  
Account #: 211030874344

Past Due – Pay Immediately

## Account Summary

Current Service Period: March 23, 2024 - April 23, 2024

Previous Amount Due	\$121.88
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately	\$121.88
Current Month's Charges – Pay by May 20, 2024	\$41.05

Amount Due \$162.93

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  
**10% lower** than it was in your  
previous period.



Scan here to view  
your account online.

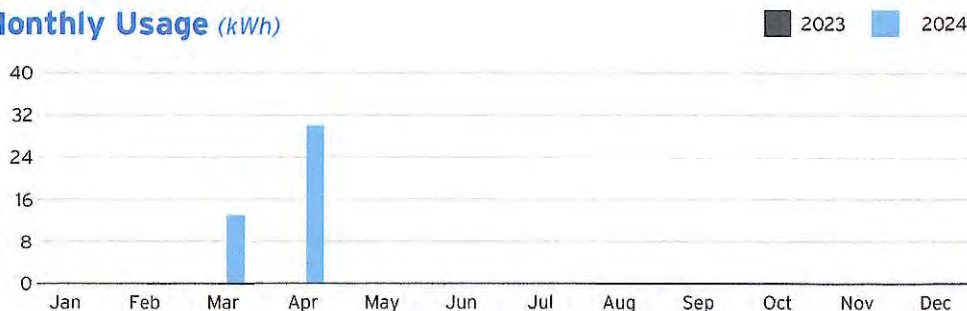
## A one-stop shop to manage your account.



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and payment history
- Monitor your  
energy use
- Sign up for  
notifications  
and programs

Log in at [TECOaccount.com](https://TECOaccount.com) today!

## Monthly Usage (kWh)



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



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

Account #: 211030874344

Due Date: May 20, 2024



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

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

Amount Due: \$162.93

Payment Amount: \$ \_\_\_\_\_

646445874624

Past Due – \$121.88

Current – \$41.05

00002577 FTECO104292423244710 00000 03 01000000 13576 006

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLTOP POINT COMMUNITY DEVELOPMENT  
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.

6464458746242110308743440000000162937





**Service For:**  
11771 HILLTOP FARMS DR  
ENTRY, DADE CITY, FL 33525

Account #: 211030874344  
Statement Date: April 29, 2024  
Charges Due: May 20, 2024

## Meter Read

**Meter Location:** ENTRY

**Service Period:** Mar 23, 2024 - Apr 23, 2024

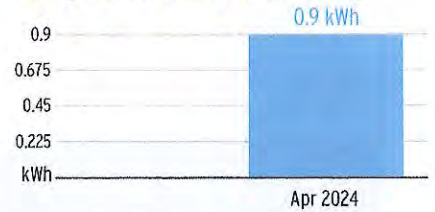
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000900389	04/23/2024	70	40	30 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00	
Energy Charge	30 kWh @ \$0.08192/kWh	\$2.46	
Fuel Charge	30 kWh @ \$0.03843/kWh	\$1.15	
Storm Protection Charge	30 kWh @ \$0.00775/kWh	\$0.23	
Clean Energy Transition Mechanism	30 kWh @ \$0.00427/kWh	\$0.13	
Storm Surcharge	30 kWh @ \$0.00225/kWh	\$0.07	
Florida Gross Receipt Tax		\$0.72	
<b>Electric Service Cost</b>		<b>\$28.76</b>	
Franchise Fee		\$1.88	
Municipal Public Service Tax		\$2.97	
State Tax		\$2.44	
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$36.05</b>	

## Avg kWh Used Per Day



## Important Messages

	<b>Other Fees and Charges</b>	
Electric Late Payment Fee	\$5.00	
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>	

**Total Current Month's Charges**

**\$41.05**

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## Ways To Pay Your Bill

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Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111
- Credit or Debit Card**  
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- Phone**  
Toll Free:  
**866-689-6469**

## Contact Us

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- 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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Statement Date: April 29, 2024



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

Amount Due: \$1,867.51

Due Date: May 20, 2024

Account #: 221008701015

## Account Summary

Current Service Period: March 23, 2024 - April 23, 2024

Previous Amount Due	\$5,653.51
Payment(s) Received Since Last Statement	-\$5,681.78
Credit balance after payments and credits	-\$28.27
<b>Current Month's Charges</b>	<b>\$1,895.78</b>

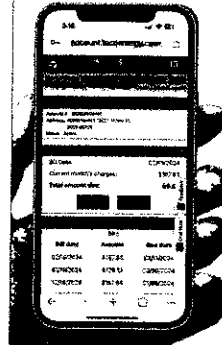
**Amount Due by May 20, 2024 \$1,867.51**

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



Scan here to view  
your account online.

## A one-stop shop to manage your account.



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

Account #: 221008701015

Due Date: May 20, 2024



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

Received

MAY 02

Amount Due: \$1,867.51

Payment Amount: \$ \_\_\_\_\_

636569368868

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.

6365693688682210087010150000001867512

00000078-0000824-Page 3 of 26



Service For:  
38375 CLINTON AVE  
DADE CITY, FL 33525

Account #: 221008701015  
Statement Date: April 29, 2024  
Charges Due: May 20, 2024

Service Period: Mar 23, 2024 - Apr 23, 2024

Rate Schedule: Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	688 kWh @ \$0.03406/kWh	\$23.43
Fixture & Maintenance Charge	43 Fixtures	\$403.34
Lighting Pole / Wire	43 Poles	\$1413.41
Lighting Fuel Charge	688 kWh @ \$0.03806/kWh	\$26.19
Storm Protection Charge	688 kWh @ \$0.03877/kWh	\$26.67
Clean Energy Transition Mechanism	688 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	688 kWh @ \$0.00074/kWh	\$0.51
Florida Gross Receipt Tax		\$1.98

#### Lighting Charges

**\$1,895.78**

**Total Current Month's Charges**

**\$1,895.78**

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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

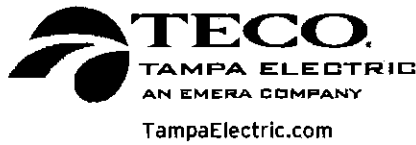
### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: April 29, 2024

Amount Due: \$2,381.43

Due Date: May 20, 2024  
Account #: 221009022809

Past Due – Pay Immediately

## Account Summary

Current Service Period: March 23, 2024 - April 23, 2024

Previous Amount Due	\$3,459.42
Payment(s) Received Since Last Statement	-\$2,157.04

Past Due – Pay Immediately	\$1,302.38
Current Month's Charges – Pay by May 20, 2024	\$1,079.05

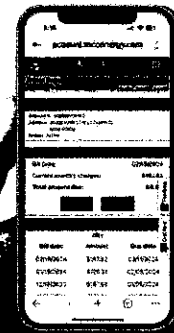
Amount Due \$2,381.43

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



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

Account #: 221009022809

Due Date: May 20, 2024

Amount Due: \$2,381.43

Payment Amount: \$ \_\_\_\_\_

608174379326

Past Due – \$1,302.38  
Current – \$1,079.05



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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.

6081743793262210090228090000002381435





Service For:  
38427 GARRON PL  
DADE CITY, FL 33525


Account #: 221009022809  
Statement Date: April 29, 2024  
Charges Due: May 20, 2024

Service Period: Mar 23, 2024 - Apr 23, 2024

Rate Schedule: Lighting Service


Charge Details

Important Messages



## Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	336 kWh @ \$0.03406/kWh	\$11.44
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03806/kWh	\$12.79
Storm Protection Charge	336 kWh @ \$0.03877/kWh	\$13.03
Clean Energy Transition Mechanism	336 kWh @ \$0.00036/kWh	\$0.12
Storm Surcharge	336 kWh @ \$0.00074/kWh	\$0.25
Florida Gross Receipt Tax		\$0.96
Franchise Fee		\$60.64
Municipal Public Service Tax		\$3.03
State Tax		\$70.00
<b>Lighting Charges</b>		<b>\$1,059.51</b>

	<b>Other Fees and Charges</b>		
Lighting Late Payment Fee			\$19.54
<b>Total Other Fees and Charges</b>			<b>\$19.54</b>

**Total Current Month's Charges** **\$1,079.05**

00000078-0000827- Page 10 of 26

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Contact Us

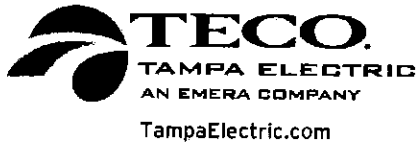
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**Phone:**  
**Commercial Customer Care:**  
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**Residential Customer Care:**  
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863-299-0800 (Polk County)  
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7-1-1  
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Statement Date: April 29, 2024



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

Amount Due: \$66.81

Due Date: May 20, 2024

Account #: 221008717680

Past Due – Pay Immediately

## Account Summary

Current Service Period: March 23, 2024 - April 23, 2024

Previous Amount Due	\$49.70
Payment(s) Received Since Last Statement	-\$20.55

Past Due – Pay Immediately	\$29.15
Current Month's Charges – Pay by May 20, 2024	\$37.66

Amount Due	\$66.81
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Your Energy Insight

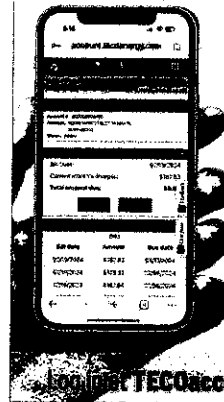


Your average daily kWh used was **14.29% higher** than it was in your previous period.



Scan here to view your account online.

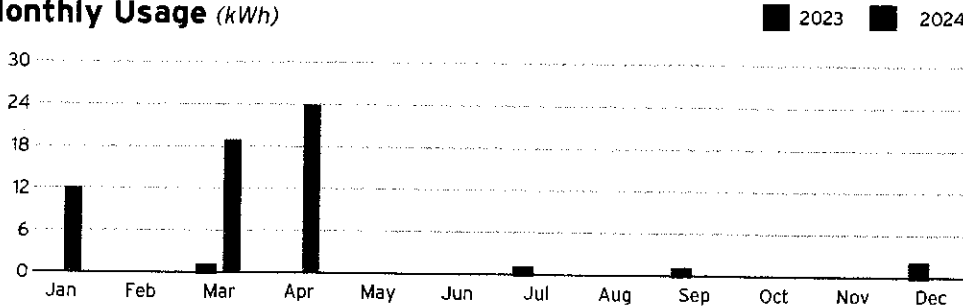
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## Monthly Usage (kWh)

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

Account #: 221008717680

Due Date: May 20, 2024

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

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

Amount Due: \$66.81

Payment Amount: \$ \_\_\_\_\_

636569368869

Past Due – \$29.15

Current – \$37.66

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

Mail payment to:  
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TAMPA, FL 33631-3318

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Please write your account number on the memo line of your check.

636569368869221008717680000000066810



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

**Account #:** 221008717680  
**Statement Date:** April 29, 2024  
**Charges Due:** May 20, 2024

## Meter Read

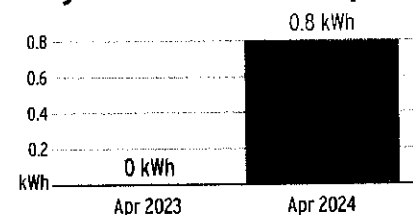
**Service Period:** Mar 23, 2024 - Apr 23, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809852	04/23/2024	128	104	24 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	24 kWh @ \$0.08192/kWh	\$1.97
Fuel Charge	24 kWh @ \$0.03843/kWh	\$0.92
Storm Protection Charge	24 kWh @ \$0.00775/kWh	\$0.19
Clean Energy Transition Mechanism	24 kWh @ \$0.00427/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.00225/kWh	\$0.05
Florida Gross Receipt Tax		\$0.70
<b>Electric Service Cost</b>		<b>\$27.93</b>
Franchise Fee		\$1.83
Municipal Public Service Tax		\$2.90
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$32.66</b>



### Other Fees and Charges

Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

**Total Current Month's Charges**

**\$37.66**

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## Ways To Pay Your Bill



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### Mail A Check

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TECO  
P.O. Box 31318  
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Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
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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: April 29, 2024

Amount Due: \$51.08

Due Date: May 20, 2024  
Account #: 221008717698

## Account Summary

Current Service Period: March 23, 2024 - April 23, 2024

Previous Amount Due	\$135.40
Payment(s) Received Since Last Statement	-\$141.74
Credit balance after payments and credits	-\$6.34
<b>Current Month's Charges</b>	<b>\$57.42</b>

**Amount Due by May 20, 2024 \$51.08**

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

## Your Energy Insight

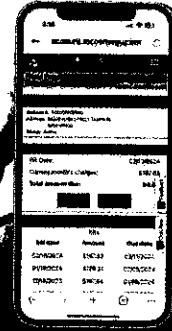
Your average daily kWh used was **566.67% higher** than the same period last year.

Your average daily kWh used was **20% higher** than it was in your previous period.



Scan here to view your account online.

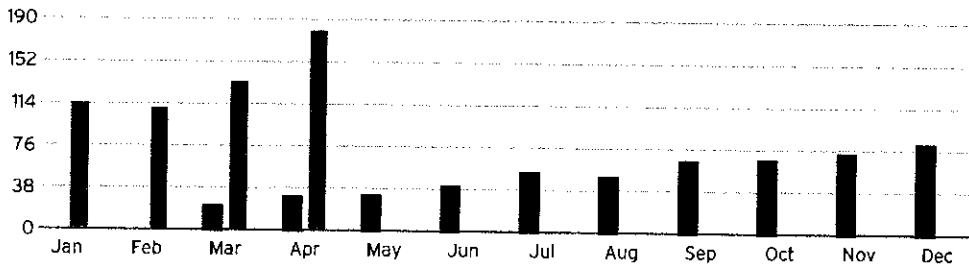
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- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at **TECOaccount.com** today!

## Monthly Usage (kWh)

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

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

Account #: 221008717698

Due Date: May 20, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$51.08

Payment Amount: \$ \_\_\_\_\_

636569368870

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.

6365693688702210087176980000000051085



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

**Account #:** 221008717698  
**Statement Date:** April 29, 2024  
**Charges Due:** May 20, 2024

## Meter Read

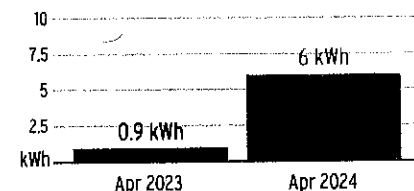
**Service Period:** Mar 23, 2024 - Apr 23, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809854	04/23/2024	1,103	923	180 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	180 kWh @ \$0.08192/kWh	\$14.75
Fuel Charge	180 kWh @ \$0.03843/kWh	\$6.92
Storm Protection Charge	180 kWh @ \$0.00775/kWh	\$1.40
Clean Energy Transition Mechanism	180 kWh @ \$0.00427/kWh	\$0.77
Storm Surcharge	180 kWh @ \$0.00225/kWh	\$0.41
Florida Gross Receipt Tax		\$1.24
<b>Electric Service Cost</b>		<b>\$49.49</b>
Franchise Fee		\$3.24
Municipal Public Service Tax		\$4.69
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$57.42</b>

**Total Current Month's Charges**

**\$57.42**

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

Statement Date: April 29, 2024

Amount Due: \$66.81

**Due Date:** May 20, 2024  
**Account #:** 221008717680

**Past Due – Pay Immediately**

### Account Summary

**Current Service Period:** March 23, 2024 - April 23, 2024

Previous Amount Due	\$49.70
Payment(s) Received Since Last Statement	-\$20.55

<b>Past Due – Pay Immediately</b>	<b>\$29.15</b>
<b>Current Month's Charges – Pay by May 20, 2024</b>	<b>\$37.66</b>

<b>Amount Due</b>	<b>\$66.81</b>
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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 **14.29% higher** than it was in your previous period.



Scan here to view your account online.

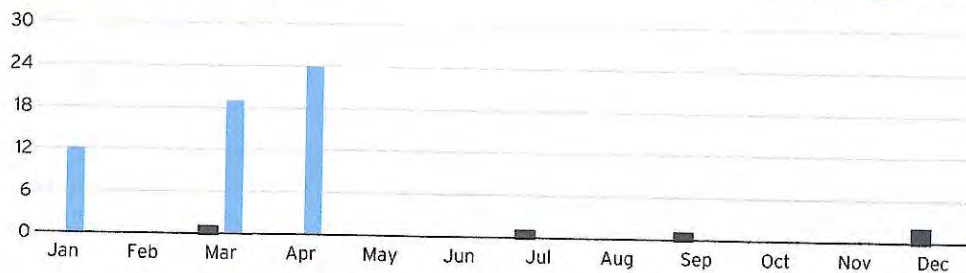
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### Monthly Usage (kWh)



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

Account #: 221008717680

Due Date: May 20, 2024

Amount Due: \$66.81

Payment Amount: \$ \_\_\_\_\_

636569368869

**Past Due – \$29.15**  
**Current – \$37.66**



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2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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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.

6365693688692210087176800000000066810





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

Account #: 221008717680  
Statement Date: April 29, 2024  
Charges Due: May 20, 2024

## Meter Read

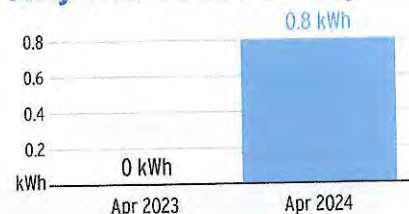
**Service Period:** Mar 23, 2024 - Apr 23, 2024

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
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## Charge Details

## Avg kWh Used Per Day



## Important Messages



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Storm Surcharge	24 kWh @ \$0.00225/kWh	\$0.05
Florida Gross Receipt Tax		\$0.70
<b>Electric Service Cost</b>		<b>\$27.93</b>
Franchise Fee		\$1.83
Municipal Public Service Tax		\$2.90
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$32.66</b>



### Other Fees and Charges

Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

**Total Current Month's Charges**

**\$37.66**

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

**Statement Date:** April 29, 2024

**Amount Due:** \$51.08

**Due Date:** May 20, 2024  
**Account #:** 221008717698

## Account Summary

**Current Service Period:** March 23, 2024 - April 23, 2024

Previous Amount Due	\$135.40
Payment(s) Received Since Last Statement	-\$141.74
Credit balance after payments and credits	-\$6.34
<b>Current Month's Charges</b>	<b>\$57.42</b>

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Your average daily kWh used was **566.67% higher** than the same period last year.

Your average daily kWh used was **20% higher** than it was in your previous period.



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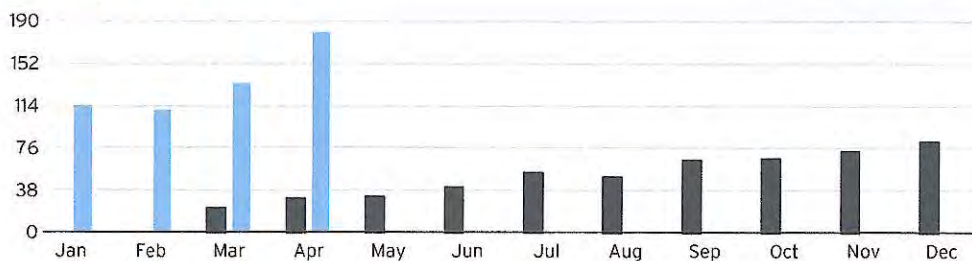
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**Due Date:** May 20, 2024



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**Amount Due:** \$51.08

**Payment Amount:** \$ \_\_\_\_\_

636569368870

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.

6365693688702210087176980000000051085





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

Account #: 221008717698  
Statement Date: April 29, 2024  
Charges Due: May 20, 2024

## Meter Read

**Service Period:** Mar 23, 2024 - Apr 23, 2024

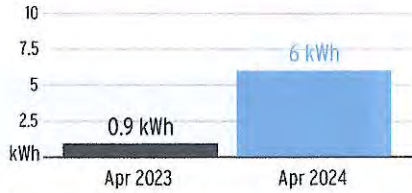
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809854	04/23/2024	1,103	923	180 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	180 kWh @ \$0.08192/kWh	\$14.75
	Fuel Charge	180 kWh @ \$0.03843/kWh	\$6.92
	Storm Protection Charge	180 kWh @ \$0.00775/kWh	\$1.40
	Clean Energy Transition Mechanism	180 kWh @ \$0.00427/kWh	\$0.77
	Storm Surcharge	180 kWh @ \$0.00225/kWh	\$0.41
	Florida Gross Receipt Tax		\$1.24
	<b>Electric Service Cost</b>		<b>\$49.49</b>
	Franchise Fee		\$3.24
	Municipal Public Service Tax		\$4.69
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$57.42</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$57.42**

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- Phone**  
Toll Free: **866-689-6469**

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7-1-1

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**Energy-Saving Programs:**  
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HILLTOP POINT COMMUNITY DEVELOPMENT  
DISTRICT  
38427 GARRON PL  
DADE CITY, FL 33525

Statement Date: April 29, 2024

Amount Due: \$2,381.43

**Due Date:** May 20, 2024  
**Account #:** 221009022809

Past Due – Pay Immediately

## Account Summary

Current Service Period: March 23, 2024 - April 23, 2024

Previous Amount Due	\$3,459.42
Payment(s) Received Since Last Statement	-\$2,157.04

<b>Past Due – Pay Immediately</b>	<b>\$1,302.38</b>
<b>Current Month's Charges – Pay by May 20, 2024</b>	<b>\$1,079.05</b>

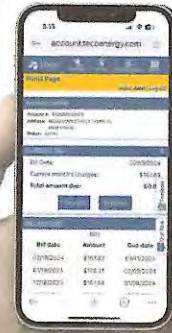
<b>Amount Due</b>	<b>\$2,381.43</b>
-------------------	-------------------

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



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Account #: 221009022809

Due Date: May 20, 2024

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Amount Due: \$2,381.43

Payment Amount: \$ \_\_\_\_\_

608174379326

**Past Due – \$1,302.38****Current – \$1,079.05**

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  
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00000078-0000827-Page 9 of 26





**Service For:**  
38427 GARRON PL  
DADE CITY, FL 33525

Account #: 221009022809  
Statement Date: April 29, 2024  
Charges Due: May 20, 2024

**Service Period:** Mar 23, 2024 - Apr 23, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	336 kWh @ \$0.03406/kWh	\$11.44
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03806/kWh	\$12.79
Storm Protection Charge	336 kWh @ \$0.03877/kWh	\$13.03
Clean Energy Transition Mechanism	336 kWh @ \$0.00036/kWh	\$0.12
Storm Surcharge	336 kWh @ \$0.00074/kWh	\$0.25
Florida Gross Receipt Tax		\$0.96
Franchise Fee		\$60.64
Municipal Public Service Tax		\$3.03
State Tax		\$70.00

#### Lighting Charges

**\$1,059.51**



### Other Fees and Charges

Lighting Late Payment Fee	\$19.54
<b>Total Other Fees and Charges</b>	<b>\$19.54</b>

**Total Current Month's Charges**

**\$1,079.05**

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### 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.



Erin McCormick | Law, PA

Erin McCormick, Esq.

**Hilltop Point CDD**

Ms. Teresa Farlow

2005 Pan Am Circle Suite 300

Tampa, FL 33607

Email: [districtinvoices@inframark.com](mailto:districtinvoices@inframark.com); [teresa.farlow@inframark.com](mailto:teresa.farlow@inframark.com)

Invoice Date	Invoice Number
05/20/2024	10746
Terms	Service Through
	05/20/2024

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
03/22/2024	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	1.30	\$ 526.50
04/19/2024	Erin R McCormick	Review of proposed Agenda; Emails to and from Aysha Torres and Tatiana Pagan regarding Agenda for April 26, 2024 Board meeting	0.20	\$ 81.00
04/26/2024	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	1.30	\$ 526.50
05/17/2024	Erin R McCormick	Review of proposed Rules and Regulations for Hilltop Point Amenities; telephone conference with Bryan Radcliff regarding above; email to Bryan Radcliff and Tatiana Pagan regarding above; email to Aysha Torres regarding distribution of Agenda;	1.20	\$ 486.00

**In Reference To: General Representation (Expenses)**

<b>Date</b>	<b>By</b>	<b>Expenses</b>	<b>Amount</b>
03/22/2024	Erin R McCormick	Mileage and tolls to and from Board meeting	\$ 22.40
04/26/2024	Erin R McCormick	Mileage and tolls to and from Board meeting	\$ 22.40

<b>Total Hours</b>	4.00 hrs
<b>Total Work</b>	\$ 1,620.00
<b>Total Expenses</b>	\$ 44.80
<b>Total Invoice Amount</b>	<b>\$ 1,664.80</b>
<b>Previous Balance</b>	<b>\$ 2,794.50</b>
4/18/2024 Payment - Check Split Payment	(\$2,794.50)
<b>Balance (Amount Due)</b>	<b>\$ 1,664.80</b>

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 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 May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL						TOTAL
	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM	
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	DEBT	
		FUND	FUND	PROJECT	PROJECT	ACCOUNT	
				FUND	FUND	GROUP FUND	
<b>ASSETS</b>							
Cash - Operating Account	\$	12,139	\$ -	\$ -	\$ -	\$ -	\$ 12,139
Cash in Transit		-	63,290	8,441	-	-	71,731
Due From Developer		13,498	-	-	-	-	13,498
Due From Other Funds		18,856	-	-	99,525	253,949	372,330
Investments:							
Acquisition & Construction Account		-	-	4,584	31,204	-	35,788
Capitalized Interest Account		-	-	24	-	-	24
Interest Account		-	7	-	-	-	7
Prepayment Account		-	4,458	-	-	-	4,458
Reserve Fund		-	168,019	346,536	-	-	514,555
Revenue Fund		-	36,413	-	-	-	36,413
Amount To Be Provided		-	-	-	-	8,375,000	8,375,000
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>44,493</b>	<b>\$ 272,187</b>	<b>\$ 355,001</b>	<b>\$ 104,109</b>	<b>\$ 285,153</b>	<b>\$ 8,375,000 \$ 9,435,943</b>
<b>LIABILITIES</b>							
Accounts Payable	\$	1,200	\$ -	\$ -	\$ -	\$ -	\$ 1,200
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		-	109,941	262,389	-	-	372,330
<b>TOTAL LIABILITIES</b>		<b>15,288</b>	<b>109,941</b>	<b>262,389</b>	<b>-</b>	<b>8,375,000</b>	<b>8,762,618</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service		-	162,246	92,612	-	-	254,858
Capital Projects		-	-	-	104,109	285,153	389,262
Unassigned:		29,205	-	-	-	-	29,205
<b>TOTAL FUND BALANCES</b>		<b>29,205</b>	<b>162,246</b>	<b>92,612</b>	<b>104,109</b>	<b>285,153</b>	<b>- 673,325</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$</b>	<b>44,493</b>	<b>\$ 272,187</b>	<b>\$ 355,001</b>	<b>\$ 104,109</b>	<b>\$ 285,153</b>	<b>\$ 8,375,000 \$ 9,435,943</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ -	\$ 13,681	\$ 13,681	0.00%
Special Assmnts- CDD Collected	390,335	32,934	(357,401)	8.44%
Developer Contribution	-	79,272	79,272	0.00%
<b>TOTAL REVENUES</b>	<b>390,335</b>	<b>125,887</b>	<b>(264,448)</b>	<b>32.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	3,600	3,600	50.00%
ProfServ-Dissemination Agent	1,250	2,917	(1,667)	233.36%
ProfServ-Recording Secretary	1,600	600	1,000	37.50%
District Counsel	9,500	17,366	(7,866)	182.80%
District Engineer	5,400	-	5,400	0.00%
Administrative Services	4,000	2,625	1,375	65.63%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	14,583	7,417	66.29%
Accounting Services	9,500	5,250	4,250	55.26%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	291	209	58.20%
Rentals & Leases	500	350	150	70.00%
Public Officials Insurance	2,500	2,340	160	93.60%
Legal Advertising	2,500	382	2,118	15.28%
Bank Fees	200	71	129	35.50%
Financial & Revenue Collections	1,000	300	700	30.00%
Misc-Ad Valorem Taxes	-	4,780	(4,780)	0.00%
Website Administration	1,600	700	900	43.75%
Information Technology	500	350	150	70.00%
Miscellaneous Expenses	250	131	119	52.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	(522)	697	-298.29%
<b>Total Administration</b>	<b>76,075</b>	<b>57,614</b>	<b>18,461</b>	<b>75.73%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	673	827	44.87%
Electricity - Streetlights	42,257	20,423	21,834	48.33%
<b>Total Electric Utility Services</b>	<b>43,757</b>	<b>21,096</b>	<b>22,661</b>	<b>48.21%</b>



**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>Stormwater Control</u></b>				
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%
<b>Total Stormwater Control</b>	<b>27,500</b>	<b>1,181</b>	<b>26,319</b>	<b>4.29%</b>
<b><u>Other Physical Environment</u></b>				
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	26,889	123,111	17.93%
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%
<b>Total Other Physical Environment</b>	<b>208,200</b>	<b>29,749</b>	<b>178,451</b>	<b>14.29%</b>
<b><u>Parks and Recreations</u></b>				
Field Services	4,500	-	4,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
<b>Total Parks and Recreations</b>	<b>6,000</b>	<b>-</b>	<b>6,000</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	28,803	-	28,803	0.00%
<b>Total Contingency</b>	<b>28,803</b>	<b>-</b>	<b>28,803</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>390,335</b>	<b>109,640</b>	<b>280,695</b>	<b>28.09%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,247	16,247	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>12,958</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 29,205</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 10,535	\$ 10,535	0.00%
Special Assmnts- Tax Collector	331,868	209,570	(122,298)	63.15%
Special Assmnts- CDD Collected	-	133,943	133,943	0.00%
<b>TOTAL REVENUES</b>	<b>331,868</b>	<b>354,048</b>	<b>22,180</b>	<b>106.68%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	130,000	(55,000)	173.33%
Interest Expense	256,868	258,593	(1,725)	100.67%
<b>Total Debt Service</b>	<b>331,868</b>	<b>388,593</b>	<b>(56,725)</b>	<b>117.09%</b>
<b>TOTAL EXPENDITURES</b>	<b>331,868</b>	<b>388,593</b>	<b>(56,725)</b>	<b>117.09%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(34,545)	(34,545)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>196,791</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 162,246</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8,236	\$ 8,236	0.00%
Special Assmnts- Tax Collector	227,161	244,093	16,932	107.45%
Special Assmnts- CDD Collected	-	116,100	116,100	0.00%
<b>TOTAL REVENUES</b>	<b>227,161</b>	<b>368,429</b>	<b>141,268</b>	<b>162.19%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	45,000	-	45,000	0.00%
Interest Expense	182,161	228,230	(46,069)	125.29%
<b>Total Debt Service</b>	<b>227,161</b>	<b>228,230</b>	<b>(1,069)</b>	<b>100.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>227,161</b>	<b>228,230</b>	<b>(1,069)</b>	<b>100.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	140,199	140,199	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(47,587)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 92,612</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 158	\$ 158	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>158</b>	<b>158</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	158	158	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>103,951</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 104,109</u></b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26,162	\$ 26,162	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26,162</b>	<b>26,162</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,378,087	(1,378,087)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,378,087</b>	<b>(1,378,087)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,378,087</b>	<b>(1,378,087)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,351,925)	(1,351,925)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,637,078</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 285,153</b>		

# Bank Account Statement

Hilltop Point CDD

Tuesday, June 4, 2024  
Page 1

Bank Account Statement: Bank Account No.: 4088, Statement No.: 05-24

Currency Code

<b>Statement Date</b>	05/31/24	<b>Statement Balance</b>	12,139.36
<b>Balance Last Statement</b>	21,018.81	<b>Outstanding Bank Transactions</b>	0.00
<b>Statement Ending Balance</b>	12,139.36	<b>Subtotal</b>	12,139.36
		<b>Outstanding Checks</b>	0.00
<b>G/L Balance at 05/31/24</b>	12,139.36	<b>Bank Account Balance</b>	12,139.36

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
<b>Statement No. 05-24</b>							
04/30/24	Bank Account Ledger Entry	1159	Check for Vendor V00004		1	-150.00	-150.00
04/30/24	Bank Account Ledger Entry	1160	Check for Vendor V00015		1	-3,222.22	-3,222.22
05/06/24	Bank Account Ledger Entry	BD00006	Deposit No. BD00006		1	1,326.90	1,326.90
05/07/24	Bank Account Ledger Entry	DD402	Payment of Invoice 000390		1	-214.13	-214.13
05/07/24	Bank Account Ledger Entry	DD403	Payment of Invoice 000407		1	-1,191.41	-1,191.41
05/07/24	Bank Account Ledger Entry	DD404	Payment of Invoice 000408		1	-1,198.72	-1,198.72
05/07/24	Bank Account Ledger Entry	DD405	Payment of Invoice 000409		1	-1,198.72	-1,198.72
05/10/24	Bank Account Ledger Entry	1161	Check for Vendor V00010		1	-200.00	-200.00
05/10/24	Bank Account Ledger Entry	1162	Check for Vendor V00011		1	-200.00	-200.00
05/10/24	Bank Account Ledger Entry	1163	Check for Vendor V00014		1	-3,825.00	-3,825.00
05/10/24	Bank Account Ledger Entry	1164	Check for Vendor V00015		1	-76.99	-76.99
05/10/24	Bank Account Ledger Entry	1165	Check for Vendor V00020		1	-200.00	-200.00
05/10/24	Bank Account Ledger Entry	1166	Check for Vendor V00025		1	-2,430.25	-2,430.25
05/20/24	Bank Account Ledger Entry	BD00007	Deposit No. BD00007		1	1,326.90	1,326.90
05/29/24	Bank Account Ledger Entry	BD00008	Deposit No. BD00008		1	2,574.19	2,574.19
<b>Total</b>						<b>-8,879.45</b>	<b>-8,879.45</b>

# HILLTOP POINT INSPECTION REPORT. 6/10/24, 9:10 PM

Hilltop Point CDD.

Monday, June 10, 2024

Prepared For Board of supervisors.

32 Issue Identified

Gary Schwartz





### **Mcdonald.**

Assigned To LMP.

The retaining wall looks good.



### **Pindos Drive.**

Assigned To LMP.

Heading South on the street looks good.



### **Pindos Drive.**

Assigned To LMP.

The fence line is free of weeds.



### **Palomino Drive.**

Assigned To LMP.

The utility station looks good.



### Palomino pond.

Assigned To LMP.

The pond looks good.



### North Perimeter Fence-line.

Assigned To LMP.

Treat the weeds on the fence-line.





**Pindos Drive.**

Assigned To District manager.  
The fence needs to be pressure cleaned.



**Pindos Drive.**

Assigned To District manager.  
The mailboxes are clean and look good.



### Barrel Drive.

Assigned To LMP.

Pick up and remove the dead fallen tree branches.



### Barrel Drive.

Assigned To LMP.

Burn and treat the weeds.



### **Barrel Drive.**

Assigned To LMP.

The Bahia turf conditions will improve with the summer rains.



### **South Perimeter fence-line.**

Assigned To LMP.

Trim the overgrowth on the top of the fence.





### **SW Perimeter fence-line.**

Assigned To LMP.

Trim the overgrowth on the top of the fence.



### **Hilltop Farms Drive pond.**

Assigned To District manager.

The pond looks good.





### **Hilltop Farms Drive pond.**

Assigned To District manager.

The pond looks good.



### **Gannon Place.**

Assigned To District manager.

The mailboxes are clean and look good.



**Gannon Place.**

Assigned To District manager.

The amenity center is clean and looks good.



**Gannon Place.**

Assigned To District manager.

The pool is clear and blue, and the pavers are clean and look good.



### **Hilltop Farms Drive.**

Assigned To District manager.

The entrance to the community is clean and looks good.



### **Hilltop Farms Drive.**

Assigned To District manager.

The East side plants, trees, and turf are healthy and look good.





### Hilltop Farms Drive.

Assigned To District manager.

The East & West sides of the entrance façade is clean and looks good.



### Hilltop Farms Drive.

Assigned To District manager.

The plants and trees in the median are healthy and look good.



### **Hilltop Farms Drive.**

Assigned To District manager.

The West side plants, trees, and turf are healthy and look good.



### **Clinton Avenue.**

Assigned To District manager.

The plants and trees heading East on the perimeter fence-line are healthy and look good.



### Clinton Avenue.

Assigned To District manager.

The plants and trees heading West on the perimeter fence-line are healthy and look good.



### Hilltop Farms Drive pond.

Assigned To LMP.

The pond looks good.

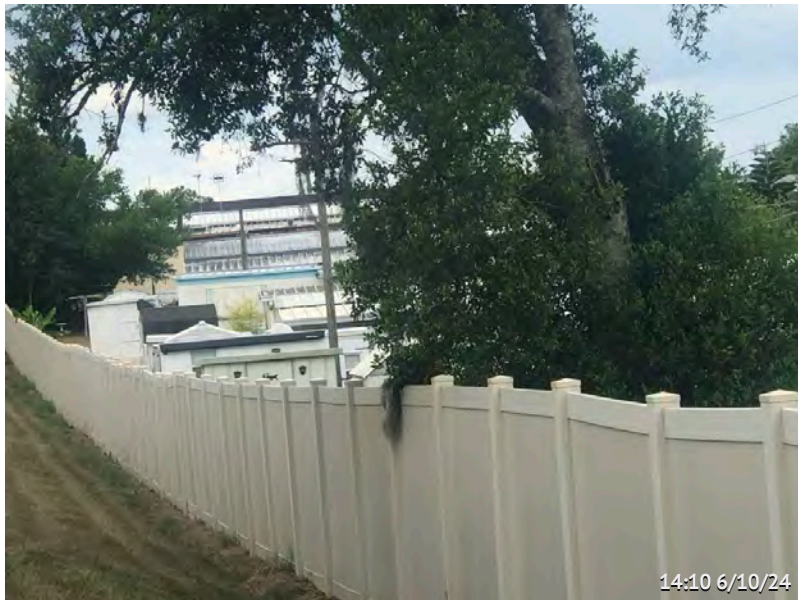




### East Perimeter fence-line.

Assigned To LMP.

Weeds on the fence-line.



### West Perimeter fence-line.

Assigned To LMP.

Trim the overgrowth on the top of the fence.



14:11 6/10/24

### **West of Stirup.**

Assigned To LMP.

The Bahia turf fertility conditions will improve with the summer rains.



14:12 6/10/24

### **Hilltop Farms Drive.**

Assigned To LMP.

The utility station looks good.



### East Perimeter fence-line.

Assigned To LMP

Remove and treat the weeds on the fence line.



### NE Perimeter fence-line.

Assigned To LMP.

Send an estimate to remove the fallen tree branch.