

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

REGULAR MEETING

**SEPTEMBER 18, 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

Regular Meeting Agenda

Wednesday, September 18, 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 Regular Meeting of the Hilltop Point Community Development District will be held on **Wednesday, September 18, 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 REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Board Resignation
 - B. Consideration of Board Seat Appointments
 - C. Consideration of Resolution 2024-18; Re-designating officers
 - D. Discussion of Landscaping
 - E. Discussion of Lift Station Conveyance
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the August 28, 2024 Public Hearing & Regular meeting
 - B. Consideration of Operation and Maintenance Expenditures August 2024
 - C. Acceptance of the Financials and Approval of the Check Register for August 2024
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Field Inspections Report
 - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

*Next meeting will be held on October 30, 2024 at 10:15 am

September 12, 2024

Board of Supervisors
District Manager

Please accept my resignation as a member of the Board of Supervisors for the Hilltop Point Community Development District.

Sincerely,

Betty Valenti

RESOLUTION 2024-18
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>Jared Rossi</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 18TH DAY OF SEPTEMBER 2024.

ATTEST:

HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT

Print Name: _____
 Secretary/ Assistant Secretary

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

**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 Wednesday, August 28, 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
Gary Schwartz	Field Services
Bill Conrad	LMP
Jared Rossi	M/I Homes

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 a Fee for Replacement Amenity Cards/FOBs

A. Open Public Hearing to Adopt a fee for Replacement Amenity Card/Fob

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor, Public Hearing on Adopting a Fee for Replacement of Amenity Cards/FOBs, was opened. 5-0
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B. Staff Presentations

C. Public Comment

There being none, the next item followed.

August 28, 2024

HILLTOP POINT CDD

D. Consideration of Resolution 2024-14, Adopting a Fee for Replacement Amenity Card/Fob

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Resolution 2024-14, Adopting a Fee for Replacement Amenity Card/Fob, was adopted. 5-0

E. Close Public Hearing on Adopting a fee for Replacement Amenity Card/Fob

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, Public Hearing on Adopting a fee for Replacement Amenity Card/Fob, was closed. 5-0

FIFTH ORDER OF BUSINESS

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

On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor, Public Hearing on Adopting a Non-Resident Rate Fee for Use of All District Amenities, was opened. 5-0

B. Staff Presentations

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2024-15, Adopting a Non-Resident Rate Fee for Use of All District Amenities

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Resolution 2024-15, Adopting a Non-Resident Rate Fee for Use of All District Amenities, was adopted. 5-0

E. Close Public Hearing on Adopting a Non-Resident Rate Fee for Use of All District Amenities

On MOTION by Mr. Thompson seconded by Mr. Blakley, with all in favor, Public Hearing on Non-Resident Rate Fee for Use of All District Amenities, 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 2024-16, Redesignating Officers

The following persons were elected to the offices:

August 28, 2024

HILLTOP POINT CDD

- Tatiana Pagan Chairperson
- Aaron Spinks Vice Chairperson
- Brian Lamb Secretary
- Eric Davidson Treasurer
- Leah Popelka Assistant Treasurer
- Bryan Radcliff Assistant Secretary
- John Blakley Assistant Secretary
- Lee Thompson Assistant Secretary
- Betty Valenti Assistant Secretary

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, Resolution 2024-16, Redesignating Officers, as detailed above, was adopted. 5-0

B. Consideration of Resolution 2024-17, FY 2025 Goals & Objectives
i. HB7013-Special Districts Performance Measures & Standards Memo

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Resolution 2024-17, Fiscal Year 2025 Goals and Objectives/HB7013-Special Districts Performance Measures and Standards Memo, was adopted. 5-0

C. Approval of Fiscal Year 2024/2025 Developer Funding Agreement

On MOTION by Mr. Blakley seconded by Ms. Thompson, with all in favor, Fiscal Year 2024/2025 Developer Funding Agreement in substantial form, was approved. 5-0

D. Discussion of Field Services and District Management Field Visits

Mr. Radcliff presented Inframark's revised scope of service to the Board, regarding field visits and will be required to visit the District once per month.

Mr. Schwartz will be required to visit the District four times per month.

EIGHTH ORDER OF BUSINESS

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

August 28, 2024

HILLTOP POINT CDD

On MOTION by Mr. Blakley seconded by Ms. Pagan, 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**

Mr. Schwartz presented his field inspection report to the Board, a copy of which was included in the agenda package. Representatives from *LMP* presented their report as well.

Discussion ensued between *LMP*, Mr. Schwartz and the Board, in which the Board requested follow-up on multiple items and agreed to reconvene at next month's meeting to review the status.

C. District Engineer**i. Resolution 2024-18, Adopting Supplemental Engineers Report Reflecting Reduction of Three (3) Single Family Units (Lots 67, 68, and 69) for Stormwater Facilities**

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, Resolution 2024-18, Adopting Supplemental Engineers Report Reflecting Reduction of Three (3) Single Family Units (Lots 67, 68 and 69) for Stormwater Facilities, was adopted. 5-0

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

- Ms. Valenti requested follow up on her F-1 form.
- Ms. Pagan requested a gate be installed at the retaining wall area.

ELEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 11:03 am. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

August 2024 Meeting

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	8/6/2024	15589	\$1,200.00	\$1,200.00	POOL - AUG 2024
INFRAMARK LLC	8/2/2024	130510	\$750.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130510	\$375.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130510	\$2,083.33		MANAGEMENT FEE AUG 24
INFRAMARK LLC	8/2/2024	130510	\$50.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130510	\$100.00		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130510	\$416.67		MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130510	\$50.00	\$3,825.00	MANAGEMENT FEE AUG 2024
INFRAMARK LLC	8/2/2024	130326	\$9.00		COPIES JUL 2024
INFRAMARK LLC	8/2/2024	130326	\$91.50	\$100.50	SUPPLIES JUL 24
INFRAMARK LLC	7/31/2024	128874	\$750.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128874	\$2,083.33		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128874	\$50.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128874	\$100.00		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128874	\$416.67		MANAGEMENT FEE JUL 2024
INFRAMARK LLC	7/31/2024	128874	\$50.00	\$3,450.00	MANAGEMENT FEE JUL 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	9/1/2024	186323	\$7,226.50	\$7,226.50	GROUND MAINT: SEP 24
TAMPA ELECTRIC	6/27/2024	062724-7680	\$31.73	\$31.73	ELECTRIC JUL 2024
Monthly Contract Subtotal			\$15,833.73	\$15,833.73	
Utilities					
TAMPA ELECTRIC	6/27/2024	7698 062724 ACH	\$52.12	\$52.12	ELECTRIC JUL 2024
TAMPA ELECTRIC	6/27/2024	1015 062724 ACH	\$1,890.98	\$1,890.98	ELECTRIC JUL 2024
TAMPA ELECTRIC	6/27/2024	2809 062724 ACH	\$554.76	\$554.76	ELECTRIC JUL 2024
TAMPA ELECTRIC	7/29/2024	211030340973 072924	\$40.04	\$40.04	ELECTRIC
TAMPA ELECTRIC	7/29/2024	211030874344 072924	\$38.54	\$38.54	ELECTRIC
TAMPA ELECTRIC	7/29/2024	221008701015 072924	\$1,919.34	\$1,919.34	ELECTRIC
TAMPA ELECTRIC	7/29/2024	221008717680 072924	\$39.13	\$39.13	ELECTRIC
TAMPA ELECTRIC	7/29/2024	221008717698 072924	\$61.48	\$61.48	ELECTRIC
TAMPA ELECTRIC	7/29/2024	221009022809 072924	\$995.34	\$995.34	ELECTRIC

August 2024 Meeting

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$5,591.73	\$5,591.73	
Regular Services					
ERIN MCCORMICK LAW PA	7/8/2024	10761	\$7,479.76	\$7,479.76	PROFESSIONAL SERVICES
ERIN MCCORMICK LAW PA	8/12/2024	10768	\$3,888.00	\$3,888.00	PROFESSIONAL SERVICES
GRAU AND ASSOCIATES	8/8/2024	26266	\$500.00	\$500.00	AUDIT FYE 09/30/23
TAMPA BAY TIMES	7/3/2024	348564 070324	\$119.20	\$119.20	LEGAL AD 7/3/24
Regular Services Subtotal			\$11,986.96	\$11,986.96	
Additional Services					
WINDWARD BUILDING GROUP	8/5/2024	PAY APP 10 CK	\$31,666.07	\$31,666.07	Construction
Additional Services Subtotal			\$31,666.07	\$31,666.07	
TOTAL			\$65,078.49	\$65,078.49	

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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	\$ 127,623	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,623
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	-	-	-	4,644	252	-	4,896
Capitalized Interest Account	-	-	24	-	-	-	24
Prepayment Account	-	1,317	-	-	-	-	1,317
Reserve Fund	-	166,159	351,128	-	-	-	517,287
Revenue Fund	-	97,539	-	-	-	-	97,539
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 159,978	\$ 270,255	\$ 359,593	\$ 104,169	\$ 254,717	\$ 8,375,000	\$ 9,523,712
LIABILITIES							
Accounts Payable	\$ 98,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 98,706
Accrued Expenses	3,998	-	-	-	-	-	3,998
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	116,202	109,941	262,906	-	-	8,375,000	8,864,049
FUND BALANCES							
Restricted for:							
Debt Service	-	160,314	96,687	-	-	-	257,001
Capital Projects	-	-	-	104,169	254,717	-	358,886
Unassigned:	43,776	-	-	-	-	-	43,776
TOTAL FUND BALANCES	43,776	160,314	96,687	104,169	254,717	-	659,663
TOTAL LIABILITIES & FUND BALANCES	\$ 159,978	\$ 270,255	\$ 359,593	\$ 104,169	\$ 254,717	\$ 8,375,000	\$ 9,523,712

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	41,983	(348,352)	10.76%
Developer Contribution	-	154,490	154,490	0.00%
Developer Contribution - CIP	-	122,282	122,282	0.00%
TOTAL REVENUES	390,335	332,449	(57,886)	85.17%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	5,000	2,200	69.44%
ProfServ-Dissemination Agent	1,250	4,583	(3,333)	366.64%
ProfServ-Recording Secretary	1,600	600	1,000	37.50%
District Counsel	9,500	30,416	(20,916)	320.17%
District Engineer	5,400	676	4,724	12.52%
Administrative Services	4,000	4,500	(500)	112.50%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	25,000	(3,000)	113.64%
Accounting Services	9,500	9,500	-	100.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	306	194	61.20%
Rentals & Leases	500	600	(100)	120.00%
Public Officials Insurance	2,500	2,340	160	93.60%
Legal Advertising	2,500	1,177	1,323	47.08%
Bank Fees	200	71	129	35.50%
Financial & Revenue Collections	1,000	426	574	42.60%
Misc-Ad Valorem Taxes	-	4,780	(4,780)	0.00%
Website Administration	1,600	1,200	400	75.00%
Information Technology	500	600	(100)	120.00%
Miscellaneous Expenses	250	222	28	88.80%
Office Supplies	100	92	8	92.00%
Dues, Licenses, Subscriptions	175	(522)	697	-298.29%
Total Administration	76,075	93,067	(16,992)	122.34%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	3,683	(2,183)	245.53%
Electricity - Streetlights	42,257	27,570	14,687	65.24%
Total Electric Utility Services	43,757	31,253	12,504	71.42%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	47,401	102,599	31.60%
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	3,555	11,445	23.70%
Total Other Physical Environment	208,200	53,848	154,352	25.86%
<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%
<u>Construction In Progress</u>				
Construction in Progress	-	122,282	(122,282)	0.00%
Total Construction In Progress	-	122,282	(122,282)	0.00%
TOTAL EXPENDITURES	390,335	301,631	88,704	77.27%
Excess (deficiency) of revenues				
Over (under) expenditures	-	30,818	30,818	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,958		
FUND BALANCE, ENDING		\$ 43,776		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 13,668	\$ 13,668	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	357,181	25,313	107.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	135,000	(60,000)	180.00%
Interest Expense	256,868	258,658	(1,790)	100.70%
Total Debt Service	331,868	393,658	(61,790)	118.62%
TOTAL EXPENDITURES	331,868	393,658	(61,790)	118.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(36,477)	(36,477)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		196,791		
FUND BALANCE, ENDING		\$ 160,314		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 12,311	\$ 12,311	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	372,504	145,343	163.98%
<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	-	144,274	144,274	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,587)		
FUND BALANCE, ENDING		\$ 96,687		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 218	\$ 218	0.00%
TOTAL REVENUES	-	218	218	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	218	218	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		103,951		
FUND BALANCE, ENDING		\$ 104,169		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 27,112	\$ 27,112	0.00%
TOTAL REVENUES	-	27,112	27,112	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,409,473	(1,409,473)	0.00%
Total Construction In Progress	-	1,409,473	(1,409,473)	0.00%
TOTAL EXPENDITURES	-	1,409,473	(1,409,473)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,382,361)	(1,382,361)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,637,078		
FUND BALANCE, ENDING		\$ 254,717		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 08-24
Statement Date 08/31/2024

GL Balance (LCY)	127,622.88	Statement Balance	127,749.04
GL Balance	127,622.88	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	127,749.04
Subtotal	127,622.88	Outstanding Checks	-126.16
Negative Adjustments	0.00		
		Ending Balance	127,622.88
Ending G/L Balance	127,622.88		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
08/05/2024	Payment	BD00011	Deposit No. BD00011	5,227.99	5,227.99	0.00
08/05/2024	Payment	BD00012	Deposit No. BD00012	122,281.65	122,281.65	0.00
08/06/2024	Payment	BD00013	Deposit No. BD00013	75,218.12	75,218.12	0.00
08/21/2024	Payment	BD00014	Deposit No. BD00014	1,247.29	1,247.29	0.00
Total Deposits				203,975.05	203,975.05	0.00
Checks						
08/01/2024	Payment	1167	Check for Vendor V00020	-400.00	-400.00	0.00
08/01/2024	Payment	1168	Check for Vendor V00010	-600.00	-600.00	0.00
08/01/2024	Payment	1169	Check for Vendor V00025	-4,860.50	-4,860.50	0.00
08/01/2024	Payment	1170	Check for Vendor V00011	-600.00	-600.00	0.00
08/15/2024	Payment	1171	Check for Vendor V00031	-650.00	-650.00	0.00
08/15/2024	Payment	1172	Check for Vendor V00006	-10,827.46	-10,827.46	0.00
08/15/2024	Payment	1173	Check for Vendor V00032	-100.00	-100.00	0.00
08/15/2024	Payment	1174	Check for Vendor V00023	-500.00	-500.00	0.00
08/15/2024	Payment	1175	Check for Vendor V00014	-12,029.19	-12,029.19	0.00
08/15/2024	Payment	1176	Check for Vendor V00025	-8,425.56	-8,425.56	0.00
08/15/2024	Payment	1178	Check for Vendor V00028	-1,103.50	-1,103.50	0.00
08/15/2024	Payment	1179	Check for Vendor V00024	-675.50	-675.50	0.00
08/15/2024	Payment	1180	Check for Vendor V00012	-119.20	-119.20	0.00
08/15/2024	Payment	1181	Check for Vendor V00015	-3,015.29	-3,015.29	0.00
08/20/2024	Payment	1182	Check for Vendor V00014	-3,925.50	-3,925.50	0.00
08/20/2024	Payment	1183	Check for Vendor V00031	-1,200.00	-1,200.00	0.00
08/20/2024	Payment	1184	Check for Vendor V00015	-3,185.54	-3,185.54	0.00
08/26/2024	Payment	1185	Check for Vendor V00026	-31,666.07	-31,666.07	0.00
08/29/2024	Payment	DD414	Payment of Invoice 000549	-66.88	-66.88	0.00
08/29/2024	Payment	DD415	Payment of Invoice 000550	-67.39	-67.39	0.00
08/20/2024		JE000406	Miscellaneous Services, ACH CORP DEBIT	-45.00	-45.00	0.00
Total Checks				-84,062.58	-84,062.58	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 08-24
Statement Date 08/31/2024

Adjustments

Total Adjustments

Outstanding Checks

08/15/2024	Payment	1177	Check for Vendor V00005	-126.16
Total Outstanding Checks				-126.16

Outstanding Deposits

Total Outstanding Deposits

HILLTOP POINT SEPTEMBER INSPECTION REPORT. 9/3/24, 10:08 AM

Hilltop Point CDD.

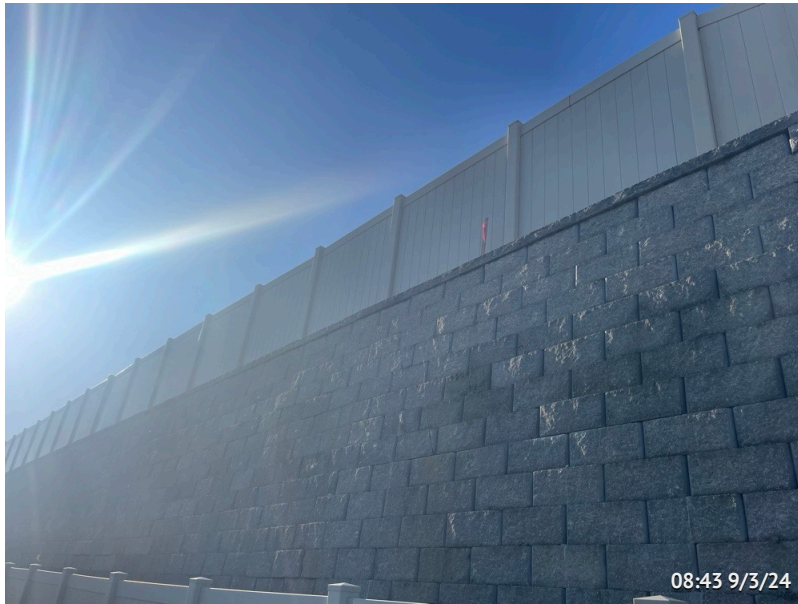
Tuesday, September 3, 2024

Prepared For Board of supervisors.

39 Issue Identified

Gary Schwartz





McDonald.

Assigned To LMP.

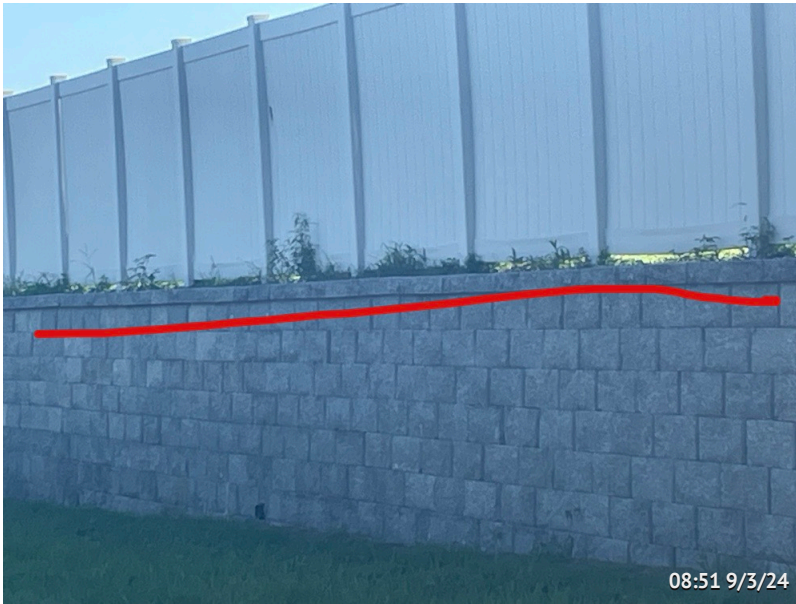
The vines & weeds are gone. This area needs to be maintained on a weekly basis.



Pindos Drive.

Assigned To LMP.

Looks good.



Pindos Drive.

Assigned To LMP.

The weeds need to be treated and removed.



Barrel Drive.

Assigned To LMP.

The fallen branches were picked up and removed. This area needs to be maintained on a weekly basis.



Barrel Drive.

Assigned To LMP.

The invasive overgrowth needs to be cut back.



Barrel Drive.

Assigned To LMP.

The fence line overgrowth has not been treated or removed.

**Barrel Drive.**

Assigned To LMP.

The top of the fence line overgrowth has not been trimmed.

**Barrel Drive.**

Assigned To LMP.

Multiple trees have vines and suckers that need to be removed.



Barrel Drive.

Assigned To LMP.

The invasion overgrowth needs to be cut back.



Barrel Drive.

Assigned To LMP.

Trim.



Barrel Drive.

Assigned To LMP.

Straighten the leaning Pine tree.



Barrel Drive.

Assigned To LMP.

There are two dead hardwood trees that need to be removed. Submit an estimate to replace the two trees within five days of this notice.



Barrel Drive.

Assigned To LMP.

Not acceptable.



Hilltop Farms Drive.

Assigned To LMP.

Well maintained.



Hilltop Farms Drive.

Assigned To LMP.

Trim the Jasmine plants to a uniform height.



Clinton.

Assigned To LMP.

Well maintained.

**Clinton.**

Assigned To LMP

Treat the weeds and grass growing through the mulch.

**Clinton.**

Assigned To LMP.

Establish a definable edge-line on the mulch bed.



Clinton.

Assigned To LMP.

Well maintained.



Clinton.

Assigned To LMP.

Trim the dead hanging tree branches.



Clinton.

Assigned To LMP.

Establish a definable edge-line in the mulch bed.



Hilltop Farms Drive.

Assigned To LMP.

Shape the Blueberry trees.



Hilltop Farms Drive.

Assigned To LMP

Trim back the Jasmine plants so they do not grow on the bottom of the facade.



NE pond.

Assigned To LMP.

Trim.



NE perimeter fence.

Assigned To LMP.

Submit an estimate to the lift the low hanging branch.



East perimeter fence.

Assigned To LMP.

Not acceptable.



West perimeter fence..

Assigned To LMP.

Not acceptable.



West perimeter fence..

Assigned To LMP.

The top of the fence line overgrowth must be trimmed back at all times.



West perimeter fence.

Assigned To LMP.

Missed.



NW pond.

Assigned To LMP.

The pond will need to be maintained once the conditions are dryer.



Farrier Pond.

Assigned To LMP.

The pond looks good.



Palomino Drive.

Assigned To LMP.

The utility station is well-maintained.



Hilltop Farms Drive pond.

Assigned To LMP.

The pond looks good.



East Perimeter Fence.

Assigned To District manager.

The fence will need to be scheduled for pressure cleaning.



Hilltop Farms Drive.

Assigned To District manager.

The pond looks good.



Hilltop Farms Drive.

Assigned To District manager.

The pond looks good.

**Garron Place.**

Assigned To District manager.
The playground looks good.

**Garron Place.**

Assigned To District manager.
The pavers, table and chairs are
clean and look good.



Garron Place.

Assigned To District manager.

The pool is clear and blue.