

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & 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
Aaron Spinks, 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

Public Hearing & Regular Meeting Agenda

Wednesday, August 28, 2024 at 10:15 A.M.

[Click here to join the meeting](#)

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

The Public Hearing & Regular Meeting of the Hilltop Point Community Development District will be held on **Wednesday August 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.

THE PUBLIC HEARING MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING A FEE FOR REPLACEMENT AMENITY CARD/FOBS**
 - A. Open Public Hearing to Adopt a fee for Replacement Amenity Card/Fob
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-14; Adopting a fee for Replacement Amenity Card/Fob
 - E. Close Public Hearing on Adopting a fee for Replacement Amenity Card/Fob
5. **PUBLIC HEARING ON ADOPTING A NON-RESIDENT RATE FEE FOR ALL DISTRICT AMENITIES**
 - A. Open Public Hearing on to Adopt a Non-Resident Rate Fee for Use of All District Amenities
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-15; Adopting a Non-Resident Rate Fee for Use of All District Amenities
 - E. Close Public Hearing on Adopting a Non-Resident Rate Fee for Use of All District Amenities
6. **RETURN TO REGULAR MEETING**
7. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2024-16; Redesignating Officers
 - B. Consideration of Resolution 2024-17; FY 2025 Goals & Objectives
 - i. HB7013 – Special Districts Performance Measures & Standards Memo
 - C. Approval of Fiscal Year 2024/2025 Developer Funding Agreement
 - D. Discussion of Field Services and District Management Field Visits
8. **CONSENT AGENDA**
 - A. Approval of Minutes of the July 28, 2024 Public Hearing & Regular meeting
 - B. Consideration of Operation and Maintenance Expenditures July 2024
 - C. Acceptance of the Financials and Approval of the Check Register for July 2024
9. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Field Inspections Report
 - C. District Engineer
 - i. Resolution 2024-18; Adopting Supplemental Engineers Report Reflecting Reduction of 3 Single Family Units (Lots 67, 68, and 69 for Stormwater Facilities)
10. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
11. **ADJOURNMENT**

RESOLUTION 2024-14

A RESOLUTION OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FEE FOR REPLACEMENT AMENITY CARD/FOB; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AND 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 the City of Dade City, Pasco County, Florida.

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges, and fees to govern the administration of the District, and to defray costs for the operation and maintenance of the District’s Amenity Facilities; and

WHEREAS, the Board of Supervisors of the District finds that the imposition of a fee for replacement amenity cards/fobs in in the best interests of the District; and

WHEREAS, the District desires to adopt a fee for replacement amenity cards/fobs, in accordance with Chapter 190, *Florida Statutes*; and

WHEREAS, the District has published the Notice of Public Hearing to Consider Fee for Replacement Amenity Facilities Access Card/Fob on August 18, 2024, and the District has complied with all applicable Florida law concerning the setting of a fee for replacement amenity facility access cards/fobs.

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

Section 1. Recitals.

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

Section 2. Adoption of fee for replacement access badges.

The District hereby adopts the Fee for Replacement Access Badges, attached hereto as Exhibit “A.”

Section 3. Severability.

If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. Effective date.

The effective date of this Resolution is this 28th day of August, 2024.

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Name: Tatiana Pagan, Chair, Board of Supervisors

Attest:

Bryan Radcliff, Secretary

EXHIBIT “A”

Fee for Replacement Amenity Facilities Access Card/Fob

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 2024-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A RULE SETTING FORTH A SCHEDULE OF NON-RESIDENT USER RATE FEES FOR THE USE OF ALL DISTRICT AMENITY FACILITIES; PROVIDING A SEVERABILITY CLAUSE; AND 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 Hillsborough County, Florida.

WHEREAS, Chapters 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs for the operation and maintenance of the District’s Amenity Facilities; and

WHEREAS, the Board finds that the imposition of fees for non-residents to use the District Amenity Facilities and related services is necessary to provide for the expenses associated with the operations and maintenance of the Amenity Facilities, and is in the best interests of the District; and

WHEREAS, the Board finds that the Schedule of Fees outlined in **Exhibit “A”** is just and equitable, and is based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the Amenity Facilities furnished; and

WHEREAS, the District has published the Notice of Public Hearing to Consider Annual Rate Fee for Non-Resident Use of the District’s Amenity Facilities on August 18, 2025, 2024, and the District has complied with all applicable Florida law concerning the setting of an annual rate fee for the use of the District’s Amenity Facilities.

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. Rule Adopting a Schedule of Non-Resident User Rate Fees for the Use of All District Amenity Facilities.

The Schedule of Fees and other provisions set forth in **Exhibit “A,”** incorporated herein, are just and equitable and are based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the Amenity Facilities furnished. The Schedule of Non-Resident User Rate Fees for the Use of All District Amenity Facilities is adopted for the purpose of providing revenues to operate and maintain the Amenity Facilities, and is hereby approved and confirmed.

Section 3. Severability.

If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

Section 4. Effective Date.

 This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of August, 2024.

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Tatiana Pagan, Chair

Attest:

Bryan Radcliff, Secretary

Exhibit “A”

**Hilltop Point Community Development District Schedule of Non-Resident User
Rate Fees for the Use of All District Amenity Facilities**

Adopted: August 28, 2024

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

**SCHEDULE OF NON-RESIDENT
USER RATE FEES FOR THE USE
OF ALL DISTRICT AMENITY
FACILITIES
ADOPTED: August 28, 2024**

TABLE OF CONTENTS

DEFINITIONS	3
ANNUAL USER RATE FEE STRUCTURE	4
RULE AND FEE SCHEDULE ADOPTION PROCESS.....	6

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.

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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 August 28, 2024.

Attest:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Assistant
Secretary

RESOLUTION 2024-16
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>Leah Popelka</u>	Assistant 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 28TH DAY OF AUGUST 2024.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

RESOLUTION 2024-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 28, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Hilltop Point Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Hilltop Point Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Hilltop Point Community Development District

Hilltop Point Community Development District
Fiscal Year 2024/2025 Developer Funding Agreement

This Agreement is made and entered into this ____ day of August, 2024 by and between:

Hilltop Point Community Development District, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "District"), and

M/I Homes of Tampa, LLC, a Florida limited liability company and a landowner in the District (hereinafter "Developer").

Recitals:

WHEREAS, the District was established by an ordinance of the City Commission of the City of Dade City, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including a stormwater management system, roadways, landscaping, recreational facilities and other infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of the real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2024-2025, which year commences on October 1, 2024, and concludes on September 30, 2025; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as Exhibit "A"; and

WHEREAS, the District has or will be levying non-ad valorem special assessments on all land within the District that will benefit from the activities, operations and services set forth in Exhibit "A"; and

WHEREAS, in lieu of initially certifying for collection special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit "A" so long as payment

is timely provided; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit "A" to the property owned by the Developer within the District (the "Property"); and

WHEREAS, the District desires to secure the funding of the Budget through the imposition of a continuing lien against the Property and otherwise as provided herein and in any resolutions of the District pertaining to the imposition of a lien for special assessments.

NOW, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2024-2025 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

2. The District has found that the activities, operations and services set out in Exhibit "A" provide a special and peculiar benefit to the Property, which benefit is allocated as provided in the Assessment Roll on file with the District's Office, and incorporated herein by reference. The Developer agrees that the activities, operations and services set forth in Exhibit "A" provide a special and peculiar benefit to the Property equal to or in excess of the costs set out in Exhibit "A", as allocated in the Assessment Roll on file with the District's Office. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, or in any resolution of the District regarding the imposition and collection of special assessments, the District, in its sole discretion, and upon failure of the Developer to make payment as provided for in this Agreement, may choose to certify for collection amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection on a future years tax roll and collected by the Hillsborough County Tax Collector, collected pursuant to a foreclosure action, or, at the District's discretion, collected in any other method authorized by law.

3. In the event the District is required to certify non-ad valorem special assessments for collection as a result of the Developer's failure to provide the funds as required under this Agreement, the amount of funds received by the District from Developer under this Agreement shall be credited pro-rata to all lands subject to special assessments in the manner provided in the District's assessment methodology of operation and maintenance.

4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2024 and ending September 30, 2025. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

5. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

6. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law and each party has full power and authority to comply with the terms and provisions of this instrument.

7. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer, and in the manner described in paragraph 2 above.

9. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

12. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

13. This Agreement shall be effective after execution by both parties. The enforcement provisions of this Agreement shall survive its termination until all payments due under this Agreement are paid in full.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Hilltop Point Community Development District

ATTEST:

By: _____
Name: Tatiana Pagan, as Chair, Board of Supervisors

Hilltop Point CDD Secretary/Asst. Secretary

WITNESSES:

M/I Homes of Tampa, LLC, a Florida limited liability company

Name: _____

Name: _____

By: _____
Name: _____
As: _____

Exhibit A: Fiscal Year 2024-2025 Budget
Assessment Roll – On File with the District’s Office, and incorporated herein by reference

Exhibit "A"
Fiscal Year 2024-2025 Budget

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

The Public Hearing and regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Friday, July 26, 2024, and called to order at 10:29 am at SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Aaron Spinks	Vice Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Betty Valenti	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Arturo Gandarillo	LMP

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearing

Mr. Radcliff requested the Board recess to public hearing.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2025 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was opened. 5-0

B. Staff Presentations

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2024-09, Adopting Final Fiscal Year 2025 Budget

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Resolution 2024-09, Adopting Final Fiscal Year 2025 Budget, was adopted. 5-0

E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was closed. 5-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Public Hearing on Levying O&M Assessments, was opened. 5-0

B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2024-10, Levying O&M Assessments

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2024-10, Levying O&M Assessments, was adopted. 5-0

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Public Hearing on Levying O&M Assessments, was closed. 5-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Radcliff requested the Board return to regular meeting.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-11, Setting Fiscal Year 2025 Meeting Schedule

The following are the scheduled dates:

- | | | |
|----------------------|------------|--------------------------|
| • August 7, 2024 | 10:15 a.m. | Continued Public Hearing |
| • August 23, 2024 | 10:15 a.m. | |
| • September 18, 2024 | 10:15 a.m. | * |
| • October 30, 2024 | 10:15 a.m. | |
| • November 20, 2024 | 10:15 a.m. | * |

- 89 • December 18, 2024 10:15 a.m. *
- 90 • January 29, 2025 10:15 a.m.
- 91 • February 26, 2025 10:15 a.m.
- 92 • March 26, 2025 10:15 a.m.
- 93 • April 30, 2025 10:15 a.m.
- 94 • May 28, 2025 10:15 a.m.
- 95 • June 25, 2025 10:15 a.m.
- 96 • July 30, 2025 10:15 a.m.
- 97 • August 20, 2025 10:15 a.m.
- 98 • September 18, 2025 10:15 a.m.

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Resolution 2024-11, Setting Fiscal Year 2025 Meeting Schedule was adopted changing September 25, 2024 to September 18, 2024, November 27, 2024 to November 20, 2024 and December 25, 2024 to December 18, 2024, as detailed above. 5-0

B. Ratification of Approval of Agreement with Red wire for Amenity Monitoring

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Approval of Agreement with Red Wire for Amenity Monitoring, was ratified. 5-0

C. Consideration of Resolution 2024-12, Rescinding Resolution 2024-06; Setting a Public Hearing to Adopt a fee for Replacement Amenity Card/Fob & for Replacement Amenity Facilities Card

On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor, Resolution 2024-12, Rescinding Resolution 2024-06, Setting a Public Hearing to Adopt a fee for Replacement Amenity Card/Fob and for Replacement Amenity Facilities Card for August 28, 2024 at 10:00 am, was approved. 5-0

D. Consideration of Resolution 2024-13, Rescinding Resolution 2024-07; Setting a Public Hearing to Adopt a Non-Resident Rate Fee for Use of All District Amenities

On MOTION by Mr. Spinks seconded by Mr. Pagan, with all in favor, Resolution 2024-13, Rescinding Resolution 2024-07, Setting a Public Hearing to Adopt a Non-Resident Rate Fee for Use of All District Amenities for August 28, 2024 at 10:00 am, was approved. 5-0

EIGHTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the June 28, 2024 Regular Meeting****B. Acceptance of the Financials and Approval of the Check Register for June 2024**

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

NINTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Manager****i. Field Inspection Report**

The Field Inspection Report was presented, a copy of which was included in the agenda
package.

C. District Engineer**i. Supplemental Engineers Report Reflecting Reduction of 3 Single Family Units**

(Lots 67, 68, and 69 for Stormwater Facilities).

- This item was tabled.

TENTH ORDER OF BUSINESS**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor,
the meeting was adjourned at 10:49 am, 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	7/15/2024	15286	\$650.00	\$650.00	POOL CLEANING JUL 24
INFRAMARK LLC	6/3/2024	126192	\$750.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	6/3/2024	126192	\$375.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	6/3/2024	126192	\$2,083.33		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	6/3/2024	126192	\$50.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	6/3/2024	126192	\$100.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	6/3/2024	126192	\$416.67		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	6/3/2024	126192	\$50.00	\$3,825.00	MANAGEMENT FEE JUN 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	7/1/2024	184931	\$2,430.25	\$2,430.25	LANDSCAPE
LANDSCAPE MAINTENANCE PROFESSIONALS INC	7/23/2024	185822	\$630.31	\$630.31	GROUND MAINT: ADDENDUM ONE, JUL 24
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/1/2024	185823	\$2,521.25	\$2,521.25	GROUND MAINT JULY 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/1/2024	185651	\$2,430.25	\$2,430.25	GROUND MAINT AUG 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	7/25/2024	185826	\$568.75	\$568.75	GROUND MAINT ADDENDUM TWO AC
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/1/2024	185827	\$2,275.00	\$2,275.00	GROUND MAINT - ADDENDUM TWO AC, 25/07/24
Monthly Contract Subtotal			\$15,330.81	\$15,330.81	
Variable Contract					
BETTY VALENTI	6/28/2024	BV 062824	\$200.00	\$200.00	SUPERVISOR FEE
JOHN C. BLAKLEY	6/28/2024	JB 062824	\$200.00	\$200.00	SUPERVISOR FEE
JOHN C. BLAKLEY	7/26/2024	JB 072624	\$200.00	\$200.00	SUPERVISOR FEE
LEE R. THOMPSON	6/28/2024	LT 062824	\$200.00	\$200.00	SUPERVISOR FEE
LEE R. THOMPSON	7/26/2024	LT 072624	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
TAMPA ELECTRIC	5/29/2024	7680 052924 ACH	\$72.61	\$72.61	ELECTRIC
TAMPA ELECTRIC	5/29/2024	7698 052924 ACH	\$54.47	\$54.47	ELECTRIC
TAMPA ELECTRIC	5/29/2024	2809 052924 ACH	\$2,365.26	\$2,365.26	ELECTRIC
TAMPA ELECTRIC	5/29/2024	1015 052924 ACH	\$1,867.51	\$1,867.51	ELECTRIC
Utilities Subtotal			\$4,359.85	\$4,359.85	
Regular Services					
ERIN MCCORMICK LAW PA	6/18/2024	10755	\$1,682.90	\$1,682.90	PROFESSIONAL SERVICES
MIKE FASANO TAX COLLECTOR	6/14/2024	061424-	\$63.08	\$63.08	POSTAGE ASSESSMENT

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
MIKE FASANO TAX COLLECTOR	6/14/2024	061424	\$63.08	\$63.08	POSTAGE ASSESSMENT
STANTEC CONSULTING SERVICES, INC.	5/29/2024	2238752	\$675.50	\$675.50	GENERAL COUNSULTING
Regular Services Subtotal			\$2,484.56	\$2,484.56	
Additional Services					
FIELDS CONSULTING GROUP, LLC	7/21/2024	3361	\$100.00	\$100.00	SIGNAGE
INFRAMARK LLC	7/19/2024	071924-OINT	\$456.78	\$456.78	FENCE PRESSURE WASH
ROYCE BRAVO SECURITY & ACCESS CONTROL LLC	5/15/2024	70591	\$1,103.50	\$1,103.50	DAMAGED FENCE
Additional Services Subtotal			\$1,660.28	\$1,660.28	
TOTAL			\$24,835.50	\$24,835.50	

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL						TOTAL
	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM	
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND	
ASSETS							
Cash - Operating Account	\$ 7,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,837
Cash in Transit	-	5,240	8,441	-	-	-	13,681
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	18,857	-	-	99,525	254,465	-	372,847
Investments:							
Acquisition & Construction Account	-	-	-	4,624	30,570	-	35,194
Capitalized Interest Account	-	-	24	-	-	-	24
Interest Account	-	7	-	-	-	-	7
Prepayment Account	-	6,317	-	-	-	-	6,317
Reserve Fund	-	166,159	349,574	-	-	-	515,733
Revenue Fund	-	96,403	-	-	-	-	96,403
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	40,192	\$ 274,126	\$ 358,039	\$ 104,149	\$ 285,035	\$ 8,375,000	\$ 9,436,541
LIABILITIES							
Accounts Payable	\$ 26,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,510
Accrued Expenses	10,814	-	-	-	-	-	10,814
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	262,906	-	-	-	372,847
TOTAL LIABILITIES	50,822	109,941	262,906	-	-	8,375,000	8,798,669
FUND BALANCES							
Restricted for:							
Debt Service	-	164,185	95,133	-	-	-	259,318
Capital Projects	-	-	-	104,149	285,035	-	389,184
Unassigned:	(10,630)	-	-	-	-	-	(10,630)
TOTAL FUND BALANCES	(10,630)	164,185	95,133	104,149	285,035	-	637,872
TOTAL LIABILITIES & FUND BALANCES	\$ 40,192	\$ 274,126	\$ 358,039	\$ 104,149	\$ 285,035	\$ 8,375,000	\$ 9,436,541

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 13	\$ 13	0.00%
Special Assmnts- Tax Collector	-	13,681	13,681	0.00%
Special Assmnts- CDD Collected	390,335	35,508	(354,827)	9.10%
Developer Contribution	-	79,272	79,272	0.00%
TOTAL REVENUES	390,335	128,474	(261,861)	32.91%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	5,000	2,200	69.44%
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	26,528	(17,028)	279.24%
District Engineer	5,400	-	5,400	0.00%
Administrative Services	4,000	3,750	250	93.75%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	20,832	1,168	94.69%
Accounting Services	9,500	7,500	2,000	78.95%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	291	209	58.20%
Rentals & Leases	500	500	-	100.00%
Public Officials Insurance	2,500	2,340	160	93.60%
Legal Advertising	2,500	501	1,999	20.04%
Bank Fees	200	71	129	35.50%
Financial & Revenue Collections	1,000	363	637	36.30%
Misc-Ad Valorem Taxes	-	4,780	(4,780)	0.00%
Website Administration	1,600	1,000	600	62.50%
Information Technology	500	500	-	100.00%
Miscellaneous Expenses	250	131	119	52.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	(522)	697	-298.29%
Total Administration	76,075	78,582	(2,507)	103.30%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	3,369	(1,869)	224.60%
Electricity - Streetlights	42,257	24,656	17,601	58.35%
Total Electric Utility Services	43,757	28,025	15,732	64.05%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	1,181	3,819	23.62%
Aquatic Maintenance	15,000	-	15,000	0.00%
Aquatic Plant Replacement	7,500	-	7,500	0.00%
Total Stormwater Control	27,500	1,181	26,319	4.29%
<u>Other Physical Environment</u>				
Electricity - Utility Ops	-	32	(32)	0.00%
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	40,175	109,825	26.78%
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	1,207	13,793	8.05%
Total Other Physical Environment	208,200	44,274	163,926	21.27%
<u>Parks and Recreations</u>				
Field Services	4,500	-	4,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Total Parks and Recreations	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	28,803	-	28,803	0.00%
Total Contingency	28,803	-	28,803	0.00%
TOTAL EXPENDITURES	390,335	152,062	238,273	38.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(23,588)	(23,588)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,958		
FUND BALANCE, ENDING		\$ (10,630)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,474	\$ 12,474	0.00%
Special Assmnts- Tax Collector	331,868	209,570	(122,298)	63.15%
Special Assmnts- CDD Collected	-	133,943	133,943	0.00%
TOTAL REVENUES	331,868	355,987	24,119	107.27%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	130,000	(55,000)	173.33%
Interest Expense	256,868	258,593	(1,725)	100.67%
Total Debt Service	331,868	388,593	(56,725)	117.09%
TOTAL EXPENDITURES	331,868	388,593	(56,725)	117.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(32,606)	(32,606)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		196,791		
FUND BALANCE, ENDING		\$ 164,185		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
Series 2022-2 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,757	\$ 10,757	0.00%
Special Assmnts- Tax Collector	227,161	244,093	16,932	107.45%
Special Assmnts- CDD Collected	-	116,100	116,100	0.00%
TOTAL REVENUES	227,161	370,950	143,789	163.30%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	45,000	-	45,000	0.00%
Interest Expense	182,161	228,230	(46,069)	125.29%
Total Debt Service	227,161	228,230	(1,069)	100.47%
TOTAL EXPENDITURES	227,161	228,230	(1,069)	100.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	142,720	142,720	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,587)		
FUND BALANCE, ENDING		\$ 95,133		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 198	\$ 198	0.00%
TOTAL REVENUES	-	198	198	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	198	198	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		103,951		
FUND BALANCE, ENDING		<u>\$ 104,149</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2024
Series 2022-2 Capital Project Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 26,976	\$ 26,976	0.00%
TOTAL REVENUES	-	26,976	26,976	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,379,019	(1,379,019)	0.00%
Total Construction In Progress	-	1,379,019	(1,379,019)	0.00%
TOTAL EXPENDITURES	-	1,379,019	(1,379,019)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,352,043)	(1,352,043)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,637,078		
FUND BALANCE, ENDING		\$ 285,035		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 07-24
Statement Date 07/31/2024

GL Balance (LCY)	7,836.57
GL Balance	7,836.57
Positive Adjustments	0.00
Subtotal	7,836.57
Negative Adjustments	0.00
Ending G/L Balance	7,836.57

Statement Balance	7,836.57
Outstanding Deposits	0.00
Subtotal	7,836.57
Outstanding Checks	0.00
Ending Balance	7,836.57

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
07/09/2024		JE000390	Bank intrest	12.75	12.75	0.00
Total Deposits				12.75	12.75	0.00
Checks						
07/25/2024	Payment	DD410	Payment of Invoice 000517	-52.12	-52.12	0.00
07/25/2024	Payment	DD411	Payment of Invoice 000518	-31.73	-31.73	0.00
07/25/2024	Payment	DD412	Payment of Invoice 000519	-1,890.98	-1,890.98	0.00
07/25/2024	Payment	DD413	Payment of Invoice 000520	-554.76	-554.76	0.00
Total Checks				-2,529.59	-2,529.59	0.00

Outstanding Deposits

Total Outstanding Deposits

HILLTOP POINT INSPECTION REPORT.

8/14/24, 6:28 PM

Hilltop Point CDD.

Wednesday, August 14, 2024

Prepared For Board of supervisors.

47 Issue Identified

Gary Schwartz





McDonald.

Assigned To LMP.

Spray the weeds.



McDonald.

Assigned To LMP.

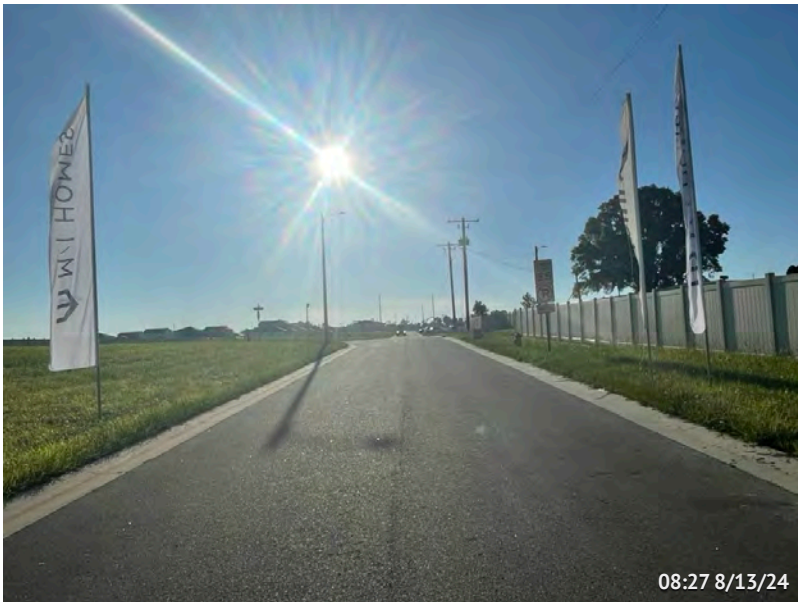
Spray the weeds.



Pindos Drive.

Assigned To LMP.

There are no weeds on the fence-line.



Pindos Drive.

Assigned To LMP.

The community entrance is clean and looks good.



Pindos Drive.

Assigned To LMP.

I was informed that turf was not mowed due to the weather conditions. Inframark was not advised of the missed service. Any missed service must be rescheduled the same week of the missed service.



Pindos Drive.

Assigned To District manager.

The mailboxes are clean and look good.



Barrel Drive.

Assigned To LMP.

The fallen tree branches were not removed.



Barrel Drive.

Assigned To LMP.

Cut down and remove the dead tree.
This issue was submitted on a previous inspection report.



Barrel Drive.

Assigned To LMP.

Trim the dead frond off the fence.



Barrel Drive.

Assigned To LMP.

Cut down & remove the dead tree.



Barrel Drive.

Assigned To LMP.

Trim the overgrowth off the top of the fence.



Barrel Drive.

Assigned To LMP.

Remove the fallen tree branches.



08:40 8/13/24

Hilltop Farms Drive.

Assigned To District manager.

The pond looks good.



08:41 8/13/24

Hilltop Farms Drive.

Assigned To District manager.

The pond looks good.



Hilltop Farms Drive.

Assigned To LMP.

The turf fertility conditions are good.



Garron Place.

Assigned To District manager.

The mailboxes are clean and look good.



Garron Place.

Assigned To District manager.

The amenity center is clean and looks good.



Garron Place.

Assigned To District manager.

The mailbox build is in progress.



Garron Place.

Assigned To District manager.

The pool pavers are clean and look good



Garron Place.

Assigned To Blue Life.

The pool is clear and blue.



Hilltop Farms Drive.

Assigned To LMP.

The community entrance is clean and looks good. The median plants are healthy and look good.



Hilltop Farms Drive.

Assigned To LMP.

The East & West sides of the entrance façade is clean and looks good. Make sure the plants are trimmed so the entrance facade community name is fully visible.



Hilltop Farms Drive.

Assigned To LMP.

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



Clinton Ave.

Assigned To LMP.

Treat the weeds.



Clinton Ave.

Assigned To LMP.

Heading East on the frontage looks good overall.



Clinton Ave.

Assigned To LMP.

Remove the vines, or any invasive plant material growing through the plant material.



Clinton Ave.

Assigned To LMP.

The mulch bed needs a hard edge line.



Clinton Ave.

Assigned To LMP.

Trim any low hanging branches to the contracted height.



Hilltop Farms Drive

Assigned To LMP.

Please evaluate the hardwood tree and report your findings back to Inframark.



Clinton Ave.

Assigned To LMP

The mulch bed needs a hard edge line.



Clinton Ave.

Assigned To LMP.

Trim all low hanging branches.



Clinton Ave.

Assigned To LMP.

Begin trimming the Jasmine plants to a uniform height.



Clinton Ave.

Assigned To District manager
Heading West on Clinton.



Clinton Ave.

Assigned To LMP.
Heading West on the frontage looks
good overall.



Hilltop Farms Drive.

Assigned To LMP.

There should be no plant material growing over the curbing. Begin trimming the Jasmine plants to a uniform height.



Hilltop Farms Drive.

Assigned To LMP.

The median plants and trees are healthy and look good.



Palomino Drive.

Assigned To LMP.

The utility station is well-maintained.



Hilltop Farms Drive pond.

Assigned To LMP.

The pond looks good.



North perimeter fence.

Assigned To LMP.

Remove the fallen tree branch on the fence. The fence will be repaired once the branch is removed.



North perimeter fence.

Assigned To LMP.

Storm damage.



North Perimeter fence.

Assigned To LMP.

Trim the hanging tree branches to the contracted height. This issue was on a previous inspection report.



Stirup pond.

Assigned To District manager.

The pond invasive plant material will need to be scheduled for treatment.



Stirup Drive.

Assigned To LMP.

Treat the weeds.



Stirup Drive.

Assigned To LMP.

Trim the overgrowth on the top of the West fence.



Hilltop Farms Drive.

Assigned To LMP.

The utility station is well-maintained.



Farrier pond.

Assigned To LMP.

The pond looks good.



Farrier Drive.

Assigned To District manager.

The fence needs to be scheduled for repair.

RESOLUTION 18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE SUPPLEMENTAL REPORT OF THE DISTRICT ENGINEER, DATED JULY 22, 2024 WHICH REPORT SUPPLEMENTS THE DISTRICT'S MASTER REPORT OF THE DISTRICT ENGINEER, DATED APRIL 22, 2022; REFLECTING A REDUCTION IN THE PROJECTED NUMBER OF SINGLE FAMILY LOTS FOR THE PROJECT; RE-CONFIRMING LANDS UPON WHICH 418 SINGLE FAMILY LOTS ARE BEING CONSTRUCTED; PROVIDING A BASIS FOR THE EXERCISE BY THE DISTRICT OF ITS POWER TO LEVY OF MAINTENANCE SPECIAL ASSESSMENTS TO PROVIDE FOR THE OPERATION AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES, IN ACCORDANCE WITH SECTION 190.021(3), *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; PROVIDING AND EFFECTIVE DATE.

WHEREAS, the Board of Supervisors ("**Board**") of Hilltop Point Community Development District (the "**District**") previously adopted the District's *Master Report of the District Engineer*, dated April 22, 2022 (the "**Master Report**"), incorporated herein by reference; and

WHEREAS, the Master Report contemplated the construction of 421 lots for residential single-family units within the District; and

WHEREAS, subsequent to approval of the Master Report, a portion of the property within the District, platted as Lots 67, 68 and 69 of Hilltop Point Replat, as recorded in Plat Book 88, Pages 99 through 106, inclusive, of the Public Records of Pasco County (the "**Lots**"), was needed to accommodate additional stormwater facilities required for the development of the Property; and

WHEREAS, the property owner and developer, M/I Homes of Tampa, LLC (the "**Developer**"), paid the required "true-up" for the Lots, in accordance with the First Supplemental Assessment Methodology Report Series 2022-1 Bonds and Series 2022-2 Bonds, dated May 26, 2022 (the "**Methodology Report**"), which payment is reflected in the "Hilltop Point Community Development District True-Up Payment Memorandum – Lots 67-69," dated January 14, 2024, and attached hereto as Exhibit "A"; and

WHEREAS, the District Engineer has prepared the "Supplemental Report of District Engineer," dated July 22, 2024, attached hereto as Exhibit "B" (the "**Supplemental Engineer's Report**"), to address the reduction in the planned number of lots for single-family homes within the District from 421 single-family lots to 418 single-family lots.

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

Section 1. Incorporation of Recitals. The recitals set forth above are true and correct and by this reference are incorporated as a material part of this Resolution.

Section 2. Approval of Supplemental Engineer's Report. The Supplemental Engineer's Report, attached hereto as Exhibit "B" is approved by the Board of the District.

Section 3. Determination of Operation and Maintenance Special Assessments. Operation and maintenance special assessments ("**O&M Assessments**") are annually determined and levied by the Board of Supervisors of the District, in accordance with Section 190.021(3), *Florida Statutes*, and other applicable law. The amount of O&M Assessments assessed and levied by the Board is apportioned between the benefitted lands in proportion to the benefits received, and based upon the Master Report, as supplemented by the Supplemental Engineer's Report.

Section 4. Severability. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

Section 5. Effective Date. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 28th day of August, 2024.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chairperson

Exhibit A: "Hilltop Point Community Development District True-Up Payment Memorandum
– Lots 67-69," January 14, 2024

Exhibit B: "Supplemental Report of the District Engineer," dated July 22, 2024

Exhibit “A”

Hilltop Point Community Development District True-Up Payment Memorandum – Lots 67- 69

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

TRUE-UP PAYMENT MEMORANDUM – LOTS 67-69

JANUARY 14, 2024

OVERVIEW

This report is intended to summarize the actions taken between M/I Homes of Tampa, LLC (the “Developer”) and the Hilltop Community Development District (the “District”) as it pertains to three (3) lots formerly contemplated within the master development plan. The District’s Series 2022 Bonds are separated into two development areas, namely Assessment Area One as encumbered by the Series 2022-1 Bonds and Assessment Area Two as encumbered by the Series 2022-2 Bonds. Lot composition and financial implications are detailed below. The three lots subject to this report are Lots 67, 68, and 69 contained within Assessment Area One and detailed with additional information in attached *Exhibit A*.

Series 2022-1 Bonds:

PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL
Single Family 54'	1.000	249.00	100.00%	249	5,010,000	357,487	20,120.00

Series 2022-2 Bonds:

PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL
Single Family 54'	1.000	172.00	100.00%	172	3,365,000	247,021	19,564.00

DISTRICT OVERVIEW

The District area encompasses 114.91 +/- acres, more or less, and is located entirely within Pasco County, Florida, within Section 2 and 11, Township 25 South, and Range 21 East. The primary developer of the Assessable Property is M/I Homes of Tampa, LLC, who has created the overall development plan as outlined and supported by the District Engineer. The development plan for the District contemplates two phases consisting of 421 single-family residential units.

ASSESSMENT METHODOLOGY REPORT & TRUE-UP PROVISIONS

The District issued its Series 2022 Bonds on May 26, 2022, which were subject to the First Supplemental Assessment Methodology Report Series 2022-1 Bonds and Series 2022-2 Bonds, dated May 26, 2022 (the “Methodology Report”). The Methodology Report outlined the allocation of assessments to

each of the assessable units within the development. Additionally, true-up provisions are outlined within Section X of the Methodology Report. In the event the Developer's ultimate plan of development results in reduced density in the aggregate, the Developer is financially obligated to provide financial compensation in an amount necessary to bring assessments back in parity with the par value of bonds outstanding.

M/I HOMES REQUEST FOR ESTOPPEL AND BOND PREPAYMENT

In August 2023, the Developer declared their intent to convey Lots 67, 68, and 69 to the District and made a formal request for a CDD estoppel. At this time, the District supplied the estoppel to the Developer, and payment was received in August 2023 for the full amount of principal and interest outstanding on the subject parcels. Lien releases were subsequently provided to the Developer evidencing satisfaction of all outstanding liens.

SERIES 2022-1 BONDS – FINANCIAL IMPLICATIONS

Upon receipt of payment, the District deposited principal amounts to the prepayment account within the trust estate managed by US Bank. Amounts on deposit will be used to redeem a commensurate amount of bonds in \$5,000 denominations at the semi-annual bond call. This amount will reduce the outstanding par value of bonds such that future assessments levied on unpaid parcels will be sufficient to service the new par value of bonds.

This transaction will not require a modified assessment allocation methodology, as the methodology remains consistent with the terms outlined within the Methodology Report. Additionally, the full true-up payment was collected from the Developer, enabling the District to satisfy its future debt service obligations.

It should be noted that the three-unit density reduction will result in fewer units to allocate Operations & Maintenance assessments across, which will create an increase in assessments on remaining assessable units if a comparable annual budget is adopted in the ensuing fiscal year.

EXHIBIT A

02-25-21-0040-00000-0670

02-25-21-0040-00000-0680

02-25-21-0040-00000-0690

HILLTOP POINT REPLAT PB 88 PG 099 LOT 67

HILLTOP POINT REPLAT PB 88 PG 099 LOT 68

HILLTOP POINT REPLAT PB 88 PG 099 LOT 69

Exhibit “B”

Supplemental Report of the District Engineer, dated July 22, 2024

**Hilltop Point Community
Development District**

Supplemental Report
of the District Engineer



Prepared for:
Board of Supervisors
Hilltop Point Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

July 22, 2024



1.0 INTRODUCTION

The Hilltop Point Community Development District ("the District") encompasses 114.91 acres, more or less (M.O.L.), all of which is located in the City of Dade City, Pasco County, Florida. The District encompasses 61.01 acres, M.O.L. included within the original District boundaries (the "Phase 1 Parcel"), which is located within Section 2, Township 25 South, Range 21 East, and 53.90 acres, M.O.L. which was added to the District (the "Phase 2 Parcel") which is located within Section 11, Township 25 South, Range 21 East. All of the District property is located east of US Highway 98 and north of Clinton Avenue.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was originally established by City of Dade City Ordinance No. 2021-25 effective on January 11, 2022. The Expansion Parcel was added to the District pursuant to City of Dade City Ordinance No. 2022-12, effective April 12, 2022. A Master Report of the District Engineer, dated April 22, 2022, was prepared for the purpose of providing a description and estimated costs of the public improvements and community facilities being planned within the District (the "Capital Improvement Program" or "CIP"). A portion of these public infrastructure improvements may be funded by the Developer. The Developer has agreed to finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District.

The property owner and developer, M/I Homes of Tampa, LLC (the "Developer") previously planned to build a total of 421 54' wide single family finished lots within the two Phases of the District, however the total number of lots has now been reduced from 421 lots to 418 lots to accommodate stormwater facilities within Lots 67, 68 and 69. The purpose of this Supplemental Report of the District Engineer is to reflect the total number of lots that the Operation and Maintenance Assessments will now be levied on, as being 418 lots.

See Appendix B for the Phase 1 and 2 Site Plans and Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

3.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted in this Report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements. Appendix D outlines the required permits. At the present time, it is anticipated that all permits necessary to construct the CIP will be obtained in the ordinary course of development.

**Hilltop Point CDD**

Supplemental Report of the District Engineer

July 22, 2024

Page 3 of 3

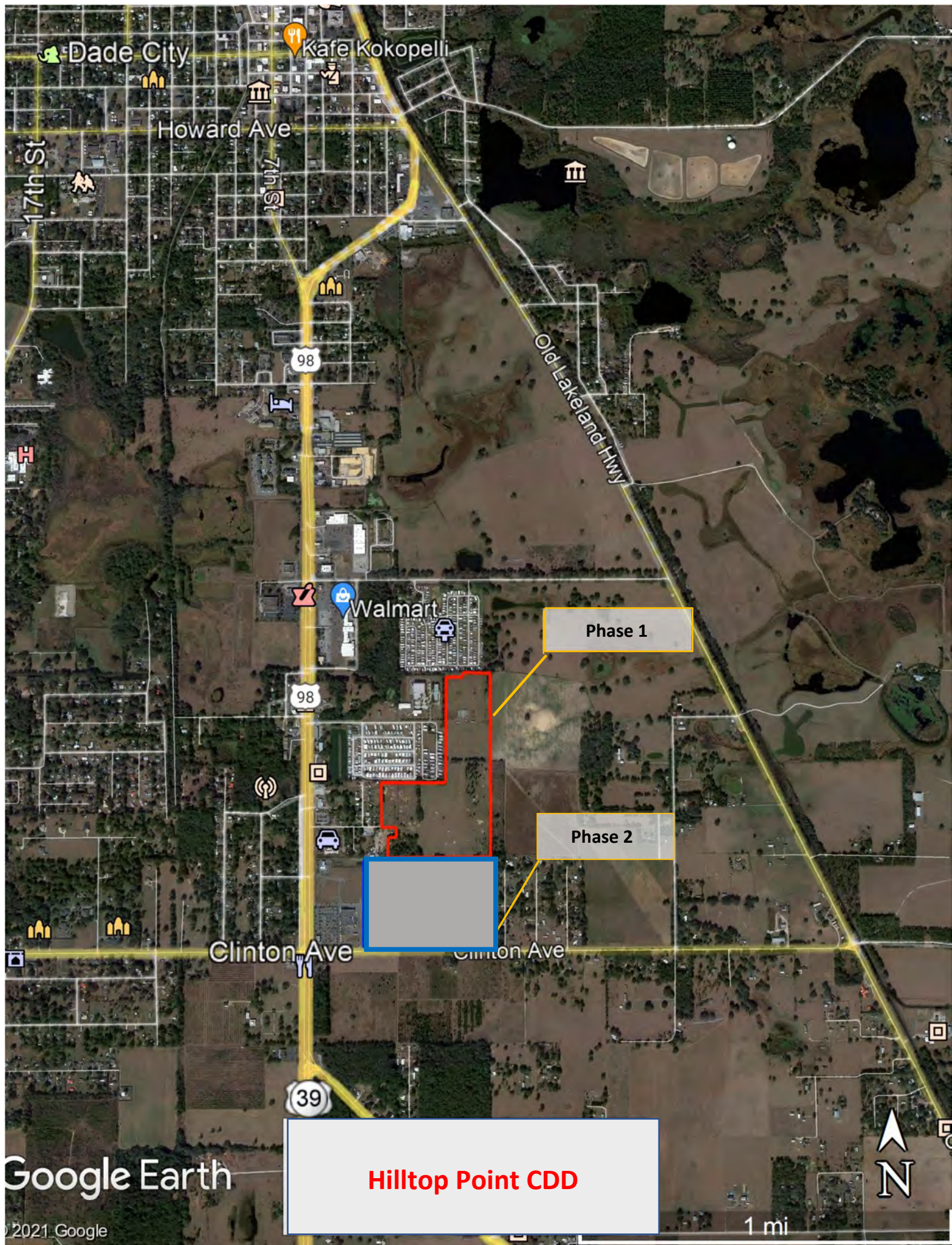
Items of construction cost in this report are based on best available information, including our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size and information provided by the Developer. These estimates may not reflect final engineering design or complete permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, it is our professional opinion that the estimated infrastructure costs provided herein for the development are reasonably expected to adequately fund the construction of the Capital Improvement Program described herein, and contingency costs as included herein are reasonable.

Tonja L. Stewart, P.E.

Florida License No. 47704

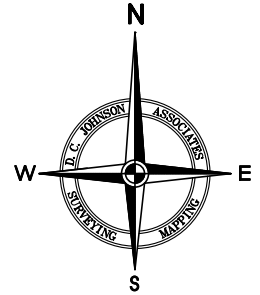


Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



Google Earth

Hilltop Point CDD



DESCRIPTION: (prepared per this sketch)

A parcel of land lying within Section 2, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of the Southwest 1/4 of said Section 2; thence S.00°21'27"W., along the East boundary of the Southwest 1/4 of said Section 2, a distance of 2,650.88 feet to the Southeast corner of the Southwest 1/4 of said Section 2; thence N.89°47'12"W., along the South boundary of the Southwest 1/4 of said Section 2, a distance of 1,036.42 feet to the Southeast corner of those lands described in Official Records Book 5608, Page 0597, Public Records of Pasco County, Florida; thence along the South boundary of said lands N.89°47'12"W., a distance of 388.99 feet to the Southeast corner of those lands described in Official Records Book 7036, Page 1263; thence N.00°23'46"E., along the East boundary of said lands, also being 1,111.0 feet East of and parallel to the East right-of-way line of U.S. 301, for a distance of 310.99 feet to the Southwest corner of lands described in Official Records Book 3933, Page 769; thence along the boundary of said lands the following three (3) courses: 1) S.89°49'58"E., a distance of 100.12 feet; 2) N.00°19'33"E., a distance of 99.92 feet; 3) N.89°46'51"W., a distance of 211.98 feet to the East boundary of those lands described in Official Records Book 6902, Page 1256; thence N.00°25'14"E., along said East boundary, being parallel to the East boundary of SHAMROCK COURT UNIT ONE, according to Plat Book 8, Page 136, a distance of 693.43 feet to the South Boundary of COUNTRY AIRE ESTATES, according to Official Records Book 3676, Page 585; thence S.89°51'51"E., a distance of 499.59 feet; thence S.89°43'50"E., a distance of 373.24 feet to the Southeast corner of those lands described in Official Records Book 1915, Page 1077; thence N.00°21'27"E., along the East boundary of said lands, a distance of 1,494.76 feet to the South boundary of those lands described in Official Records Book 461, Page 167; thence along the boundary of said lands the following two (2) courses: 1) N.89°44'31"E., a distance of 200.49 feet; 2) N.00°23'59"E., a distance of 50.02 feet to the North boundary of the Southwest 1/4 of said Section 2; thence S.89°45'03"E., a distance of 463.02 feet to the POINT OF BEGINNING.

Containing 61.015 acres, more or less.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

Hilltop Estates

PREPARED FOR

M/I Homes of Tampa, LLC.

JOB NO: 2019-244B01.BG00001 | DRAWN BY: CAG

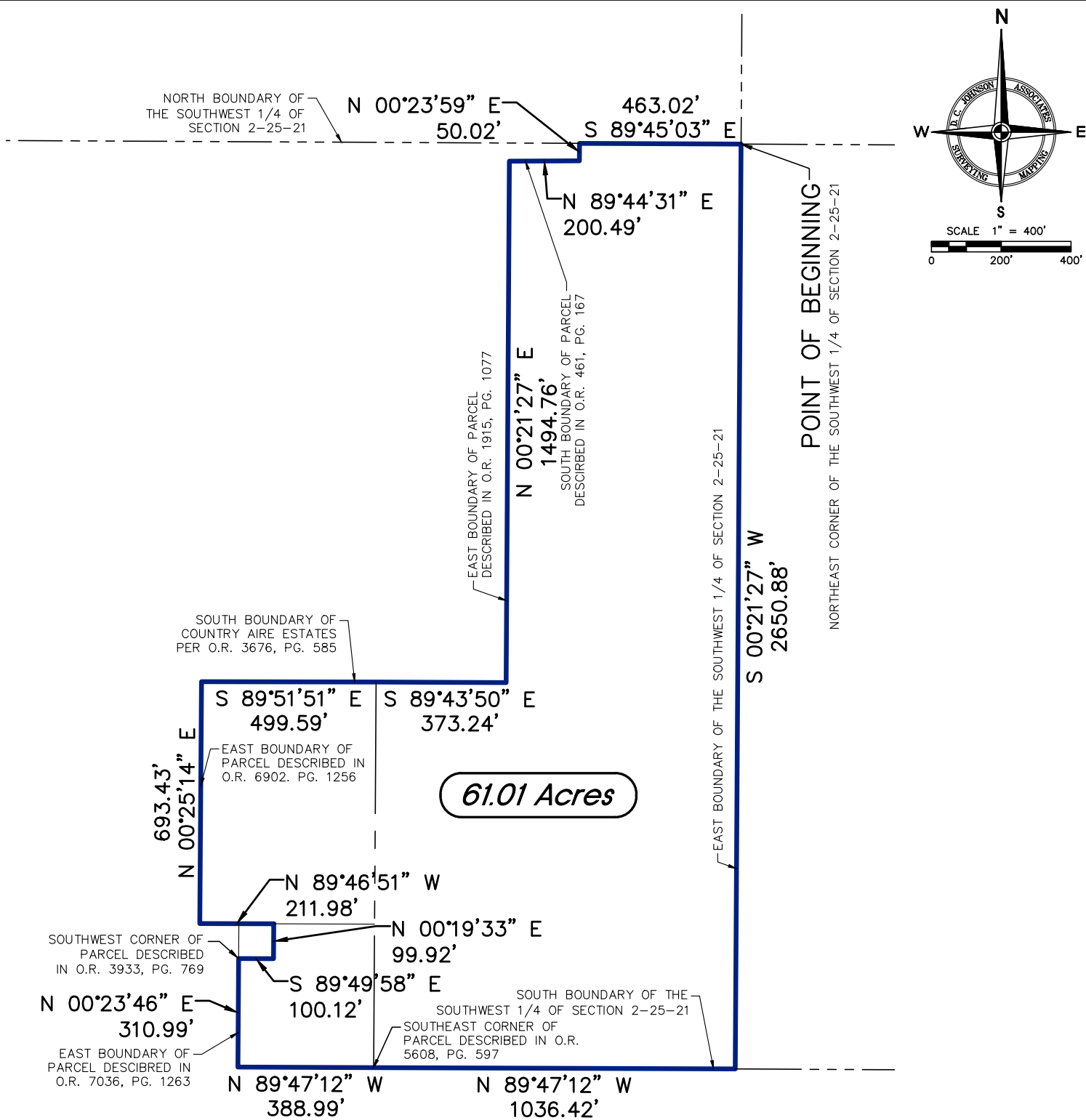
We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 1J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz
Professional Surveyor and Mapper
STATE OF FLORIDA
Professional Surveyor and Mapper
Andrew R. Getz
PLS 65M License Number 7043
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor



SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com



DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

Hilltop Estates

PREPARED FOR

M/I Homes of Tampa, LLC.

JOB NO: 2019-244B01.BG00001 | DRAWN BY: CAG

**SKETCH ONLY
NOT A BOUNDARY SURVEY**

**SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION**

**JOHNSON
ASSOCIATES**

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.djohnson.com

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEING DESCRIBED AS:

PARCELS 1 AND 2

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, THENCE S.0°23'00"W. ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1285.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLINTON AVENUE; THENCE N.89°34'39"W. ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1550.69 FEET TO THE SOUTHEAST CORNER OF TRACT 6, SHOPPES AT DADE CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N.0°20'11"E. ALONG THE EAST LINE OF SAID TRACT 6 A DISTANCE OF 1280.25 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE S.89°47'18"E. ALONG SAID NORTH LINE A DISTANCE OF 1551.74 FEET TO THE POINT OF BEGINNING. BEING ONE AND THE SAME AS PARCEL 1 AND PARCEL 2 AS DESCRIBED IN TITLE DESCRIPTION.

TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

PARCEL 3

TRACT 6, SHOPPES AT DADE CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

PARCEL 4

DRAINAGE RETENTION AREA TRACT 2, SHOPPES AT DADE CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

REVISED DESCRIPTION 02/10/2022 GWS

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Gary W
Smith
Date: 2022.02.10 09:36:49
-05'00'

Gary W Smith



02/010/2022

GARY W. SMITH, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4577
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES.
OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC
SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR
ELECTRONIC COPIES



CERTIFIED TO:
M/I HOMES OF TAMPA, LLC

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd.
Brooksville, FL 34601
Office: 352-796-9423

3703 East Forest Drive
Inverness, FL 34453
352-344-2016

CERTIFICATE OF AUTHORIZATION NO. LB7200

PROJECT NO: 21024

SHEET 1 OF 2

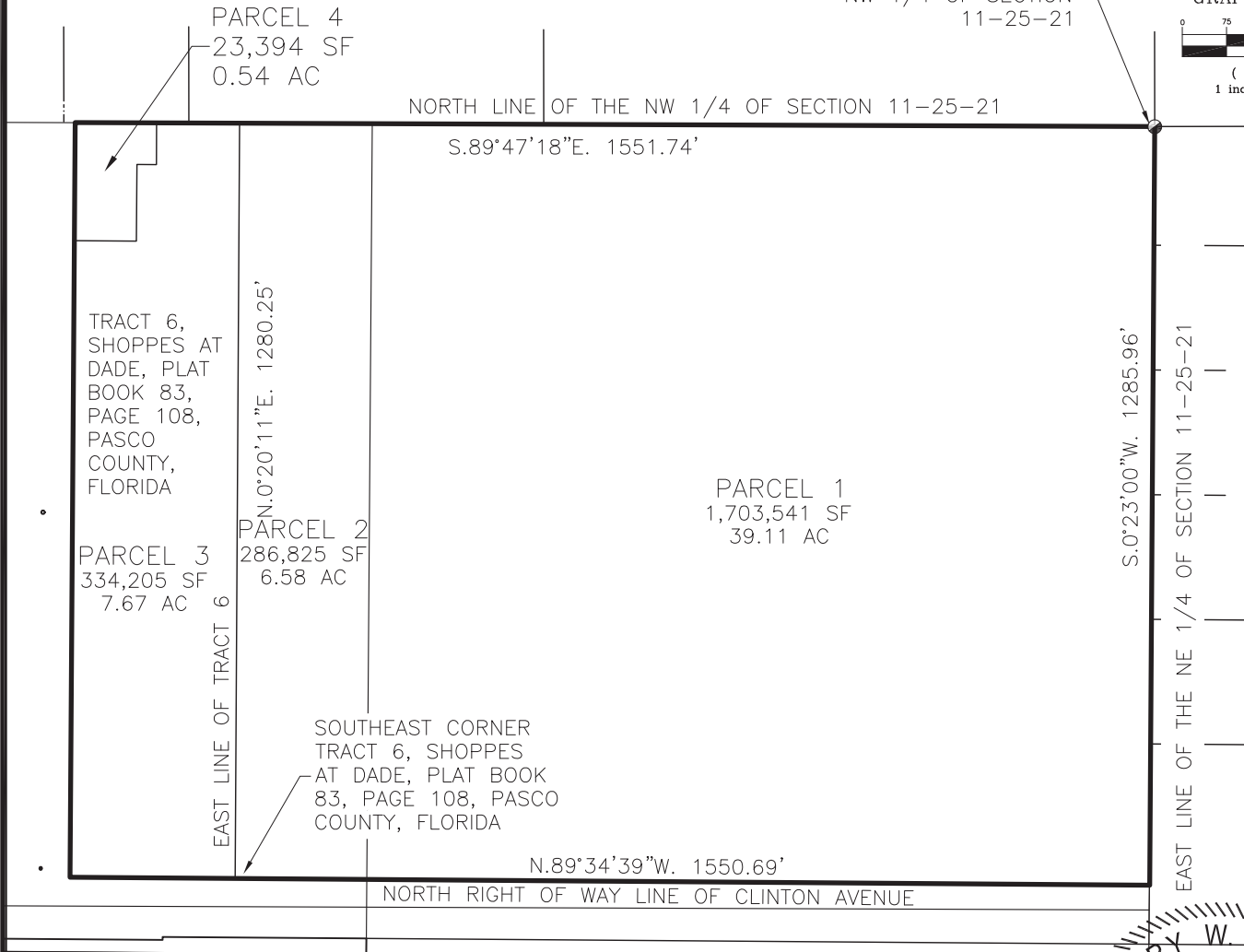
SKETCH OF DESCRIPTION

LEGEND

● = FOUND IRON ROD NO I.D.
NE = NORTHEAST
NW = NORTHWEST

POINT OF BEGINNING
PARCELS 1 AND 2
NE CORNER OF THE
NW 1/4 OF SECTION
11-25-21

GRAPHIC SCALE
0 75 150 300
(IN FEET)
1 inch = 300 ft.



SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF
THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN
CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Gary W
Smith

Digitally signed by Gary
W Smith
Date: 2022.02.10
09:38:05 -05'00'

02/10/2022

GARY W. SMITH, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4577
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
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CERTIFICATE OF AUTHORIZATION NO. LB7200

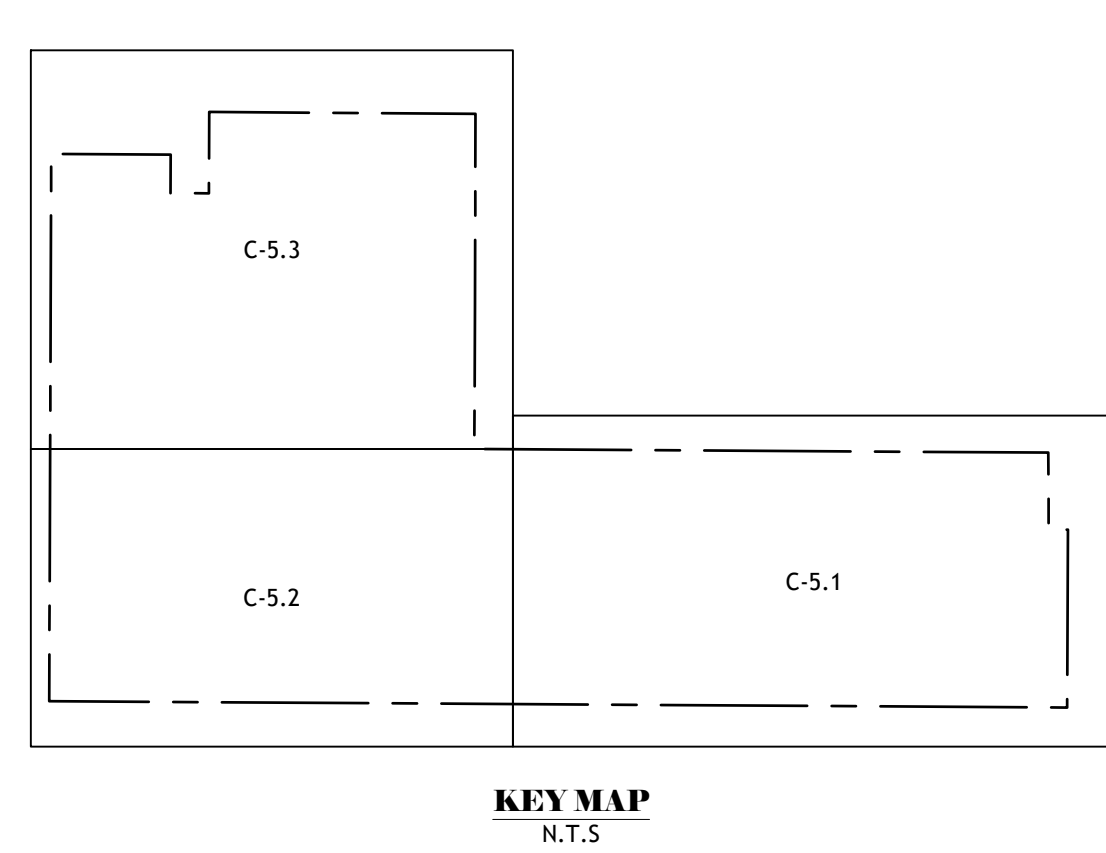
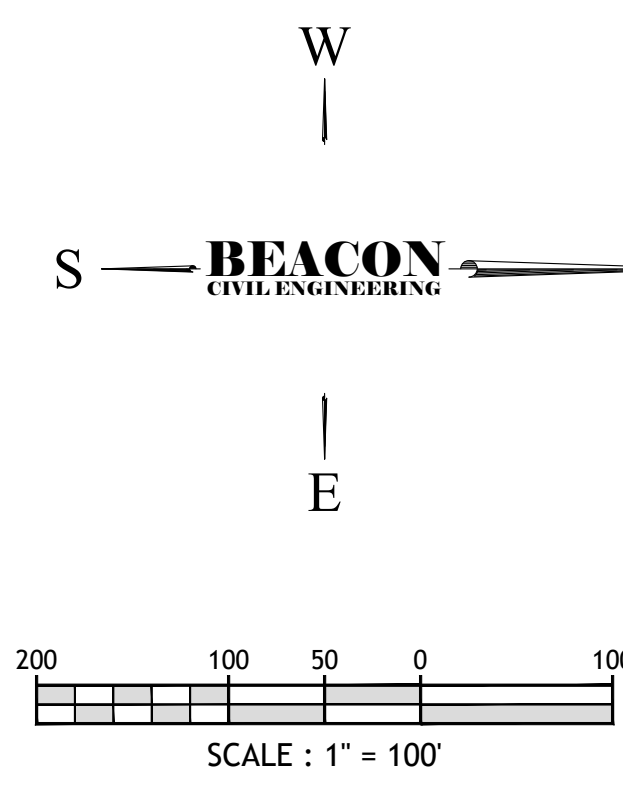
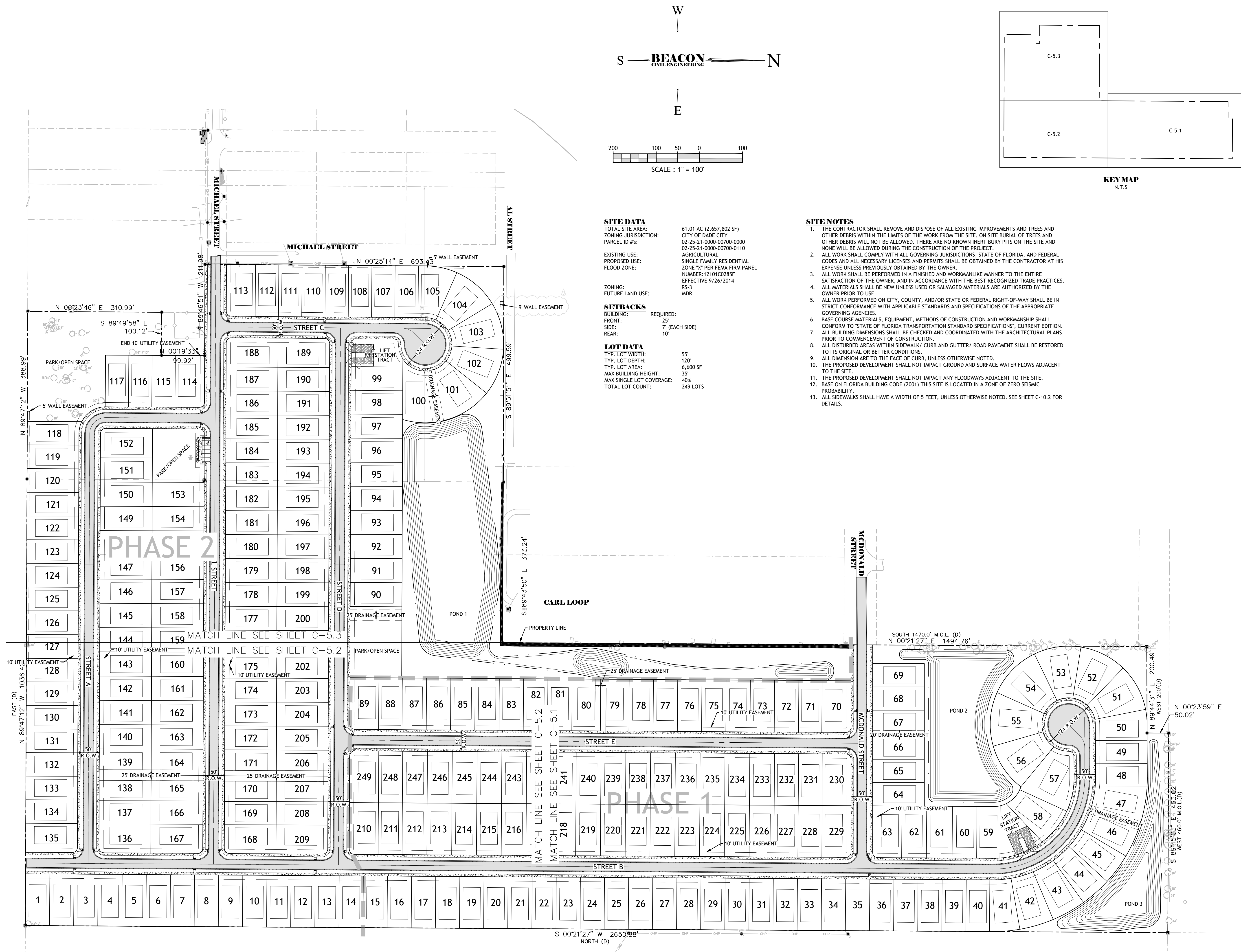
PROJECT NO: 21024

SHEET 2 OF 2



Hilltop Point CDD
Supplemental Report of the District Engineer
July 22, 2024

Appendix B PHASE 1 AND 2 SITE PLANS



SITE DATA
TOTAL SITE AREA: 61.01 AC (2,657,802 SF)
ZONING JURISDICTION: CITY OF DADE CITY
PARCEL ID #S: 02-25-21-0000-00700-0000
02-25-21-0000-00700-0110
EXISTING USE: AGRICULTURAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
FLOOD ZONE: ZONE "X" PER FEMA FIRM PANEL NUMBER: 12101C0285F
EFFECTIVE 9/26/2014

ZONING: RS-3
FUTURE LAND USE: MDR

SETBACKS
BUILDING: REQUIRED: 25'
FRONT: 25'
SIDE: 7' (EACH SIDE)
REAR: 10'

LOT DATA
TYP. LOT WIDTH: 55'
TYP. LOT DEPTH: 120'
TYP. LOT AREA: 6,600 SF
MAX BUILDING HEIGHT: 35'
MAX SINGLE LOT COVERAGE: 40%
TOTAL LOT COUNT: 249 LOTS

- SITE NOTES**
1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN WERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION OF THE PROJECT.
 2. ALL WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
 3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
 7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 8. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
 9. ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 10. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
 11. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
 12. BASE ON FLORIDA BUILDING CODE (2001) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
 13. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED. SEE SHEET C-10.2 FOR DETAILS.

ISSUED FOR CONSTRUCTION

DESIGNED BY:	MACY	DRAWN BY:	MMA	ISSUE DATE:	7/11/20
CHECKED BY:	TC	APPROVED BY:	LB	JOB NO.:	19-084
NO.	BY	DATE	REVISION DESCRIPTION		
1	BS	11/16/20	REVISED GRADING PLAN PER BUILDERS STUDS		
2	EMM	4/25/2021	REVISED WALL EASEMENT		

3 WORKING DAYS BEFORE YOU DIG
CALL SUNSHINE STATE ONE CALL OF FLORIDA
1-800-432-4770
UNDERGROUND UTILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE ENGINEER SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE ENGINEER'S NEGLIGENCE, LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAURIE BURCAW ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

LAURIE S. BURCAW, PE #46064

LAURIE S. BURCAW
LICENSE
No. 46064
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/7/2021

BEACON CIVIL ENGINEERING

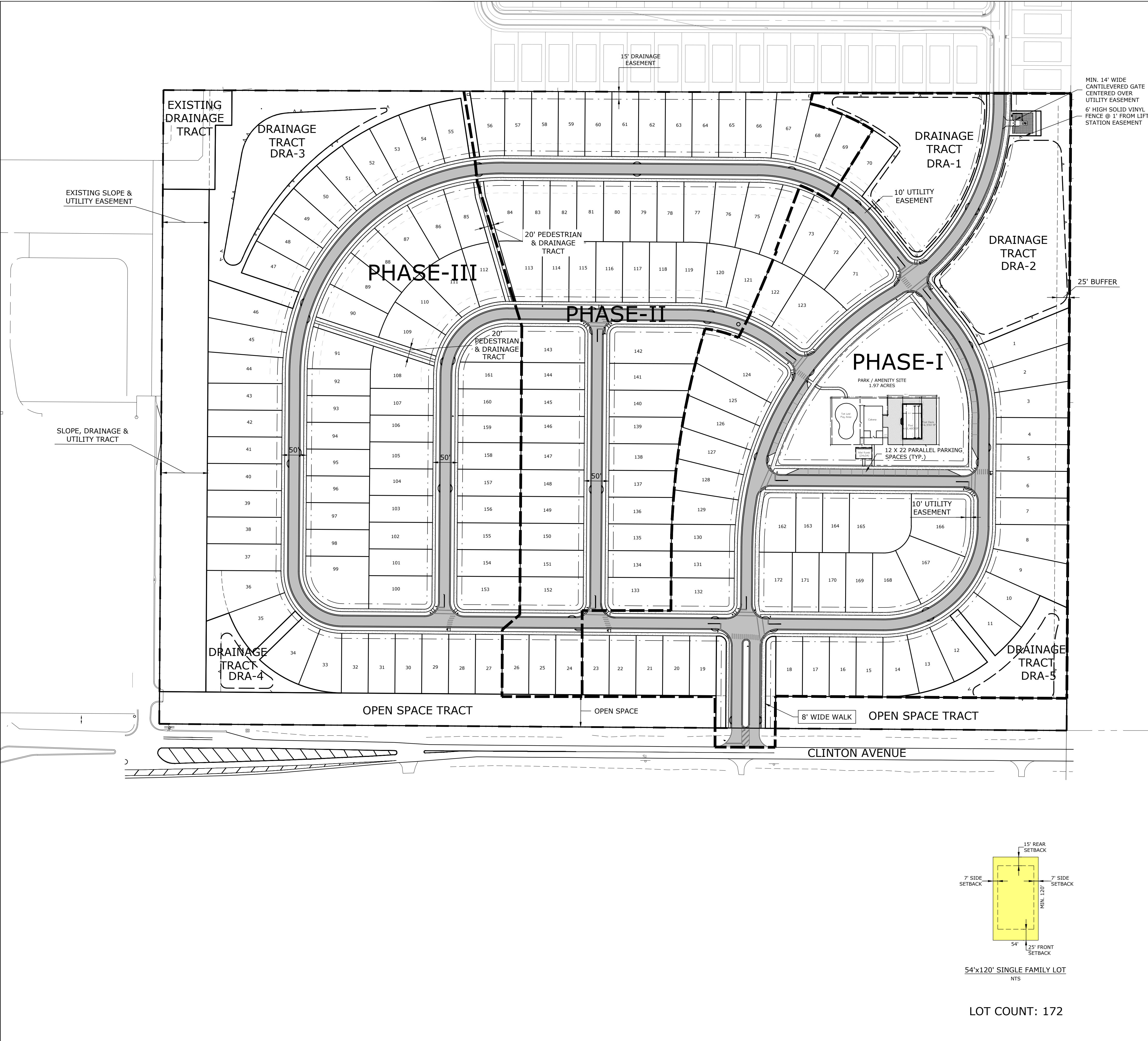
LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

HILLTOP ESTATES

FOR
HILLTOP POINT LLC
38375 CLINTON AVE,
DADE CITY,
FL, 33525

SHEET NAME:
MASTER SITE LAYOUT PLAN

SHEET NUMBER:
C-5.0



LEGEND

- [Solid Grey Box] = ASPHALT PAVEMENT
- [Stippled Box] = CONCRETE

APPLICANT: M/I HOMES OF TAMPA, LLC
ADDRESS: 4343 ANCHOR PLAZA PARKWAY
TAMPA, FL 33634
PHONE: (813) 393-5706
ENGINEER: COASTAL ENGINEERING ASSOC., INC.
ADDRESS: 966 CANDLELIGHT BLVD.
BROOKSVILLE, FL. 34601
PHONE: (352) 796-9423
SURVEYOR: COASTAL ENGINEERING & ASSOCIATES
ADDRESS: 966 CANDLELIGHT BLVD.
BROOKSVILLE, FL. 34601
PHONE: (352) 796-9423
PARCEL KEY: 11-25-21-0050-00600-0000
11-25-21-0000-00800-0000

SECTION/TOWNSHIP/RANGE: S 11 / T 25 SOUTH / R 21 EAST, PASCO COUNTY, FL
PARCEL ADDRESS: TO BE DETERMINED
CURRENT ZONING: RG-2 GENERAL RESIDENTIAL 2
EXISTING USE: VACANT AGRICULTURAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
UNIT TYPE: SINGLE FAMILY HOMES
DENSITY: 3.19
FEMA FLOOD ZONE: THE PROPERTY DESCRIBED HEREON APPEARS TO BE OUTSIDE THE FLOOD PLAIN PER INSURANCE RATE MAP COMMUNITY NUMBER 12101, FIRM INDEX DATED 09/26/2014, MAP NUMBER 12101C, PANEL NUMBER 0285-F.
LOT COUNT: 172
OPEN SPACE: 5.86 ACRES
TOTAL PARCEL OWNERSHIP: ±53.90 ACRES
TOTAL PROJECT AREA = ±53.90 ACRES
UTILITIES
A: WATER AND SEWER: CITY OF DADE CITY
B: ELECTRIC: TAMPA ELECTRIC COMPANY (TECO)
C: TELEPHONE: SPECTRUM
D: CABLE: SPECTRUM
FIRE PROTECTION: PASCO COUNTY
FIRE PREVENTION: CITY OF DADE CITY

FIRE PROTECTION:
FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE-TWO FAMILY DWELLING UNITS IN ACCORDANCE WITH (IAW) BOTH OF THE FOLLOWING: THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 600 FEET; THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 800 FEET. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY THE NFPA GUIDELINES REQUIRED BY PASCO COUNTY.

- A.: ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46.51.
- B.: FIRE HYDRANTS SHALL BE INSTALLED IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- C.: PER THE NATIONAL FIRE PROTECTION ASSOCIATION NFPA-1.16.4.3.1.3 WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- D.: PER NFPA-1, 18.3.4.1; CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- E.: GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

ROADWAY DATA
ROADWAY TYPE: LOCAL STREET, TYPE B
MIN. DESIGN SPEED: 25 MPH
MAX. DESIGN SPEED: 35 MPH
PROPOSED SPEED: 25 MPH
NOTE: ALL ROADWAYS TO BE PRIVATELY OWNED AND MAINTAINED

PARKING DATA
PARKING REQUIRED: 2 SPACES PER UNIT
PARKING PROVIDED: 2 SPACES PER UNIT

PROPOSED NO. OF LOTS: 172
BUILDING SETBACKS:
FRONT - 25'
SIDE - 7'
REAR - 15'

UTILITY PROVIDERS
A: WATER AND SEWER: CITY OF DADE CITY
B: ELECTRIC: TAMPA ELECTRIC COMPANY (TECO)
C: TELEPHONE: SPECTRUM
D: CABLE: SPECTRUM

OVERALL SITE PLAN

HILLTOP POINT

DRAWING IN FULL COMPLIANCE WITH THE FLORIDA PROFESSIONAL SEALING ACT, CHAPTER 481, F.S. AND THE FLORIDA BOARD OF PROFESSIONAL ENGINEERING, CHAPTER 481, F.S. NO. 59405

Coastal Engineering & Associates, Inc. 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE DRAWING, IS THE PROPERTY OF COASTAL ENGINEERING & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COASTAL ENGINEERING & ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION
2/8/22	DG	1	REVISED PER CITY COMMENTS

SHEET C-05

JOB No.: 21024



Hilltop Point CDD
Supplemental Report of the District Engineer
July 22, 2024

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Hilltop Point Community Development District
Public Improvements and Community Facilities
Construction Cost Estimate
April 22, 2022

Items	Cost Description	Phase 1 Master Costs	Phase 2 Master Costs	Phase 1 249 Units	Phase 2 172 Units	Total 421 Units
1	Water Management and Control	\$ 325,000.00	\$425,000	\$1,802,903	\$1,937,969	\$4,490,872
2	Roads	\$ 92,500.00	\$667,500	\$1,100,768	\$816,107	\$2,676,875
3	Water Supply ⁽¹⁾	\$ 33,000.00	\$117,000	\$576,637	\$387,502	\$1,114,139
4	Sewer and Wastewater Management ⁽¹⁾	\$ 625,000.00	\$475,000	\$444,669	\$546,248	\$2,090,917
5	Landscape/Hardscape/Irrigation		\$125,000	\$622,884	\$321,242	\$1,069,126
6	Professional, Permit, and Capacity Fees		\$285,000	\$816,939	\$858,201	\$1,960,140
7	Recreational Facilities	\$ 200,000.00	\$2,740,735			\$2,940,735
8	Contingency		\$1,100,000	\$363,646	\$1,764,481	\$3,228,127
Total		\$ 1,275,500.00	\$5,935,235	\$5,728,446	\$6,631,750	\$19,570,931

⁽¹⁾ Costs include water and wastewater reservation/commitment fees and contribution in and of construction for the provision of water and wastewater services.

**Hilltop Point Community
Development District**

Supplemental Report
of the District Engineer



Prepared for:
Board of Supervisors
Hilltop Point Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

July 22, 2024



1.0 INTRODUCTION

The Hilltop Point Community Development District ("the District") encompasses 114.91 acres, more or less (M.O.L.), all of which is located in the City of Dade City, Pasco County, Florida. The District encompasses 61.01 acres, M.O.L. included within the original District boundaries (the "Phase 1 Parcel"), which is located within Section 2, Township 25 South, Range 21 East, and 53.90 acres, M.O.L. which was added to the District (the "Phase 2 Parcel") which is located within Section 11, Township 25 South, Range 21 East. All of the District property is located east of US Highway 98 and north of Clinton Avenue.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was originally established by City of Dade City Ordinance No. 2021-25 effective on January 11, 2022. The Expansion Parcel was added to the District pursuant to City of Dade City Ordinance No. 2022-12, effective April 12, 2022. A Master Report of the District Engineer, dated April 22, 2022, was prepared for the purpose of providing a description and estimated costs of the public improvements and community facilities being planned within the District (the "Capital Improvement Program" or "CIP"). A portion of these public infrastructure improvements may be funded by the Developer. The Developer has agreed to finance and construct the balance of the infrastructure improvements needed for the development that is not financed by the District. The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District.

The property owner and developer, M/I Homes of Tampa, LLC (the "Developer") previously planned to build a total of 421 54' wide single family finished lots within the two Phases of the District, however the total number of lots has now been reduced from 421 lots to 418 lots to accommodate stormwater facilities within Lots 67, 68 and 69. The purpose of this Supplemental Report of the District Engineer is to reflect the total number of lots that the Operation and Maintenance Assessments will now be levied on, as being 418 lots.

See Appendix B for the Phase 1 and 2 Site Plans and Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

3.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted in this Report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements. Appendix D outlines the required permits. At the present time, it is anticipated that all permits necessary to construct the CIP will be obtained in the ordinary course of development.

**Hilltop Point CDD**

Supplemental Report of the District Engineer

July 22, 2024

Page 3 of 3

Items of construction cost in this report are based on best available information, including our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size and information provided by the Developer. These estimates may not reflect final engineering design or complete permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, it is our professional opinion that the estimated infrastructure costs provided herein for the development are reasonably expected to adequately fund the construction of the Capital Improvement Program described herein, and contingency costs as included herein are reasonable.

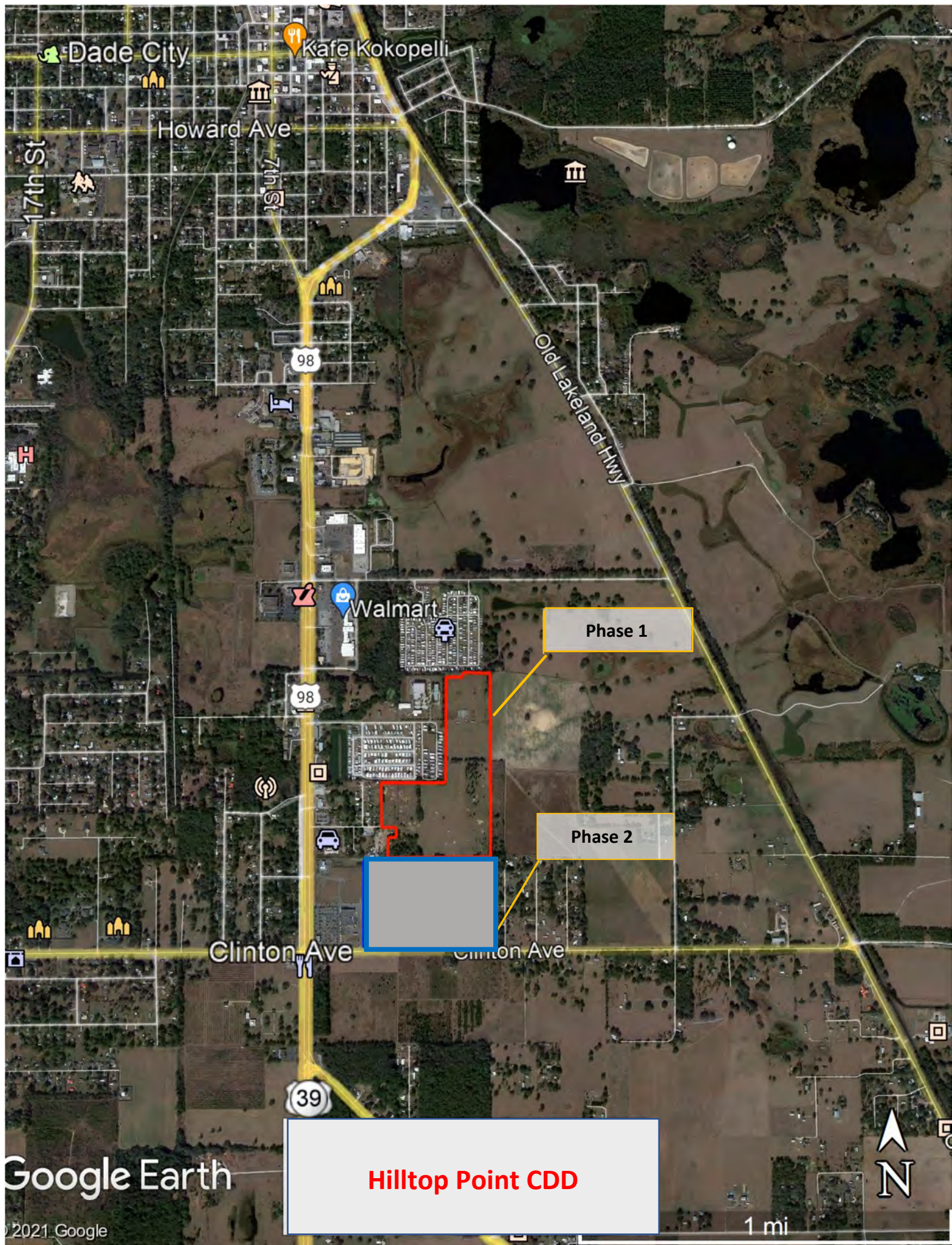
Tonja L. Stewart, P.E.

Florida License No. 47704



Hilltop Point CDD
Supplemental Report of the District Engineer
July 22, 2024

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



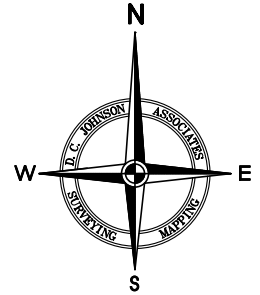
Google Earth

© 2021 Google

Hilltop Point CDD



1 mi



DESCRIPTION: (prepared per this sketch)

A parcel of land lying within Section 2, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of the Southwest 1/4 of said Section 2; thence S.00°21'27"W., along the East boundary of the Southwest 1/4 of said Section 2, a distance of 2,650.88 feet to the Southeast corner of the Southwest 1/4 of said Section 2; thence N.89°47'12"W., along the South boundary of the Southwest 1/4 of said Section 2, a distance of 1,036.42 feet to the Southeast corner of those lands described in Official Records Book 5608, Page 0597, Public Records of Pasco County, Florida; thence along the South boundary of said lands N.89°47'12"W., a distance of 388.99 feet to the Southeast corner of those lands described in Official Records Book 7036, Page 1263; thence N.00°23'46"E., along the East boundary of said lands, also being 1,111.0 feet East of and parallel to the East right-of-way line of U.S. 301, for a distance of 310.99 feet to the Southwest corner of lands described in Official Records Book 3933, Page 769; thence along the boundary of said lands the following three (3) courses: 1) S.89°49'58"E., a distance of 100.12 feet; 2) N.00°19'33"E., a distance of 99.92 feet; 3) N.89°46'51"W., a distance of 211.98 feet to the East boundary of those lands described in Official Records Book 6902, Page 1256; thence N.00°25'14"E., along said East boundary, being parallel to the East boundary of SHAMROCK COURT UNIT ONE, according to Plat Book 8, Page 136, a distance of 693.43 feet to the South Boundary of COUNTRY AIRE ESTATES, according to Official Records Book 3676, Page 585; thence S.89°51'51"E., a distance of 499.59 feet; thence S.89°43'50"E., a distance of 373.24 feet to the Southeast corner of those lands described in Official Records Book 1915, Page 1077; thence N.00°21'27"E., along the East boundary of said lands, a distance of 1,494.76 feet to the South boundary of those lands described in Official Records Book 461, Page 167; thence along the boundary of said lands the following two (2) courses: 1) N.89°44'31"E., a distance of 200.49 feet; 2) N.00°23'59"E., a distance of 50.02 feet to the North boundary of the Southwest 1/4 of said Section 2; thence S.89°45'03"E., a distance of 463.02 feet to the POINT OF BEGINNING.

Containing 61.015 acres, more or less.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch.
Improvements, if any, have not been located in conjunction with the preparation of this sketch.
This sketch is for graphic illustration only, and does not represent a field survey.
Descriptions created per this sketch.

Hilltop Estates

PREPARED FOR

M/I Homes of Tampa, LLC.

JOB NO: 2019-244B01.BG00001 | DRAWN BY: CAG

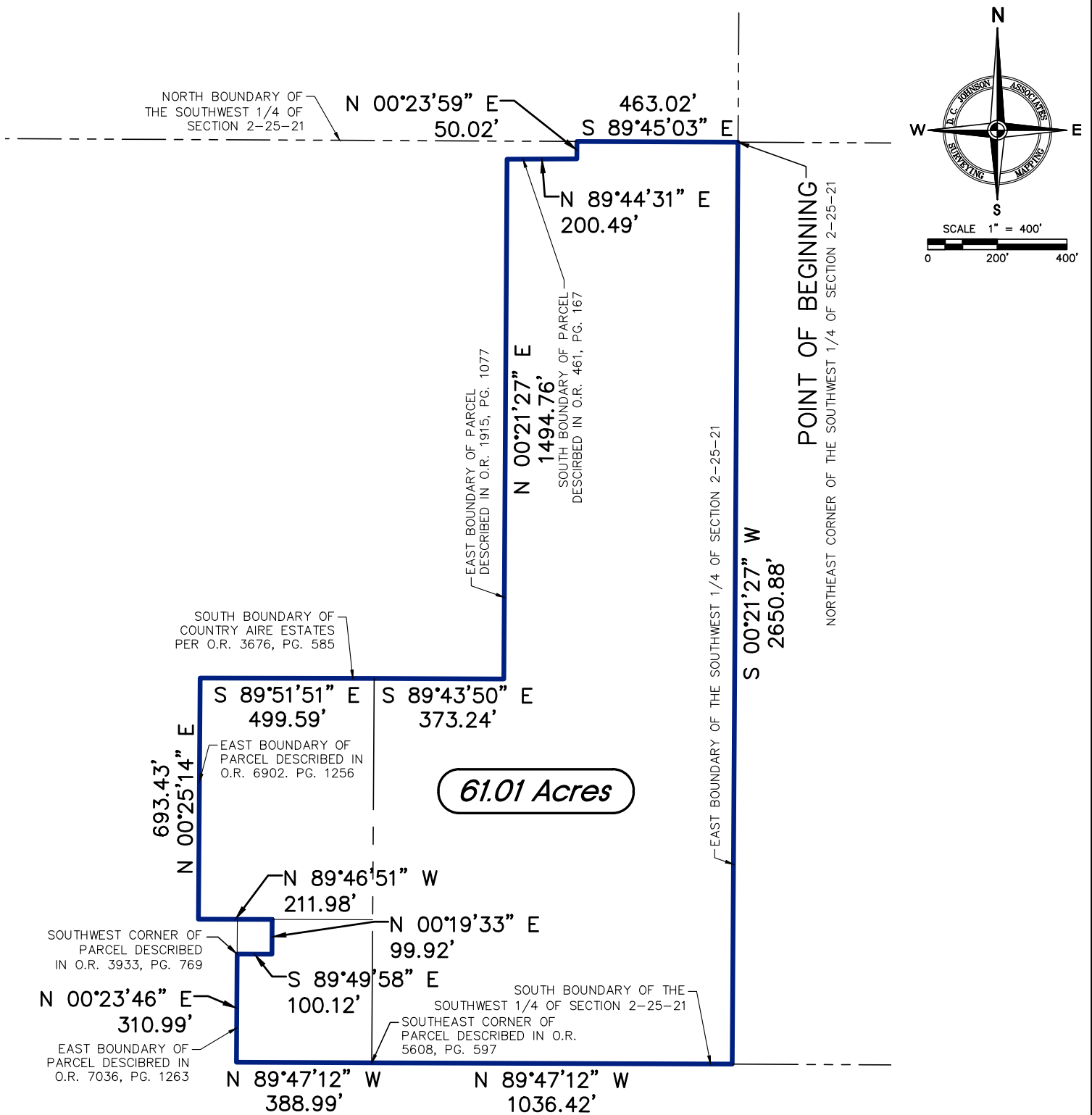
We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 1J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Andrew R. Getz
Professional Surveyor and Mapper
STATE OF FLORIDA
Professional Surveyor and Mapper
Andrew R. Getz
PLS 65M License Number 7043
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor



SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.dccjohnson.com



DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

Hilltop Estates

PREPARED FOR

M/I Homes of Tampa, LLC.

JOB NO: 2019-244B01.BG00001 | DRAWN BY: CAG

**SKETCH ONLY
NOT A BOUNDARY SURVEY**

**SHEET 2 OF 2
SEE SHEET 1 FOR DESCRIPTION**

JOHNSON ASSOCIATES

SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514
11911 S. Curley St. San Antonio, FL 33576
(352) 588-2768 survey@dcjohnson.com
www.djohnson.com

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA BEING DESCRIBED AS:

PARCELS 1 AND 2

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, THENCE S.0°23'00"W. ALONG THE EAST LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 1285.96 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLINTON AVENUE; THENCE N.89°34'39"W. ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1550.69 FEET TO THE SOUTHEAST CORNER OF TRACT 6, SHOPPES AT DADE CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N.0°20'11"E. ALONG THE EAST LINE OF SAID TRACT 6 A DISTANCE OF 1280.25 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 11, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE S.89°47'18"E. ALONG SAID NORTH LINE A DISTANCE OF 1551.74 FEET TO THE POINT OF BEGINNING. BEING ONE AND THE SAME AS PARCEL 1 AND PARCEL 2 AS DESCRIBED IN TITLE DESCRIPTION.

TOGETHER WITH THE FOLLOWING DESCRIBED LANDS:

PARCEL 3

TRACT 6, SHOPPES AT DADE CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

PARCEL 4

DRAINAGE RETENTION AREA TRACT 2, SHOPPES AT DADE CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 108, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

REVISED DESCRIPTION 02/10/2022 GWS

SURVEYORS CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Digitally signed by Gary W
Smith
Date: 2022.02.10 09:36:49
-05'00'

Gary W Smith



02/010/2022

GARY W. SMITH, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4577
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES.
OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC
SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR
ELECTRONIC COPIES



CERTIFIED TO:
M/I HOMES OF TAMPA, LLC

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd.
Brooksville, FL 34601
Office: 352-796-9423

3703 East Forest Drive
Inverness, FL 34453
352-344-2016

CERTIFICATE OF AUTHORIZATION NO. LB7200

PROJECT NO: 21024

SHEET 1 OF 2

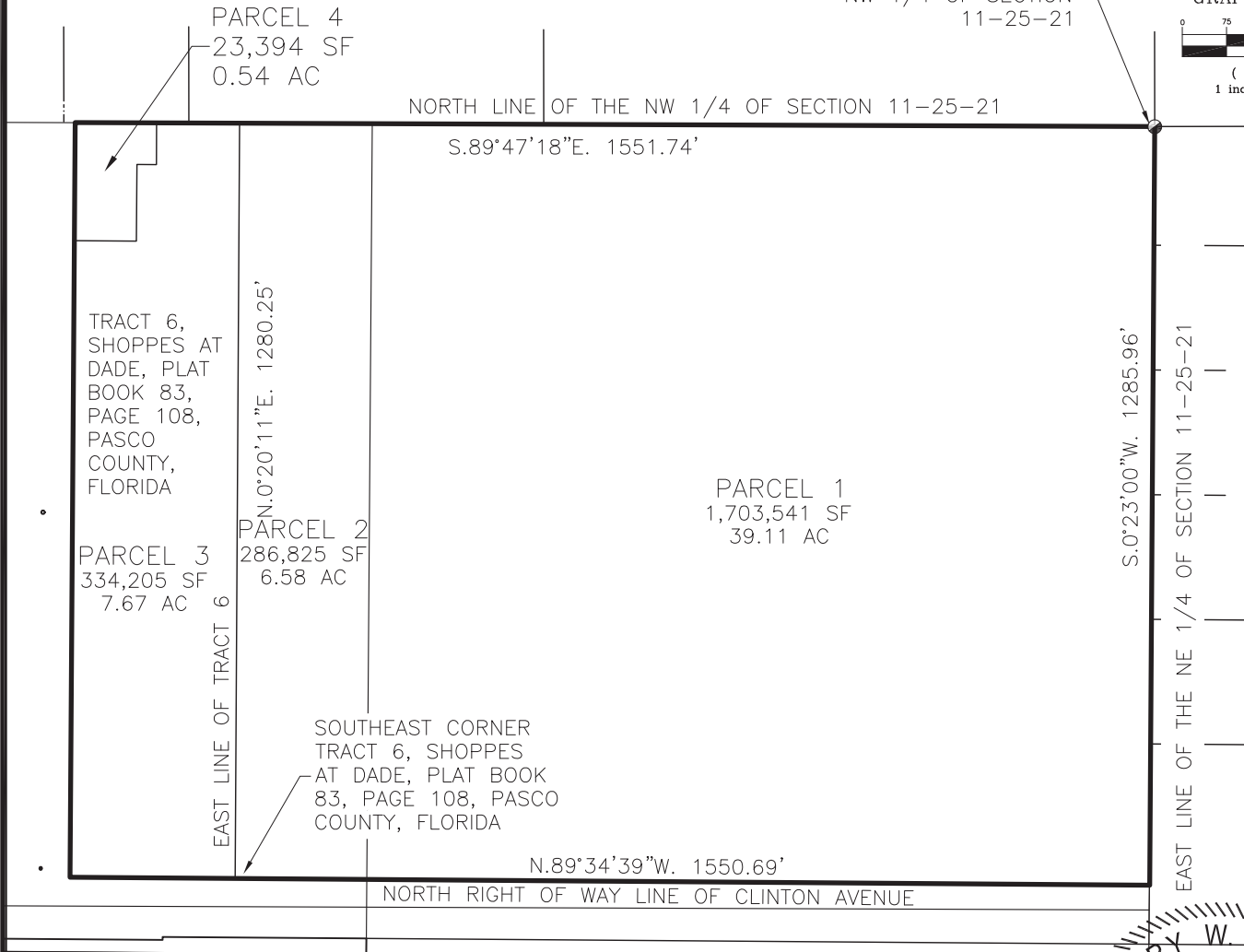
SKETCH OF DESCRIPTION

LEGEND

● = FOUND IRON ROD NO I.D.
NE = NORTHEAST
NW = NORTHWEST

POINT OF BEGINNING
PARCELS 1 AND 2
NE CORNER OF THE
NW 1/4 OF SECTION
11-25-21

GRAPHIC SCALE
0 75 150 300
(IN FEET)
1 inch = 300 ft.



SURVEYORS CERTIFICATE

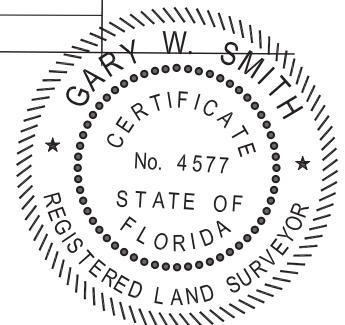
THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF
THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN
CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Gary W
Smith

Digitally signed by Gary
W Smith
Date: 2022.02.10
09:38:05 -05'00'

02/10/2022

GARY W. SMITH, PSM
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4577
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
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OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC
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352-344-2016

CERTIFICATE OF AUTHORIZATION NO. LB7200

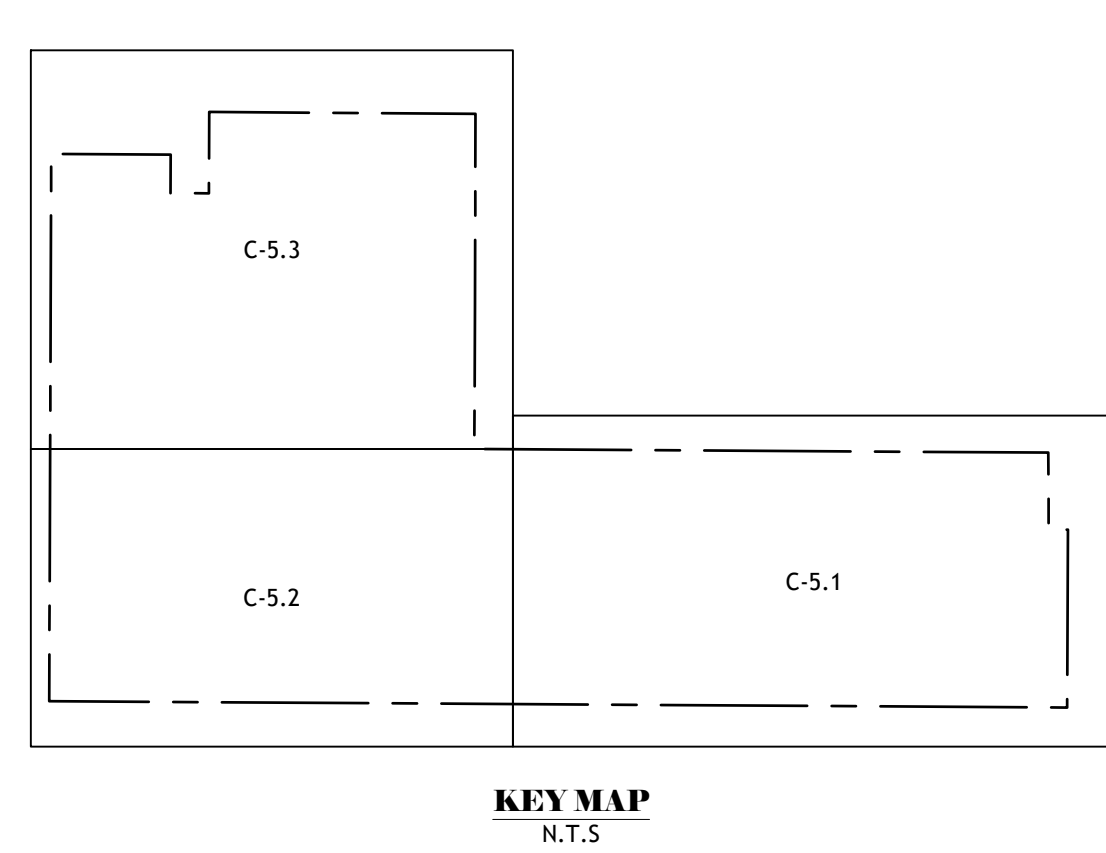
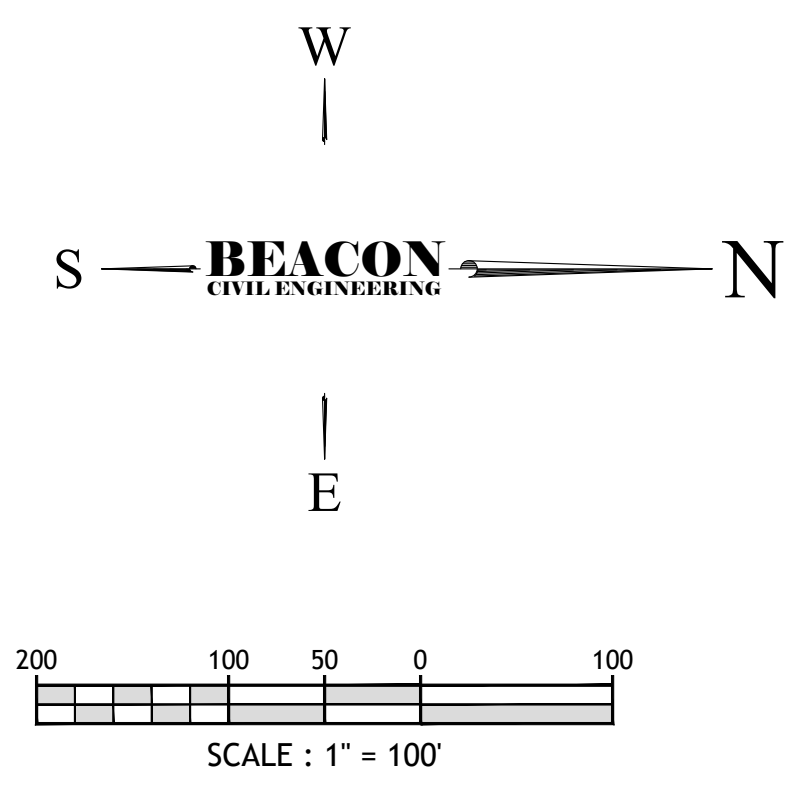
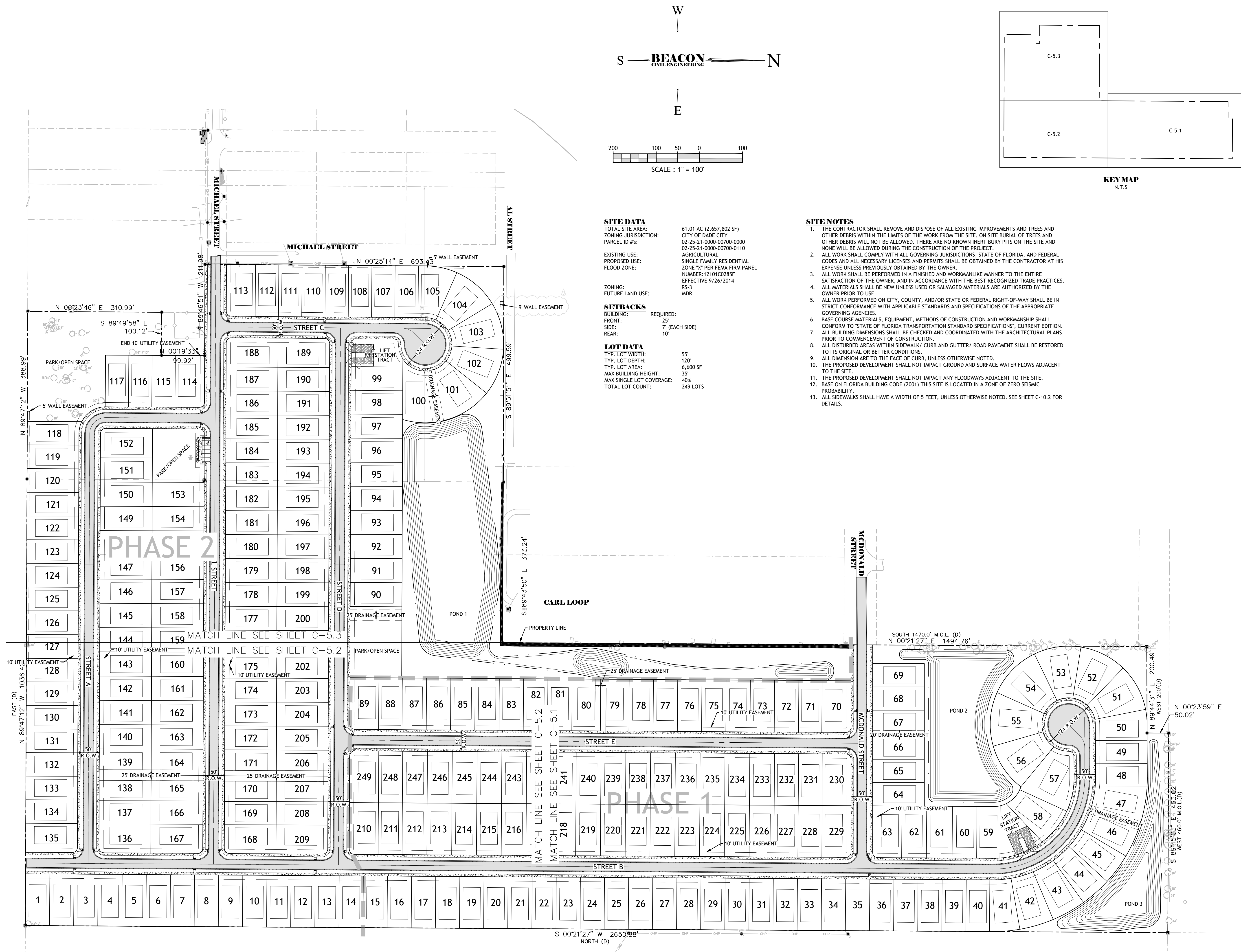
PROJECT NO: 21024

SHEET 2 OF 2



Hilltop Point CDD
Supplemental Report of the District Engineer
July 22, 2024

Appendix B PHASE 1 AND 2 SITE PLANS



SITE DATA
TOTAL SITE AREA: 61.01 AC (2,657,802 SF)
ZONING JURISDICTION: CITY OF DADE CITY
PARCEL ID #S: 02-25-21-0000-00700-0000
02-25-21-0000-00700-0110
EXISTING USE: AGRICULTURAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
FLOOD ZONE: ZONE "X" PER FEMA FIRM PANEL NUMBER: 12101C0285F
EFFECTIVE 9/26/2014

ZONING: RS-3
FUTURE LAND USE: MDR

SETBACKS
BUILDING: REQUIRED: 25'
FRONT: 25'
SIDE: 7' (EACH SIDE)
REAR: 10'

LOT DATA
TYP. LOT WIDTH: 55'
TYP. LOT DEPTH: 120'
TYP. LOT AREA: 6,600 SF
MAX BUILDING HEIGHT: 35'
MAX SINGLE LOT COVERAGE: 40%
TOTAL LOT COUNT: 249 LOTS

- SITE NOTES**
1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. ON SITE BURIAL OF TREES AND OTHER DEBRIS WILL NOT BE ALLOWED. THERE ARE NO KNOWN WERT BURY PITS ON THE SITE AND NONE WILL BE ALLOWED DURING THE CONSTRUCTION OF THE PROJECT.
 2. ALL WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF FLORIDA, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
 3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
 4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
 6. BASE COURSE MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO "STATE OF FLORIDA TRANSPORTATION STANDARD SPECIFICATIONS", CURRENT EDITION.
 7. ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 8. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
 9. ALL DIMENSION ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 10. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT GROUND AND SURFACE WATER FLOWS ADJACENT TO THE SITE.
 11. THE PROPOSED DEVELOPMENT SHALL NOT IMPACT ANY FLOODWAYS ADJACENT TO THE SITE.
 12. BASE ON FLORIDA BUILDING CODE (2001) THIS SITE IS LOCATED IN A ZONE OF ZERO SEISMIC PROBABILITY.
 13. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED. SEE SHEET C-10.2 FOR DETAILS.

ISSUED FOR CONSTRUCTION

DESIGNED BY:	MACY	DRAWN BY:	MMA	ISSUE DATE:	7/11/20
CHECKED BY:	TC	APPROVED BY:	LB	JOB NO.:	19-084
NO.	BY	DATE	REVISION DESCRIPTION		
1	BS	11/16/20	REVISED GRADING PLAN PER BUILDERS STUDS		
2	EMM	4/25/2021	REVISED WALL EASEMENT		

3 WORKING DAYS BEFORE YOU DIG
CALL SUNSHINE STATE ONE CALL OF FLORIDA
1-800-432-4770
UNDERGROUND UTILITIES

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. THE ENGINEER SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE ENGINEER'S NEGLIGENCE, LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY LAURIE BURCAW ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

LAURIE S. BURCAW, PE #46064

LAURIE S. BURCAW
LICENSE
No. 46064
STATE OF FLORIDA
PROFESSIONAL ENGINEER
7/7/2021

BEACON CIVIL ENGINEERING

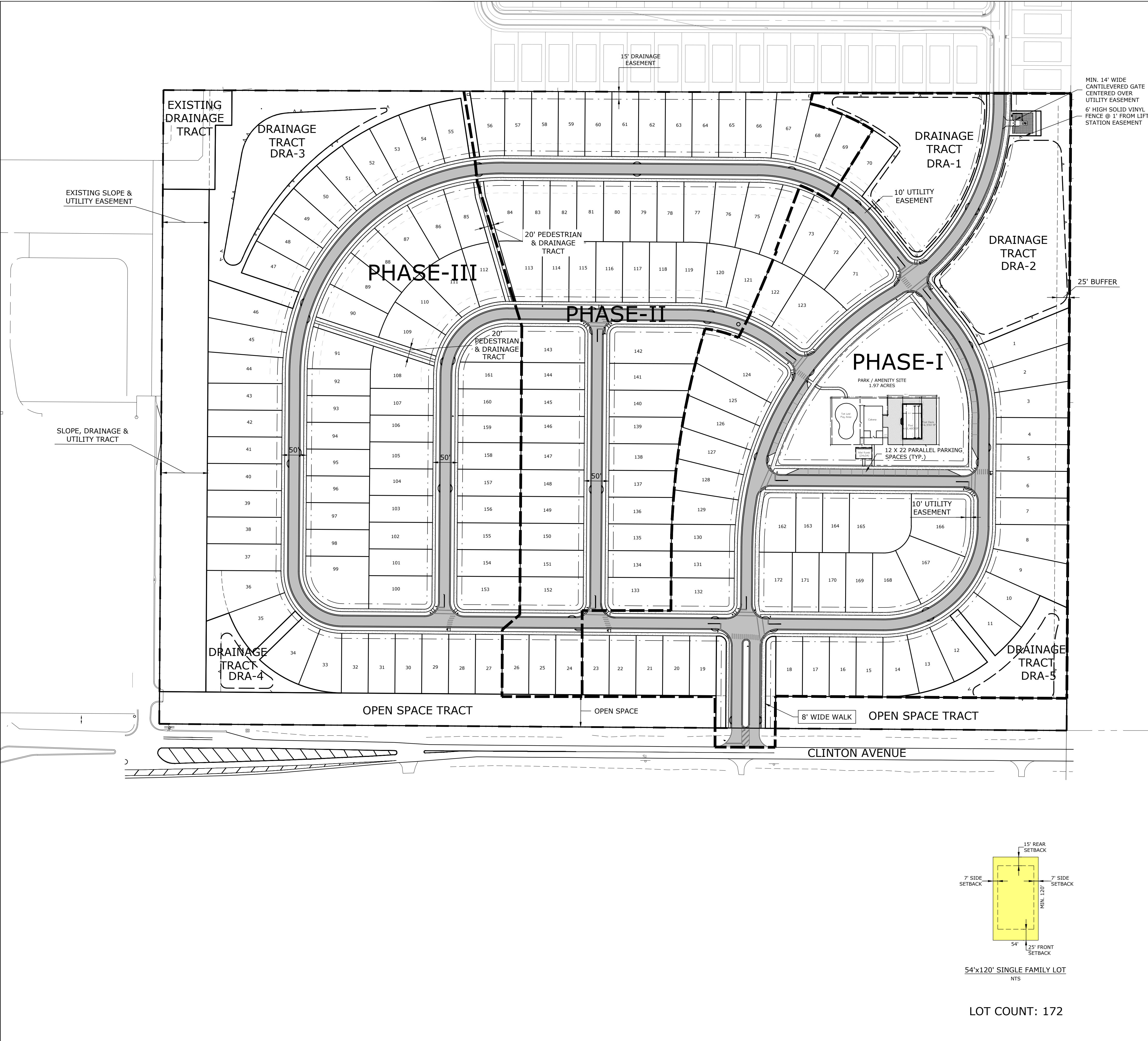
LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626

HILLTOP ESTATES

FOR
HILLTOP POINT LLC
38375 CLINTON AVE,
DADE CITY,
FL, 33525

SHEET NAME:
MASTER SITE LAYOUT PLAN

SHEET NUMBER:
C-5.0



LEGEND

- [Solid Grey Box] = ASPHALT PAVEMENT
- [Stippled Box] = CONCRETE

APPLICANT: M/I HOMES OF TAMPA, LLC
ADDRESS: 4343 ANCHOR PLAZA PARKWAY
TAMPA, FL 33634
PHONE: (813) 393-5706
ENGINEER: COASTAL ENGINEERING ASSOC., INC.
ADDRESS: 966 CANDLELIGHT BLVD.
BROOKSVILLE, FL. 34601
PHONE: (352) 796-9423
SURVEYOR: COASTAL ENGINEERING & ASSOCIATES
ADDRESS: 966 CANDLELIGHT BLVD.
BROOKSVILLE, FL. 34601
PHONE: (352) 796-9423
PARCEL KEY: 11-25-21-0050-00600-0000
11-25-21-0000-00800-0000

SECTION/TOWNSHIP/RANGE: S 11 / T 25 SOUTH / R 21 EAST, PASCO COUNTY, FL
PARCEL ADDRESS: TO BE DETERMINED
CURRENT ZONING: RG-2 GENERAL RESIDENTIAL 2
EXISTING USE: VACANT AGRICULTURAL
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
UNIT TYPE: SINGLE FAMILY HOMES
DENSITY: 3.19
FEMA FLOOD ZONE: THE PROPERTY DESCRIBED HEREON APPEARS TO BE OUTSIDE THE FLOOD PLAIN PER INSURANCE RATE MAP COMMUNITY NUMBER 12101, FIRM INDEX DATED 09/26/2014, MAP NUMBER 12101C, PANEL NUMBER 0285-F.
LOT COUNT: 172
OPEN SPACE: 5.86 ACRES
TOTAL PARCEL OWNERSHIP: ±53.90 ACRES
TOTAL PROJECT AREA = ±53.90 ACRES
UTILITIES
A: WATER AND SEWER: CITY OF DADE CITY
B: ELECTRIC: TAMPA ELECTRIC COMPANY (TECO)
C: TELEPHONE: SPECTRUM
D: CABLE: SPECTRUM
FIRE PROTECTION: PASCO COUNTY
FIRE PREVENTION: CITY OF DADE CITY

FIRE PROTECTION:
FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE-TWO FAMILY DWELLING UNITS IN ACCORDANCE WITH (IAW) BOTH OF THE FOLLOWING: THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 600 FEET; THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 800 FEET. THE POTABLE WATER SYSTEM WILL BE DESIGNED TO PROVIDE A MINIMUM OF 1,000 GPM FOR USE IN FIREFIGHTING AS REQUIRED BY THE NFPA GUIDELINES REQUIRED BY PASCO COUNTY.

- A.: ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE NO. 46.51.
- B.: FIRE HYDRANTS SHALL BE INSTALLED IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- C.: PER THE NATIONAL FIRE PROTECTION ASSOCIATION NFPA-1.16.4.3.1.3 WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- D.: PER NFPA-1, 18.3.4.1; CLEARANCES OF 7.5 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4 FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- E.: GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

ROADWAY DATA
ROADWAY TYPE: LOCAL STREET, TYPE B
MIN. DESIGN SPEED: 25 MPH
MAX. DESIGN SPEED: 35 MPH
PROPOSED SPEED: 25 MPH
NOTE: ALL ROADWAYS TO BE PRIVATELY OWNED AND MAINTAINED

PARKING DATA
PARKING REQUIRED: 2 SPACES PER UNIT
PARKING PROVIDED: 2 SPACES PER UNIT

PROPOSED NO. OF LOTS: 172
BUILDING SETBACKS:
FRONT - 25'
SIDE - 7'
REAR - 15'

UTILITY PROVIDERS
A: WATER AND SEWER: CITY OF DADE CITY
B: ELECTRIC: TAMPA ELECTRIC COMPANY (TECO)
C: TELEPHONE: SPECTRUM
D: CABLE: SPECTRUM

OVERALL SITE PLAN

HILLTOP POINT

DRAWING INSTRUCTIONS SIGNED, DATED, AND SEALED BY REGISTERED PROFESSIONAL ENGINEER

Coastal

Engineering
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE PLANS, SPECIFICATIONS, AND ALL ATTACHED DOCUMENTS, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF COASTAL ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

DATE	REV. BY	REV. NO.	REVISION
2/8/22	DG	1	REVISED PER CITY COMMENTS

SHEET

C-05

JOB No: 21024

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"



Hilltop Point CDD
Supplemental Report of the District Engineer
July 22, 2024

Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Hilltop Point Community Development District
Public Improvements and Community Facilities
Construction Cost Estimate
April 22, 2022

Items	Cost Description	Phase 1 Master Costs	Phase 2 Master Costs	Phase 1 249 Units	Phase 2 172 Units	Total 421 Units
1	Water Management and Control	\$ 325,000.00	\$425,000	\$1,802,903	\$1,937,969	\$4,490,872
2	Roads	\$ 92,500.00	\$667,500	\$1,100,768	\$816,107	\$2,676,875
3	Water Supply ⁽¹⁾	\$ 33,000.00	\$117,000	\$576,637	\$387,502	\$1,114,139
4	Sewer and Wastewater Management ⁽¹⁾	\$ 625,000.00	\$475,000	\$444,669	\$546,248	\$2,090,917
5	Landscape/Hardscape/Irrigation		\$125,000	\$622,884	\$321,242	\$1,069,126
6	Professional, Permit, and Capacity Fees		\$285,000	\$816,939	\$858,201	\$1,960,140
7	Recreational Facilities	\$ 200,000.00	\$2,740,735			\$2,940,735
8	Contingency		\$1,100,000	\$363,646	\$1,764,481	\$3,228,127
Total		\$ 1,275,500.00	\$5,935,235	\$5,728,446	\$6,631,750	\$19,570,931

⁽¹⁾ Costs include water and wastewater reservation/commitment fees and contribution in and of construction for the provision of water and wastewater services.