

**HILLTOP POINT
COMMUNITY DEVELOPMENT
DISTRICT**

REGULAR MEETING

**OCTOBER 30, 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
 Jared Rossi, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Wednesday October 30, 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, October 30, 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 Advanced Funding Agreement between the Developer and the District
 - B. Consideration of Landscape Maintenance Proposals
 - C. Ratification of Holiday Lighting Proposal
 - D. Consideration of Clinton Lift Station Conveyance - *Under Separate Cover*
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the September 18, 2024 Regular meeting
 - B. Consideration of Operation and Maintenance Expenditures September 2024
 - C. Acceptance of the Financials and Approval of the Check Register for September 2024
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. October Field Inspections Report
 - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

*Next meeting will be held on November 20, 2024 at 10:15 am

**ADVANCED FUNDING AGREEMENT BY AND BETWEEN THE
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT M/I
HOMES OF TAMPA, LLC**

THIS ADVANCED FUNDING AGREEMENT ("AGREEMENT") is made and entered into this ____ day of _____, 2024, by and between:

Hilltop Point Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, whose mailing address is: 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District**"); and

M/I Homes of Tampa, LLC, a Florida limited liability company and the developer of lands within the boundaries of the District, whose mailing address is: 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "**Developer**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development Act of 1980, as codified in Chapter 190, Florida Statutes by ordinance of the Board of County Commissioners in and for Pasco County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure improvements, facilities, and services in conjunction with the development of lands within the District; and

WHEREAS, the Developer is the primary developer of lands within the District that will benefit from such improvements, facilities, and services; and

WHEREAS, the District adopts an annual operations and maintenance budget (the "**Operations Budget**") each year for the purpose of funding the administration, operation and maintenance of the District and its improvements, facilities, and services; and

WHEREAS, the District has adopted its FY 2025 Operations Budget for the time period October 1, 2024 through September 30, 2025 (the "**FY 2025 Operations Budget**"); and

WHEREAS, the revenue to be collected by the District pursuant to the FY 2025 Operations Budget is derived primarily through operations and maintenance assessments (the "**O&M Assessments**") that are levied on the assessable properties within the District, in addition to the Developer Funding Agreement between the District and the Developer; and

WHEREAS, the O&M Assessments levied on the platted lots within the District are collected by the Tax Collector for Pasco County, Florida (the "**Tax Collector**"); and

WHEREAS, due to the timing of payment and collection of the O&M Assessments collected and remitted to the District by the Tax Collector, a substantial portion of the O&M Assessments are remitted to the District subsequent to the commencement of the District's FY 2025, which may result in a shortfall in operating funds for the District to use at the beginning of FY 2025; and

WHEREAS, in order to ensure that the District has sufficient funds to administer, operate and maintain the District, and its improvements, facilities and services during the time period between the commencement of FY 2025 and the receipt of O&M Assessments to adequately fund the administration, operation and maintenance expenses of the District, the Developer desires to advance funds to the District to cover such expenses; and

WHEREAS, at the time that the District has adequate revenues within its accounts to cover its anticipated and budgeted operations and maintenance expenses in a timely manner, as well as revenue sufficient to repay the Developer for the advance funding of such operations and maintenance expenses, the District intends to repay the Developer for the advance funding of the expenses out of the available, surplus revenue derived from the O&M Assessments, which surplus revenue is available in its operations account(s);

WHEREAS, the District and the Developer desire to evidence the Developer's advance funding of the District's operations and maintenance expenses, and to confirm the terms and timing of the repayment by the District to the Developer of the funds advanced to the District by the Developer for these purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties, and the payments by the Developer and the District of the sums of money herein specified, it is mutually covenanted and agreed as follows:

SECTION 1. RECITALS. The recitals set forth above are true and correct, and are incorporated into and form a material part of this Agreement, as if restated in their entirety.

SECTION 2. ADVANCE FUNDING BY THE DEVELOPER OF DISTRICT EXPENSES. The Developer shall remit to the District the sum of One Hundred Thousand and xx/100ths Dollars (\$100,000.00) not later than January 1, 2025 (the "**Advanced Funds**"). The District shall deposit these Advanced Funds, for the purpose of paying the operations and maintenance expenses of the District in accordance with its adopted FY 2025 Budget and the actions of the Board of Supervisors of the District.

Section 3. NO INTEREST PAYABLE ON ADVANCED FUNDS. No interest shall accrue on the Advanced Funds paid by the Developer to the District pursuant to this Agreement.

Section 4. AGREEMENT TO HAVE NO EFFECT ON DEVELOPER'S OBLIGATIONS UNDER THE FY 2024/2025 DEVELOPER FUNDING AGREEMENT. This Agreement shall have no effect on the Developer's obligation to provide funding to the District for the District's operations, in accordance with the "FY 2024/2025 Developer Funding Agreement," dated September 18, 2024 (the "**Developer Funding Agreement**"). To the extent that any provision of this Agreement conflicts with, or is inconsistent with the terms of the Developer Funding Agreement, the Developer Funding Agreement shall control.

Section 5. REPAYMENT OF ADVANCED FUNDS TO THE DEVELOPER BY THE DISTRICT. The District's obligation to repay the Developer for the Advanced Funds pursuant to this Agreement shall be conditioned upon the receipt by the District of excess funds by the District from O&M Assessment revenue, such that the District has excess funds ("**Excess Funds**") beyond those needed to adequately fund the ongoing administration, operations and maintenance of the District, and its improvements, facilities and services on a timely basis. The District's obligation to repay the Advanced Funds is conditioned upon the receipt of adequate O&M Funds, as determined by the District, and the only revenues that may be

used by the District for the repayment of the Advanced Funds are those revenues derived from FY 2025 O&M Assessments. The determination of when and whether such Excess Funds are available for repayment of the Advanced Funds shall be made in the sole discretion of the District.

Upon a determination by the District that Excess Funds are available for repayment to the Developer of the Advanced Funds, the Advanced Funds shall be remitted by the District to the Developer within fourteen (14) days, in full satisfaction of the repayment obligation set forth herein. The repayment of the Advanced Funds shall be acknowledged by both parties hereto, in writing, at the time that the Advanced Funds are transmitted to the Developer, and a copy of the acknowledgment of satisfaction of the repayment obligations hereunder shall be retained by the District Manager in the Official Records of the District.

SECTION 4. NOTICES. All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Developer:

M/I Homes of Tampa, LLC
4343 Anchor Plaza Parkway
Suite 200
Tampa, Florida 33634
Attn: R. Scott Griffith

If to the District:

Hilltop Point Community Development District
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
Attn: District Manager

With a copy to:

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

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 5. PUBLIC RECORDS. The Developer understands and agrees that all

documents of any kind provided to the District or to District Staff in connection with this Agreement may be public records and may be treated as such in accordance with Florida law.

SECTION 7. HEADINGS. Headings at the beginning of each numbered paragraph of this Agreement are intended solely for convenience of reference and are not to be construed as being a part of the Agreement.

SECTION 8. THIRD PARTY BENEFICIARIES. 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.

SECTION 9. ARM'S LENGTH TRANSACTION. 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.

SECTION 10. AMENDMENTS. 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 the District and the Developer.

SECTION 11. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 12. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Pasco County, Florida.

SECTION 13. RECOVERY OF COSTS AND FEES. In the event either the District or the Developer is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer, both the District and the Developer have complied with all the requirements of law, and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument. The District has authority to execute this Agreement pursuant to the provisions of Section 190.011, Florida Statutes.

[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed and delivered on the day and year first written above.

ATTEST:

DEVELOPER:

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

Witness

R. Scott Griffith, Vice President

Witness

STATE OF FLORIDA)
)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by R. Scott Griffith, as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company for and on behalf of said company. He ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public

ATTEST:

DISTRICT:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Witness

Tatiana Pagan, Chair

Date: _____, 2024

Witness

STATE OF FLORIDA)
)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by Tatiana Pagan, as Chair of the Board of Supervisors of Hilltop Point Community Development District, for and on behalf of the District. She ☐ is personally known to me or ☐ produced _____ as identification.

NOTARY STAMP:

Signature of Notary Public

Printed Name of Notary Public



Hilltop Point

Landscape | Irrigation | Construction | Golf

Prepared For:

Bryan Radcliff
District Manager
Inframark

2005 Pan AM Circle Ste 300
Tampa, FL 33607
Phone: (813) 873-7300 ext. 300
Email: bryan.radcliff@inframark.com

Proposal issued:
23 October 2024

*Proposal valid for 60 days



10/23/2024

Hilltop Point

11855 Hilltop Farms Dr, Dade City, FL 33525

RE: HILLTOP POINT Landscape and Irrigation Maintenance Request for Proposal



Dear Bryan & Board Members,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

Down To Earth has been in business for more than 30 years and we pride ourselves on providing superior service that brings "Natural Joy" to our customers. We understand the high standards our customers require and constantly seek to be the "Service Provider of Choice" in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.



Integrity

We act with honesty, transparency, and reliability, always doing what is right for our customers, environment, and our team.



Care

We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.



Accountability

We meet our commitments to each other and to our valued customers and act if we fall short on expectations.



Relentlessness

We are constant in our efforts to provide solutions to customers and satisfy their needs.



Excellence

We strive to deliver best-in-class quality and safety while improving our services and results every day.

Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

Bryce Haake / Business Development - Tampa

(727) 710-1265

Bryce.Haake@down2earthinc.com

Approach to Services

An Overview of What We Do & How We Do It



We are driven by bringing natural joy to every client and property we service.



Core Competencies

- 🌱 Maintenance
- 🌱 Irrigation
- 🌱 Construction
- 🌱 Enhancements
- 🌱 Installation
- 🌱 Fertilization & Pest Control
- 🌱 Golf Maintenance
- 🌱 Golf Construction

Our Commitment to Hilltop Point

*This checklist is provided as an outline of the initial tasks that our Landscape Maintenance teams will perform as we begin serving your property. **Together, we will check off the tasks as they are completed over the first 30 60, and 90 days of service, as a way for you to measure our team's performance.***

30

- Meet with key stakeholders and residents to understand customer preferences.
- Implementation of Down to Earth's Customerlink work order if requested.
- Begin Initial Assessment Report Information.
- Conduct Soil Tests throughout the community.

60

- Continue Initial Assessment Report Information with corrective action recommendations to the management team.
- Review Soil Tests and report findings with recommendations.
- Provide a site-specific agronomics plan and schedule.
- Discuss irrigation system deficiencies with recommendations for proper corrections.
- Submit proactive proposals based on budgets and expectations.

90

- Begin monthly newsletter and coordinate Town Hall – meet and greet with the community.
- Begin irrigation system corrections/ repairs based on findings.
- Conduct turf replacement if required and approved.
- Landscape replacement and enhancements for the communal areas(s).



Company Overview

Down To Earth is a premier, full-service landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.

Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.



Our Goal

Our goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years:

Surround yourself with great people that demonstrate “ICARE” values and offer a service that brings “Natural Joy” to our customers.



Locations



Down To Earth is continuously expanding across Florida, with 12 different branch locations.



COMPANY SAFETY PLAN

OUR NUMBER ONE PRIORITY



THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of-way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our “**Green Vest Training**” program that focuses on the safe operation of all equipment and machinery.

PREVENTIVE MAINTENANCE PROGRAM

- Participate in weekly “toolbox talks” to review the correct maintenance procedures and inspect current equipment.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly **Vehicle Condition Report** to ensure that all repairs and maintenance have been completed.
- Monthly **Branch & Site Audits** to ensure compliance.

SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Normal Maintenance operations can typically resume the week following clean-up for all but the most severely impacted properties. Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

2024



Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Pre-Authorize Storm Clean-Up

See our **3-phase approach** below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Please Approve Clean-Up Services by signing this form and emailing it to Storm_Prep@down2earthinc.com or give it directly to your Account Manager.

Property Name

Authorized Signature

Print Name

Date

Emergency Contact

Emergency Contact Phone

Hurricane Price List

General Labor	\$65 / per man / per hour (\$85 per man hour OT)
Bucket Truck & Chipper	\$180 / per man / per hour (\$210 per man hour OT)
Loader & Operator Large	\$180 / per hour (\$210 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$310 per hour OT)
Dump Fees	Market Rate
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$210 per hour OT)

**prices subject to change*

 **Payments are progress billed, and due immediately for all severe hurricane and/or severe weather-related charges.**

Licenses, Certifications, & Insurance Bonds



To deliver the very best customer service, we currently hold the following licenses, certifications, and insurance bonding:

- BMP Certified– Florida Green Industries
- Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration
- Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- Florida Department of Agriculture and Consumer Services Registered Pest Control Firm
- Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- Florida Nursery, Growers and Landscape Association (FNGLA) – Certified Horticulture Professional (FCHP)
- FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) – Florida Certified Landscape Contractor (FCLC)
- International Society of Arboriculture (ISA), Certified Arborist
- Rain Bird – Certified Maxicom Operator, Maxicom Software Level 1 and 2, Maxicom Hardware Level 1 & 2

*All certificates & licenses are available upon request.



Landscape Maintenance Agreement

Attn: **Bryan Radcliff**
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Submitted By: **SSS Down to Earth Opco LLC (DTE)**

Hilltop Point

Landscape Maintenance Summary

Lawncare Maintenance		\$ 71,734.00	Annually
Irrigation Inspection		\$ 2,080.00	Annually
Fertilization/Pest Control		\$ 2,760.00	Annually

Grand Total Annually	\$ 76,574.00
Grand Total Monthly	\$ 6,381.00

Contract Start Date: _____

Initial Contract Term Date: _____

Hilltop Point

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____

Date _____

Signature _____

Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	20
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
Fertilization	✓		✓		✓				✓		✓		5
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓						✓			3
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Terms and Conditions governing this agreement are at www.dtelandscape.com/terms-and-conditions. Highlighted terms: Contract will be renewed every 12 months. DTE will use its best efforts to provide services, any deficiencies should be promptly notified to DTE. To account for price and wage inflation, this agreement shall increase annually by the Tampa, FL Consumer Price Index (CPI) or by 4%, whichever is greater and be subject to a fuel surcharge if gasoline prices exceed thresholds. Payments are due 30 days from the invoice date, or a Credit Card may be used. Version 4 4 2024.

Service Maps

The map(s) below depicts the boundaries of the serviceable areas of your landscape property as understood for the purposes of developing this proposal.



Presented to: Hilltop Point



**DOWN TO
EARTH**

LANDSCAPE & IRRIGATION

As a show of committed partnership Down To Earth would like to offer an Enhancement Credit for your Community Use* in the amount of:

\$1,000

Tom Lazzaro

10/10/2024

Tom Lazzaro, CEO

Date

* This incentive can be applied to landscape enhancements to include new plant materials or replacement of plant materials. This is not intended nor will be accepted as a means for payment for annual or monthly reoccurring services.



**Down to
EARTH**
LANDSCAPE & IRRIGATION

Thank You!

We look forward to working with your community.

Down To Earth

6501 Orient Rd,

Tampa, FL 33610

(321) 263-2700

dtelandscape.com

Visit our website @ dtelandscape.com

Landscape Maintenance Contract

Hilltop Point

October, 2024

11855 Hilltop Farms Drive, Dade City, FL 33525

Hilltop Point CDD

C/O Inframark

2005 Pan Am Circle Ste 300

Tampa, FL 33607

Attn: Bryan Radcliff

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

Landscape Maintenance Program

Common Areas

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$5,236.00	\$62,832.00
Fertilization Plan	\$75.00	\$900.00
Total	\$5,311.00	\$63,732.00

Amenity Center

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$1,780.00	\$21,360.00
Irrigation Inspections	\$150.00	\$1,800.00
Fertilization Plan	\$237.00	\$2,844.00
Total	\$2,167.00	\$26,004.00

Total Contract Rate

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$7,016.00	\$84,192.00
Irrigation Inspections	\$150.00	\$1,800.00
Fertilization Plan	\$312.00	\$3,744.00
Total	\$7,478.00	\$89,736.00

Additional Services

Estimate for service(s) available upon request.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$60.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10')	TBD	\$TBD
Top Choice (annual fire ant program)	TBD	\$TBD

*Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.



Landscape Maintenance Contract

Steadfast
Maintenance Division
 30435 Commerce Drive, Suite 102
 San Antonio, FL 33576
 844-347-0702
maint@steadfastalliance.com

Steadfast Contractors Alliance, LLC. / HC Property Maintenance, Inc, DBA Steadfast, hereafter referred to as Landscaper / Contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licenses to be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Landscape Maintenance Program

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
2. **Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
3. **Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
4. **Pruning:** All shrubs and trees (up to 10') will be pruned and shaped a maximum of 12 times per year to ensure the following:
 - a. Maintain all sidewalks to eliminate overhanging branches or foliage, which obstruct pedestrian or motor traffic.
 - b. Retain the individual plant's natural form and prune to eliminate branches, which rub against walls and roofs.
 - c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
 - d. Ground covers and vines maintain a neat, uniform appearance.
5. **Pest Control and Fertilization:** Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
6. **Irrigation:** Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.
7. **Weeding:** Weeds will be removed from all plants, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
8. **Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3% cost of living increase. Either party may cancel this contract, with or without cause, with sixty (60) days written notice, by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual)



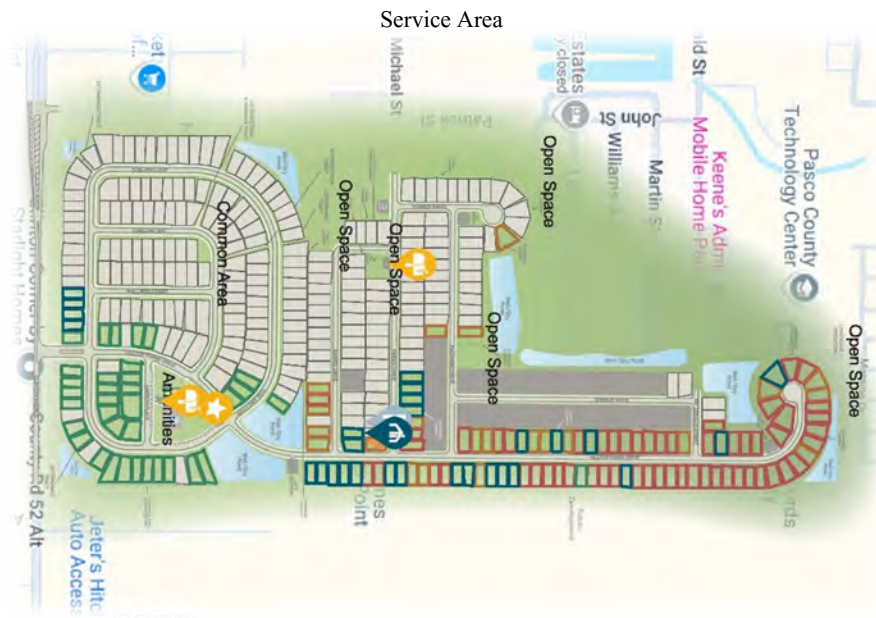
Landscape Maintenance Contract

Steadfast
Maintenance Division
 30435 Commerce Drive, Suite 102
 San Antonio, FL 33576
 844-347-0702
 maint@steadfastalliance.com

until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.



This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2024.

 Client

 Steadfast

 Signature of Representative

 Signature of Owner or Agent

 Title

 Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	



ELEVATING TAMPA'S LANDSCAPES
P.O. Box 1375, Lutz, FL 33548 | 813-767-6360
www.crowderslandscaping.com



Property: Hilltop Point
Address: Hilltop Farms Dr.
City/State: Dade City, FL
Date: 10/4/24

LANDSCAPE MANAGEMENT PROPOSAL / AGREEMENT

A. Proposal Pricing Summary

Crowder's Landscaping is pleased to present the following competitive pricing, incorporating the costs of delivering professional landscape services outlined in the Landscape/Irrigation Maintenance Specifications.

<u>SERVICE DESCRIPTION</u>	<u>MONTHLY</u>	<u>YEARLY</u>
Landscaping Maintenance	\$7,500.00	\$90,000.00
Mowing, Weeding, Edging		
<ul style="list-style-type: none"> • Blowing Debris • Shrub Detail • Bed Weed Control • Shrubs and Groundcover Pruning 		
Ornamental Tree and Shrubs Program	\$315.00	\$3,780.00
<ul style="list-style-type: none"> • Turf Fertilization, Insect, and Weed Control • Tree, Shrub, and Groundcover Fertilization • Tree, Shrub, and Groundcover Insect Control • Chinch Bug Control 		
Fire Ant Control	\$110.00	\$1,320.00
Irrigation Inspection	\$340.00	\$4,080.00
<ul style="list-style-type: none"> • Monthly Wet-Check of all irrigation zones • Monthly Head Adjustments for peak performance 		
TOTAL BASE SERVICE	\$8,265.00	\$99,180.00

Crowder's Representative: _____

Date: _____

Client's Signature: _____

Date: _____

B. Recommended Services

In addition to our standard landscaping offerings, we highly recommend considering our specialized services, such as a one-time clean-up or a comprehensive irrigation inspection. These services facilitate a thorough understanding of your property and ensure its optimal care and maintenance.

<u>RECOMMENDED SERVICES</u>	<u>FREQUENCY</u>	<u>DATES</u>	<u>CURRENT PRICE</u>
Swale Service	As Needed		\$555.00
Property Irrigation Inspection	One Time	First Week	\$85/hour

- **Comprehensive Irrigation Inspection:**

Our comprehensive irrigation inspection thoroughly assesses your system's functionality, identifies potential issues, and optimizes efficiency to ensure optimal water distribution and conservation.

C. Contract Proposal and Terms

This contract proposal remains subject to withdrawal by Crowder's Landscaping unless executed within ninety (90) days from the date this document was submitted.

The services provided at the pricing structure shall remain effective for a contractual term of one year upon signing. If either party wishes to terminate the agreement, written notice must be provided to the other party at least 30 days prior to the expiration of the contract term.

Furthermore, the contract will automatically be renewed annually with an adjustment based on the Consumer Price Index (CPI).

D. Suspension for Non-Payment

If the Client fails to make payment for services rendered within 60 days of the due date, Crowders reserves the right to suspend all landscaping services immediately upon written notice to the Client. During the suspension period, Crowders shall not be obligated to perform any further services until all outstanding balances are settled. The Client understands that any delays in payment may result in disruptions to scheduled services. Once all outstanding balances are paid in full, services will resume as scheduled.

E. Services

At Crowder's Landscaping, we take pride in our work, our dedicated staff, and the communities we serve. Our unwavering endeavor is to leave indelible impressions not only on your property but also on every individual who sets foot upon it. As part of our commitment to excellence, we are delighted to offer competitive pricing for optional value-added services, which are available upon request.

IRRIGATION

- Check irrigation systems and components for proper operation.
- Map the system showing locations of major components.
- Recommend necessary repairs and upgrades.
- New system installation.
- Rust water IO Systems

LANDSCAPE & HARDSCAPE DESIGN

- Landscaping involves more than just plants and greenery.
- Hardscape refers to the inorganic elements that provide structure to an outdoor space.
- Thoughtfully designed hardscape complements plants and trees to create balance in a landscape.

OUTDOOR LIGHTING

- Lighting Demos
- Design the right lighting plan for your needs
- Add ambiance to your home or commercial outdoor space.
- Increase your security by installing outdoor lighting.
- Careful consideration and planning can add warmth and elegance to your property.

NEW CONSTRUCTION

- Landscaping involves more than just plants and greenery.
- Hardscape refers to the inorganic elements that provide structure to an outdoor space.
- Thoughtfully designed hardscape complements plants and trees to create balance in a landscape.

TURF

- Apply broadleaf weed control where necessary.
- Apply pre-emergence weed control to inhibit new weed growth.
- Sod installation

TREE & SHRUB MAINTENANCE

- We will trim and shape your bushes or shrubs to ensure they stay controlled and healthy.
- Maintain trees by trimming overgrown or dead branches, shaping up palm trees and oaks, and mulching or rocking around their bases as needed.

ADDITIONAL SERVICES

- Full-Day Clean-up Service
- Landscape Demo
- Drainage Improvements
- Annual Flower Installation
- Mulch Install
- OTC Injections/Fertilization
- Fountain Installation
- Concrete Jacking
- Forestry Mulching

SAFETY

- Trim plant material or trees hindering or blocking the line of sight at intersections and monuments.
- Fix tripping hazards in the turf and hardscape
- Identify drainage problems and propose solutions.

F. Landscape Maintenance Cycle

Embark on a 12-month landscape service cycle tailored to elevate and sustain your property's beauty year-round. Our comprehensive program ensures meticulous care and enhancement season after season.

Landscape Element	Cycle
Palm OTC Injection Fertilization	0
Tree Fertilization	3
Palm Pruning	Supplemental Work Order
Tree Trimming/Pruning (10ft & below)	As Needed
Shrub/Hedge/Ground Cover Trimming	12
Edging Bed Lines	21
Edging Hardlines	42
Monofilament Trim	42
Bed Weed Control	42
Chinch Bug Control	1
Fire Ant Control	1
Insect/Disease Control	6
Turf Mow	42
St. Augustine Turf Weed Control	6
St. Augustine Turf Fertilization	6
Groundcover Fertilization	3
Shrub Fertilization	3
Debris & Trash Removal	All Sites
Leaf Removal	4

G. Landscape/Irrigation Maintenance Specifications

a. Turf Care Requirements

- i. Mowing: Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year, depending on the growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April 15 through October 15, and every other week during the non-growing season or as needed from November through March. Turf shall be cut at a height ranging between 4 to 5 inches as conditions warrant. Bahia shall be cut at an elevation of 3.5 to 4.5 inches as conditions warrant. A push mower or weed-eating shall maintain turf areas inaccessible to riding mowers. All other regions, including rooms adjacent to buildings, trees, fences, etc., can be controlled by weed-eating (monofilament) type equipment. A continuous cutting height shall be maintained when weed eating is required to prevent turf scalping. All blowing will be done in a direction away from buildings and vehicles and will be blown into turf areas, not mulched beds. ***Crowder's Landscaping is not responsible for missed services due to Acts of God. Examples include but are not limited to Hurricanes, Tornados, Flooding, and***

Earthquakes.

- ii. Edging: All turf edges of walkways, street curbs, patios, and turf bed lines shall be performed during each mowing (42 times per year) using only a metal blade power edger. Weed-eating (monofilament) type equipment shall not be used to edge. A soft edge of all bed areas will be performed every other mowing (21 times per year). Crowder's will remove grass and weeds around posts, lights, signs, trees, and utility installations to keep a neat, clean appearance. The turf around sprinkler heads shall be trimmed so as not to interfere with or intercept water output. Care shall be taken so as not to go over the edge or cut continually backward towards the turf/grass, leaving wider gaps between the mulch area and turf/grass.

H. Tree, Shrub, Hedge, and Groundcover Care

- a. Pruning: Trees, shrubs, hedges, and ground cover shall be pruned as follows:
 - i. Overhanging tree limbs and branches less than 1-inch caliper shall be pruned when necessary or as instructed by the Property Manager. Pruning shall be done throughout the year to keep vegetation away from structures and includes trimming or removing any overhanging limbs or branches over pedestrian walkways, parking pads, and vehicular traffic up to ten (10) feet above ground/street level less than 1-inch caliper.
 - ii. Palm trees will be trimmed up to a height of ten (10) feet. Any trimming above 10 feet will be considered a supplemental charge. This includes the removal of dead fronds, seed pods, and the resulting debris removal. Supplemental charges will be assessed based on the additional labor and equipment required for trimming at heights above 10 feet.
 - iii. All shrubs, hedges, and privacy fence shrubbery up to seven (7) feet shall be pruned and shaped a minimum of twelve (12) times per calendar year. This will help the individual plant maintain a good appearance, retain its natural form, and eliminate branches or stems from rubbing against any structures.
 - iv. All sucker growth from trunks, base of trees, and certain shrubs shall be removed to promote better health and reduce the main plant's infestation. Herbicides shall not be used in eliminating or controlling plant suckers.
 - v. Ground covers and vines will be maintained uniformly throughout the year.
- b. Weeding:
 - i. Manual (hand pulling or cutting) and chemical (herbicides) control methods will be used. Weeds will be removed in conjunction with our mowing services.

I. Miscellaneous:

- a. Clean-Up
 - i. During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. Trash shall be picked up throughout the property before each mowing 42 times yearly. This shall require policing all maintained areas to remove the loose paper, sticks, cans, bottles, leaves, loose/fallen palm boots, and other debris during each visit. Trash shall be disposed

of offsite. *Crowder's Landscaping is not responsible for private construction debris or related waste during clean-up. As part of this Agreement, the contractor shall not be responsible for cleaning up or removing debris because of damage caused by major flooding, hurricanes, or other Acts of God.*

b. Leaf/Acorn Removal

- i. Large volumes of Leaf and Acorn accumulations shall not be blown randomly toward the landscape or on turf at any time. Any collection in shrub beds shall be blown out of the beds and collected to prevent damage to plant material while providing the neighborhood with a neat and clean appearance. Leaf and acorn debris shall be collected and removed from all maintained areas, including streets, curb lines, and parking lots, specifically during the late fall and winter, with up to four removals scheduled throughout the year. **Additional leaf removals beyond the designated four will be considered supplemental requests.**

c. Hand Pruning / Structural Pruning

- i. Crowder's Landscaping shall advise the property manager when deep hand pruning and structural pruning will be performed. This pruning shall be done at least once per year during the dormant months to prune old wood and prune behind multiple breaks to maintain proper proportion and promote interior growth. Removal of up to 50% of the height and foliage of plants can take place during this pruning, allowing the plant material to grow fuller during the growing season.

d. Replacement of Plant Material

- i. Trees and shrubs in a state of decline will be brought to the property manager's attention. Crowder's Landscaping can furnish supplemental work to replace plant material.

e. Work Orders/Cost Estimates/Additional Services

- i. Crowder's Landscaping shall prepare work orders showing materials, labor, and estimated cost of any additional service not covered or included in this contract. Optional services may include but are not limited to removing dead or dying trees, renovations to landscaping, plant replacement, annual treatment for fire ants, major irrigation modifications, and sod replacement. Upon authorization, Crowder's Landscaping will complete the approved estimates. *Crowder's Landscaping does not warranty third-party plant material, is not responsible for third-party maintenance, and does not accept third-party invoices.*

f. Irrigation Inspection

- i. All irrigation zones shall be inspected to ensure proper operation. Zones shall be turned on to check for any coverage issues for any broken irrigation components and include the physical inspection. Any issues that require adjustments will be dealt with during the assessment. Any problems caused by Crowder's Landscaping shall be repaired at no cost to the Property

Manager. *Minor adjustments will be performed as needed during the inspection, with a billable allowance of up to \$500 per visit for any necessary fixes. Should irrigation repairs surpass the agreed-upon \$500 limit, an estimate will be provided for client approval before proceeding with the additional work at a later date.*

- ii. ***Crowder's Landscaping will not be held responsible for turf or plant loss due to county or state water restrictions.*** Upon being awarded the contract, Crowder's Landscaping shall complete an audit of the entire irrigation system to ensure the system is running correctly. ***Crowder's Landscaping is not responsible for third-party irrigation maintenance or repairs and does not accept third-party invoices.***

J. Licenses and Insurance

- a. The contractor shall furnish Certificates of Insurance as specified in the contract with a provision that insurance policies may not be canceled or modified in any way that would reduce or limit coverage without ten days' prior written notice.
- b. Should the contractor sub-contract any specified work, the contractor shall furnish the subcontractor's certificates of insurance and licenses required by the State of Florida or the city/county where the work is being performed.
- c. All Certificates of Insurance will name the Association as an additional insured.

K. Fertilization & Pest Control

- a. This shall include a comprehensive fertilization program, fungicide application, herbicide treatment, insecticide management, and pH correction to ensure optimal plant health and growth. Specific services shall encompass:
 - i. Apply balanced fertilizers tailored specifically to your property.
 - ii. Use fungicides to prevent and control fungal diseases, ensuring healthy foliage and roots.
 - iii. Implementation of pre-emergent and post-emergent herbicides to effectively manage and prevent weed growth.
 - iv. Targeted insecticide treatments to protect plants from harmful insects and pests while considering environmentally friendly and integrated pest management practices.

Exhibit “A”

Palm Injections - Optional

Lethal Bronzing Disease:



Lethal Bronzing is a phytoplasma disease that infects the vascular tissue within the trunk of infected palms, preventing the movement of water and nutrients and eventually resulting in the death of the infected palm. An insect (planthopper) spreads the disease, allowing for the widespread movement of this disease throughout Florida. This disease has a wide host range, as identified by laboratory testing by the University of Florida. The following list is the current species identified by UF as hosts of this disease. Those marked with an asterisk are the species that are most frequently infected and those that have a value that justifies the expense of trunk injections:

Canary Island Date Palm - *Phoenix canariensis*

Edible Date Palm/Medjool - *Phoenix Dactylifera*

Sylvester Palm - *Phoenix Sylvestris*

Unlike other fatal palm diseases, lethal bronzing can be prevented with oxytetracycline (OTC) trunk injections. The injections are made by drilling a small hole into the trunk and inserting a plastic v; however, the hole through which the OTC is injected. Each injection site can be used twice for two holes in the trunk annually. The University of Florida recommends injections every 3-4 months for the life of the palm; however, for the best preventative control, we recommend injections every three months for a total of 4 per year.

Although OTC provides excellent control of Lethal Bronzing, there is still a tiny possibility that a treated palm can become infected. Therefore, Crowder's Landscaping cannot give any warranty for treated palms. The injection sites also create wounds in the trunk, which can be potential entry points for other palm diseases such as Thielaviopsis trunk rot and Ganoderma Butt Rot. The risk of infection with these other diseases is low, but it must be considered when deciding whether to start injecting palms. The client must weigh the cost of injections, the replacement cost of palms, and the risk of infection through injection sites when considering starting an OTC injection program.

Exhibit "B"



CROWLAN-01

JJAUME

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/15/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Norton Metro Insurance 11675 Great Oaks Way Suite 100 Alpharetta, GA 30022		CONTACT NAME: Jennifer Jaume PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: jjaume@nortoninsurance.com															
INSURED Crowder's Landscaping, Inc. 18210 Fox Trace Lutz, FL 33549		<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Southern-Owners Insurance Company</td> <td>10190</td> </tr> <tr> <td>INSURER B: Auto-Owners Insurance Company</td> <td>18988</td> </tr> <tr> <td>INSURER C: Wesco Insurance Company</td> <td>25011</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Southern-Owners Insurance Company	10190	INSURER B: Auto-Owners Insurance Company	18988	INSURER C: Wesco Insurance Company	25011	INSURER D:		INSURER E:		INSURER F:	
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INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTB	TYPE OF INSURANCE	ADDL INSD	SUBR WGS	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			80351454	5/10/2024	5/10/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (If a occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADY INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			5335145400	5/10/2024	5/10/2025	COMBINED SINGLE LIMIT (If a accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			5335145401	5/10/2024	5/10/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	WWC-3712130	5/10/2024	5/10/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 WC exclusion-Patrick Crowder

CERTIFICATE HOLDER 	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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ELEVATING TAMPA'S LANDSCAPES

LANDSCAPING & IRRIGATION

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813-767-6360
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 [@crowderslandscaping](https://www.instagram.com/crowderslandscaping)

 [Crowder's Landscaping](https://www.linkedin.com/company/crowder's-landscaping)

 www.crowderslandscaping.com



Transforming Spaces, Cultivating Beauty.

At Crowder's Landscaping, we bring expertise, passion, and dedication to every project, ensuring your landscape is not just maintained but thrives.

About Us

Crowder's Landscaping prides itself on being a family-owned and operated business for the last 22 years, dedicated to prioritizing the needs of its clients above all else. Our team is united in our commitment to excellence, constantly striving to lead the industry in delivering exceptional service. We are renowned for our reliability, professionalism, and unwavering dedication to producing work of the highest quality. When you choose Crowder's Landscaping, you can trust that you're choosing a partner who will go above and beyond to exceed your expectations.



Meet Our Team



Patrick Crowder

President & Founder

Spearheading Crowder's Landscaping since its inception.



Andy Olson

Director of Business Development

Driving growth and fostering lasting partnerships for sustainable success.



Gia Lalwani

Marketing & Client Services Manager

Delivering innovative marketing strategies and exceptional client experiences.



Leonel Rodriguez

Landscape Manager



Matt Ryan

Irrigation Manager



David Comez

*Maintenance,
Accounts Manager*



Our Services

We take pride in turning ordinary spaces into extraordinary escapes. Our team of skilled landscapers brings creativity and expertise to every project, ensuring that your outdoor oasis reflects your unique vision and lifestyle.



Design and Installation
Envision a landscape that reflects the perfect style.



Maintenance
Ensure your landscape remains a vibrant masterpiece throughout the year.



Irrigation
Experience the convenience of automated irrigation systems tailored to your landscape's needs.



Lighting
Illuminate your evenings with thoughtfully designed lighting that showcases the beauty of your surroundings.

Take A Sneak Peak At Our Properties

MAGDALENE CENTER
 FORCARE MEDICAL CENTER
 UNIVERSITY OF TAMPA
 SUNCOAST MEADOWS
 RENAISSANCE RETIREMENT COMMUNITY
 PAR, INC.
 SUTTON PLACE
 VERANDA AT WESTCHASE
 FLORIDA COLLEGE
 DR. KIRAN PATEL HIGH SCHOOL
 LUTZ PREPARATORY SCHOOL
 OSPREY PROFESSIONAL PARK
 JAFFE TILCHIN WEALTH MANAGEMENT
 GUNN SHOPPING PLAZA
 NORTHPORT
 TOUCHPOINT MEDICAL CENTER
 THE VILLA CONDOMINIUMS



STONEBROOK VILLAS
AT WATERGRASS



BIARRITZ AT
CHEVAL



USF



BUSCH GARDENS



CORDOBA ESTATES



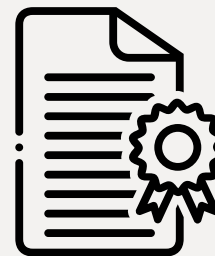
Why Choose Us?



**Expertise and
Experience**



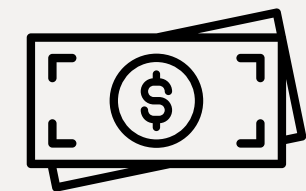
**Personalized Service &
Customized Solutions**



Fully Licensed & Insured



**Meticulous
Attention to Detail**



Competitive Pricing

CONTACT US

**P.O. Box 1375
Lutz, FL 33548
813-767-6360**

office@crowderslandscaping.com



@crowderslandscaping



Crowder's Landscaping



www.crowderslandscaping.com

**UF-BMP CERT#: GV909985-1 FNGLA MEMBER FULL
PRODUCTION NURSERY FEIN: 90- 0992288 LICENSE #: 97852
NAICS CODES: 10190, 18988, 25011 HILLSBOROUGH COUNTY
SMALL BUSINESS REG #: HC-1837/22 (1/21/22 – 1/21/24)**





ESTIMATE

EST-000186

Estimate Date: Sep 11, 2024

Expiry Date: Oct 09, 2024

FROM:

Mr. Pressure Washing, LLC

EIN # 86-3823543

Email: misterpressurewashing@gmail.com

Phone: (352) 263-0114

TO:

Hilltop point

38427 Garron Place

Dade City, FL, 33525

JOB LOCATION:

Hilltop point

38427 Garron Place

Dade City, FL, 33525

JOB:

#	Services	Qty	Discount	Tax (%)	Total
1	4 wreaths and lights on sign	1.00	\$0.00	No Tax	\$1,500.00
Subtotal					\$1,500.00
Grand Total (\$)					\$1,500.00

Accepted payment methods

Credit Card, Check, Cash

Message

It will be my pleasure to serve you and your home.

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the statements stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

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

The regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Wednesday, September 18, 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

Business Items

A. Consideration of Board Resignation

On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor, the resignation of Betty Valenti, was accepted. 4-0

B. Consideration of Board Seat Appointments

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Jared Rossi was appointed to Seat 1 expiring on November 26, 2024. 4-0
--

- Mr. Rossi declined compensation.

C. Consideration of Resolution 2024-18, Re-designating officers

The following persons were elected to offices:

September 18, 2024

HILLTOP POINT CDD

- 45 • Tatiana Pagan Chairperson
- 46 • Aaron Spinks Vice Chairperson
- 47 • Brian Lamb Secretary
- 48 • Eric Davidson Treasurer
- 49 • Leah Popelka Assistant Treasurer
- 50 • Bryan Radcliff Assistant Secretary
- 51 • John Blakley Assistant Secretary
- 52 • Lee Thompson Assistant Secretary
- 53 • Jared Rossi Assistant Secretary

54

55 On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor,
 56 Resolution 2024-18, Re-designating officers, as detailed above, was
 57 adopted. 5-0

58

59 **D. Discussion of Landscaping**

- 60 • The Board discussed the current state of landscaping within the District and
 61 *LMP*'s performance directing Mr. Radcliff to obtain contract proposals, pending termination
 62 of the existing contract with *LMP* at next month's meeting.

63

64 **E. Discussion of Lift Station Conveyance**

- 65 • The Board directed Ms. McCormick to draft an agreement to convey the lift station to
 66 the District and empowered Ms. Pagan, approval of the agreement.

67

68 On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in
 69 favor, Ms. Pagan was authorized to approve a Lift Station Conveyance
 70 agreement, to the District as discussed. 5-0

71

72 **FOURTH ORDER OF BUSINESS**

Consent Agenda

73 **A. Approval of Minutes of the August 28, 2024 Public Hearing & Regular meeting**

74 **B. Consideration of Operation and Maintenance Expenditures August 2024**

75 **C. Acceptance of the Financials and Approval of the Check Register for August 2024**

76

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

79

80 **FIFTH ORDER OF BUSINESS**

Staff Reports

81 **A. District Counsel**

82 **B. District Manager**

83 There being no report, the next item followed.

September 18, 2024

HILLTOP POINT CDD

i. Field Inspection Report

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

C. District Engineer

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

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

<p>On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 10:39 am. 5-0</p>

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

September 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	9/1/2024	15846	\$1,108.00	\$1,108.00	POOL - SEP 2024
INFRAMARK LLC	9/4/2024	#132201	\$8.10	\$8.10	AUG 2024 COPIES
INFRAMARK LLC	9/5/2024	#132422	\$750.00		MANAGEMENT FEE SEPT 2024
INFRAMARK LLC	9/5/2024	#132422	\$375.00		MANAGEMENT FEE SEPT 2024
INFRAMARK LLC	9/5/2024	#132422	\$2,083.33		SEPT 2024 DISTRICT MANAGER
INFRAMARK LLC	9/5/2024	#132422	\$50.00		SEPT 2024 TECH/DATA STORAGE
INFRAMARK LLC	9/5/2024	#132422	\$100.00		SEPT 2024 WEBSITE MAINT
INFRAMARK LLC	9/5/2024	#132422	\$416.67		SEPT 2024 DISS SVCS
INFRAMARK LLC	9/5/2024	#132422	\$50.00	\$3,825.00	SEPT 2024 RENTAL & LEASES
Monthly Contract Subtotal			\$4,941.10	\$4,941.10	
Variable Contract					
BETTY VALENTI	8/28/2024	BV 082824	\$200.00	\$200.00	SUPERVISOR FEE
JOHN C. BLAKLEY	8/28/2024	JB 082824	\$200.00	\$200.00	SUPERVISOR FEE
LEE R. THOMPSON	8/28/2024	LT 082824	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$600.00	\$600.00	
Utilities					
TAMPA ELECTRIC	8/27/2024	BULK PAY 082824	\$66.88	\$66.88	ELECTRIC
TAMPA ELECTRIC	8/27/2024	BULK PAY 082824 ACH	\$67.39	\$67.39	ELECTRIC
TAMPA ELECTRIC	8/27/2024	082724-1015 CHECK	\$1,919.77	\$1,919.77	SVC PRD 07/24/24-08/21/24
TAMPA ELECTRIC	8/27/2024	082724-7680 CHECK	\$37.18	\$37.18	SVC PRD 07/24/24-08/21/24
TAMPA ELECTRIC	8/27/2024	082724-4344 CHECK	\$35.83	\$35.83	SVC PRD 07/24/24-08/21/24
TAMPA ELECTRIC	8/27/2024	082724-0973 CHECK	\$43.39	\$43.39	SVC PRD 07/24/24-08/21/24
TAMPA ELECTRIC	8/27/2024	082724-2809 CHECK	\$1,001.95	\$1,001.95	SVC PRD 07/24/24-08/21/24
TAMPA ELECTRIC	8/27/2024	082724-7698 CHECK	\$169.93	\$169.93	SVC PRD 07/24/24-08/21/24
Utilities Subtotal			\$3,342.32	\$3,342.32	
Regular Services					
REDWIRE LLC	7/26/2024	547564	\$1,585.28	\$1,585.28	access services
STANTEC CONSULTING SERVICES, INC.	8/30/2024	2279963	\$440.00	\$440.00	PROF SVCS 2024 FY GEN CONSULTING
TAMPA BAY TIMES	6/26/2024	320570 062624	\$1,049.50	\$1,049.50	LEGAL AD
Regular Services Subtotal			\$3,074.78	\$3,074.78	

HILLTOP POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
ROYCE BRAVO SECURITY & ACCESS CONTROL LLC	9/30/2024	74489	\$1,103.50	\$1,103.50	FENCE RPRS
WINDWARD BUILDING GROUP	8/5/2024	PAY APP 11 CK	\$90,615.58	\$90,615.58	Construction
Additional Services Subtotal			\$91,719.08	\$91,719.08	
TOTAL			\$103,677.28	\$103,677.28	

BLUE LIFE POOL SERVICE
 PO Box 1628
 Land O Lakes, FL 34639 US
 +1 8135975009
 accounts@bluelifepools.com
 www.bluelifepoolsfl.com

Invoice


BILL TO

HILLTOP POINT FIRS DAY
 38459 Barrel Drive
 Dade City, FL 33525

SHIP TO

HILLTOP POINT FIRS DAY
 38459 Barrel Drive
 Dade City, FL 33525

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15846	09/01/2024	\$1,108.00	10/01/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	1,200.00	1,200.00

1 Visit Discount Aug 14 - \$92.00

SUBTOTAL	1,200.00
DISCOUNT	-92.00
TOTAL	1,108.00
BALANCE DUE	\$1,108.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

#132201

CUSTOMER ID

C2413

PO#**DATE**

9/4/2024

NET TERMS

Net 30

DUE DATE

10/4/2024

Services provided for the Month of: August 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	54	Ea	0.15		8.10
Subtotal					8.10

Subtotal

\$8.10

Tax

\$0.00

Total Due

\$8.10

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#130510

DATE

8/2/2024

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#
DUE DATE

9/1/2024

BILL TO

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

Services provided for the Month of: August 2024

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

Subtotal

\$3,825.00

Tax

\$0.00

Total Due

\$3,825.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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Please include the Customer ID and the Invoice Number on your form of payment.

Hilltop Point CDDMEETING DATE: August 28, 2024DMS Staff Signature Bryan Radcliff


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

Hilltop Point CDDMEETING DATE: August 28, 2024DMS Staff Signature Bryan Radcliff


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Hilltop Point CDDMEETING DATE: August 28, 2024DMS Staff Signature Bryan Radcliff


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Aaron Spinks	✓	Salary Accepted	\$0.00
John Blakley	✓	Salary Accepted	\$200.00
Lee Thompson	✓	Salary Accepted	\$200.00
Betty Valenti	✓	Salary Accepted	\$200.00



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
11771 HILLTOP FARMS DR, ENTRY
DADE CITY, FL 33525

Statement Date: August 27, 2024

Amount Due: \$66.88

Due Date: September 17, 2024

Account #: 211030874344

Past Due – Pay Immediately

Account Summary

Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due	\$113.21
Payment(s) Received Since Last Statement	-\$82.16
Past Due – Pay Immediately	\$31.05
Current Month's Charges – Pay by September 17, 2024	\$35.83

Amount Due \$66.88

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

Your Energy Insight



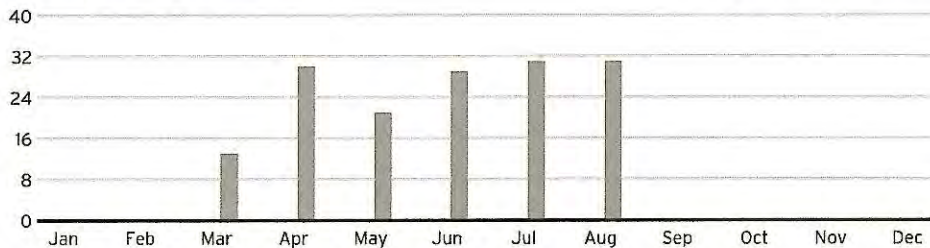
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)

■ 2023 ■ 2024



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

One Less Worry :)

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



TampaElectric.com/Paperless



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

Account #: 211030874344

Due Date: September 17, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$66.88

Payment Amount: \$ _____

650149644194

Past Due – \$31.05

Current – \$35.83

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

6501496441942110308743440000000066884



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

Account #: 211030874344
Statement Date: August 27, 2024
Charges Due: September 17, 2024

Meter Read

Meter Location: ENTRY

Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000900389	08/21/2024	182	151	31 kWh	1	29 Days

Charge Details

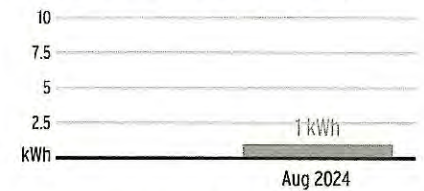
	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	31 kWh @ \$0.08192/kWh	\$2.54
	Fuel Charge	31 kWh @ \$0.03157/kWh	\$0.98
	Storm Protection Charge	31 kWh @ \$0.00775/kWh	\$0.24
	Clean Energy Transition Mechanism	31 kWh @ \$0.00427/kWh	\$0.13
	Storm Surcharge	31 kWh @ \$0.00225/kWh	\$0.07
	Florida Gross Receipt Tax		\$0.66
	Electric Service Cost		\$26.37
	Franchise Fee		\$1.73
	Municipal Public Service Tax		\$2.73
	Total Electric Cost, Local Fees and Taxes		\$30.83

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

Total Current Month's Charges

\$35.83

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

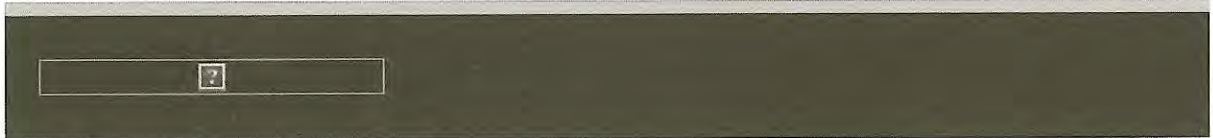
813-275-3909

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

From: noreply@tecoenergy.com
To: [Teresa Farlow](#)
Subject: ACH Payment Scheduled
Date: Wednesday, August 28, 2024 10:33:09 AM

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.



Dear HILLTOPPOINT1:

Thank you for scheduling the following payment:

Account Number: 211030340973

Amount: \$67.39

Payment Date: 8/28/2024

Once processed successfully, your TECO account will reflect your payment on the business day following the above scheduled payment date. Need to make a change? You can [edit your payment](#) up to one day before the scheduled date.

If you did not schedule this payment, please [let us know](#).

Have a great day,

Tampa Electric/TECO Peoples Gas Customer Service Team



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

Statement Date: August 27, 2024

Amount Due: \$67.39

Due Date: September 17, 2024

Account #: 211030340973

Past Due – Pay Immediately

Account Summary

Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due	\$92.08
Payment(s) Received Since Last Statement	-\$68.08
Past Due – Pay Immediately	\$24.00
Current Month's Charges – Pay by September 17, 2024	\$43.39

Amount Due **\$67.39**

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

Your Energy Insight

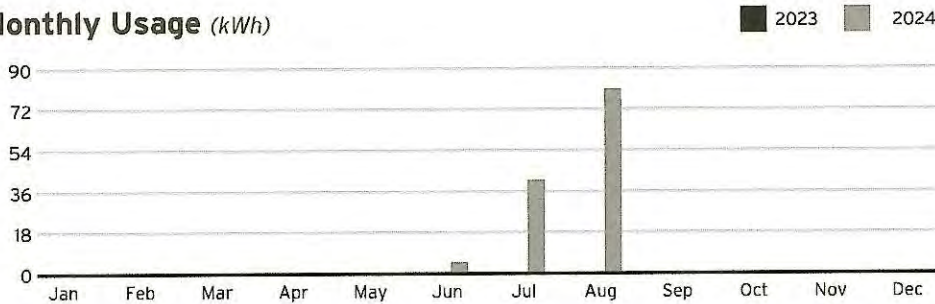


Your average daily kWh used was **200% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

One Less Worry :)

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



TampaElectric.com/Paperless



Pay your bill online at TampaElectric.com

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

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

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

Account #: 211030340973

Due Date: September 17, 2024

Amount Due: \$67.39

Payment Amount: \$ _____

608174452962

Past Due – \$24.00

Current – \$43.39

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

6081744529622110303409730000000067399



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

Account #: 211030340973
Statement Date: August 27, 2024
Charges Due: September 17, 2024

Meter Read

Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	08/21/2024	144	63	81 kWh	1	29 Days

Charge Details

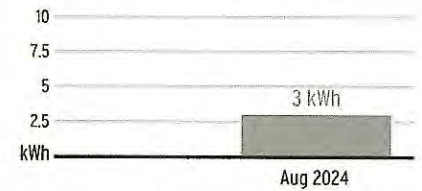
	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	81 kWh @ \$0.08192/kWh	\$6.64
	Fuel Charge	81 kWh @ \$0.03157/kWh	\$2.56
	Storm Protection Charge	81 kWh @ \$0.00775/kWh	\$0.63
	Clean Energy Transition Mechanism	81 kWh @ \$0.00427/kWh	\$0.35
	Storm Surcharge	81 kWh @ \$0.00225/kWh	\$0.18
	Florida Gross Receipt Tax		\$0.82
	Electric Service Cost		\$32.93
	Franchise Fee		\$2.16
	Municipal Public Service Tax		\$3.30
	Total Electric Cost, Local Fees and Taxes		\$38.39

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

Total Current Month's Charges

\$43.39

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 27, 2024

Amount Due: \$52.26

Due Date: September 17, 2024

Account #: 221008701015

Account Summary

Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due	\$1,919.34
Payment(s) Received Since Last Statement	-\$3,786.85
Credit balance after payments and credits	-\$1,867.51
Current Month's Charges	\$1,919.77

Amount Due by September 17, 2024 **\$52.26**

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



Scan here to view
your account online.

One Less Worry :)

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



TampaElectric.com/Paperless

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



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

Account #: 221008701015

Due Date: September 17, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$52.26

Payment Amount: \$ _____

643976828196

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

6439768281962210087010150000000052262



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: August 27, 2024
Charges Due: September 17, 2024

Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.



Electric Charges

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

Lighting Energy Charge	688 kWh @ \$0.03406/kWh	\$23.43
Fixture & Maintenance Charge	43 Fixtures	\$403.34
Lighting Pole / Wire	43 Poles	\$1413.41
Lighting Fuel Charge	688 kWh @ \$0.03127/kWh	\$21.51
Storm Protection Charge	688 kWh @ \$0.03877/kWh	\$26.67
Clean Energy Transition Mechanism	688 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	688 kWh @ \$0.00074/kWh	\$0.51
Florida Gross Receipt Tax		\$1.86

Lighting Charges **\$1,890.98**



Other Fees and Charges

Lighting Late Payment Fee	\$28.79
Total Other Fees and Charges	\$28.79

Total Current Month's Charges

\$1,919.77

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: August 27, 2024

Amount Due: **-\$0.48**

CREDIT - Do Not Pay
Account #: 221008717680

DO NOT PAY. You have a positive account balance.

Account Summary

Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due	\$39.13
Payment(s) Received Since Last Statement	-\$76.79
Credit balance after payments and credits	-\$37.66
Current Month's Charges	\$37.18

Amount Due by August 27, 2024 **-\$0.48**

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

Your Energy Insight



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



Scan here to view your account online.

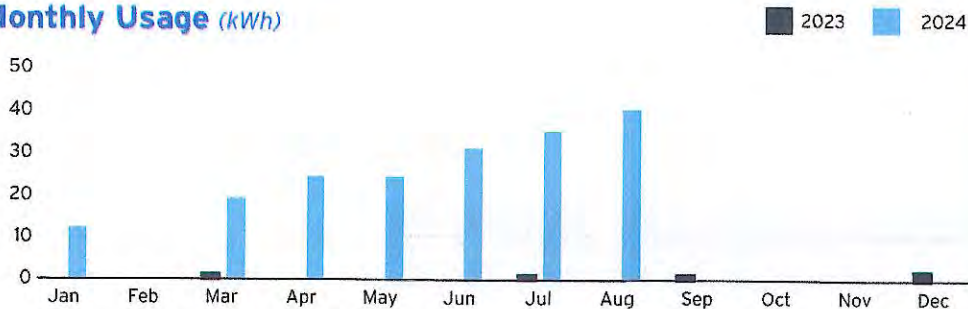
One Less Worry :)

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



TampaElectric.com/Paperless

Monthly Usage (kWh)



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



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

Account #: 221008717680

Due Date: August 27, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: **DO NOT PAY**

DO NOT PAY

643976828197

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

643976828197221008717680000000000000486



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

Account #: 221008717680
Statement Date: August 27, 2024
Charges Due: DO NOT PAY

Meter Read

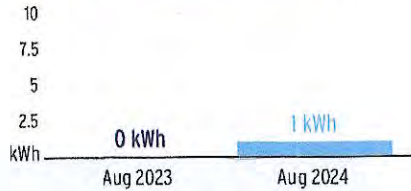
Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809852	08/21/2024	258	218	40 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.

Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	40 kWh @ \$0.08192/kWh	\$3.28
Fuel Charge	40 kWh @ \$0.03157/kWh	\$1.26
Storm Protection Charge	40 kWh @ \$0.00775/kWh	\$0.31
Clean Energy Transition Mechanism	40 kWh @ \$0.00427/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.00225/kWh	\$0.09
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.55
Franchise Fee		\$1.80
Municipal Public Service Tax		\$2.83
Total Electric Cost, Local Fees and Taxes		\$32.18

Other Fees and Charges

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

Total Current Month's Charges

\$37.18

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Ways To Pay Your Bill



Bank Draft

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Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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Statement Date: August 27, 2024



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
11771 HILLTOP FARMS DR, ENTRY
DADE CITY, FL 33525

Amount Due: \$66.88

Due Date: September 17, 2024

Account #: 211030874344

Past Due – Pay Immediately

Account Summary

Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due	\$113.21
Payment(s) Received Since Last Statement	-\$82.16

Past Due – Pay Immediately	\$31.05
Current Month's Charges – Pay by September 17, 2024	\$35.83

Amount Due	\$66.88
-------------------	----------------

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

Your Energy Insight



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



Scan here to view
your account online.

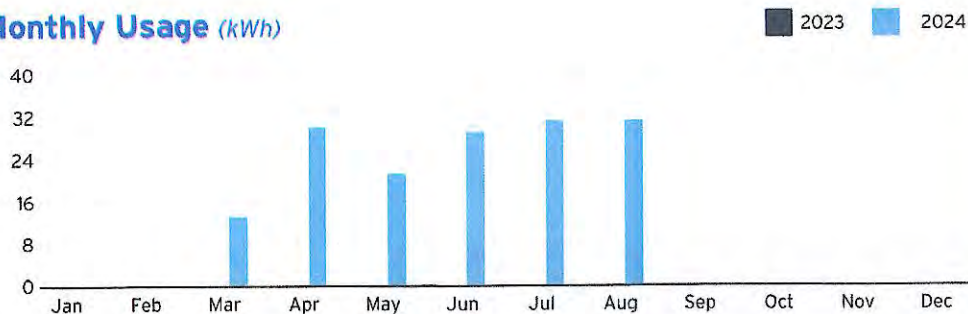
One Less Worry :)

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



TampaElectric.com/Paperless

Monthly Usage (kWh)



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

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



Received

AUG 30

Account #: 211030874344

Due Date: September 17, 2024

Amount Due: \$66.88

Payment Amount: \$ _____

650149644194

Past Due – \$31.05

Current – \$35.83



Pay your bill online at TampaElectric.com

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

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

00000425 FTECO108272423365110 00000 03 01000000 13482 004

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

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

6501496441942110308743440000000066884



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

Account #: 211030874344
Statement Date: August 27, 2024
Charges Due: September 17, 2024

Meter Read

Meter Location: ENTRY

Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000900389	08/21/2024	182	151	31 kWh	1	29 Days

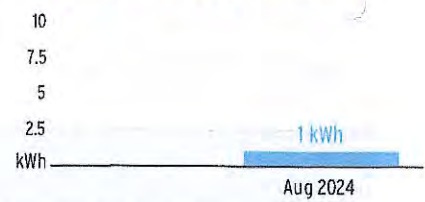
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	31 kWh @ \$0.08192/kWh	\$2.54
Fuel Charge	31 kWh @ \$0.03157/kWh	\$0.98
Storm Protection Charge	31 kWh @ \$0.00775/kWh	\$0.24
Clean Energy Transition Mechanism	31 kWh @ \$0.00427/kWh	\$0.13
Storm Surcharge	31 kWh @ \$0.00225/kWh	\$0.07
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.37
Franchise Fee		\$1.73
Municipal Public Service Tax		\$2.73
Total Electric Cost, Local Fees and Taxes		\$30.83

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

Total Current Month's Charges \$35.83

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
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- Phone**
Toll Free: **866-689-6469**

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813-223-0800 (Hillsborough)
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- Hearing Impaired/TTY:**
7-1-1
Power Outage:
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Statement Date: August 27, 2024



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

Amount Due: \$67.39

Due Date: September 17, 2024

Account #: 211030340973

Past Due – Pay Immediately

Account Summary

Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due \$92.08

Payment(s) Received Since Last Statement -\$68.08

Past Due – Pay Immediately \$24.00**Current Month's Charges – Pay by September 17, 2024 \$43.39****Amount Due \$67.39**

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

Your Energy Insight



Your average daily kWh used was **200% higher** than it was in your previous period.



Scan here to view your account online.

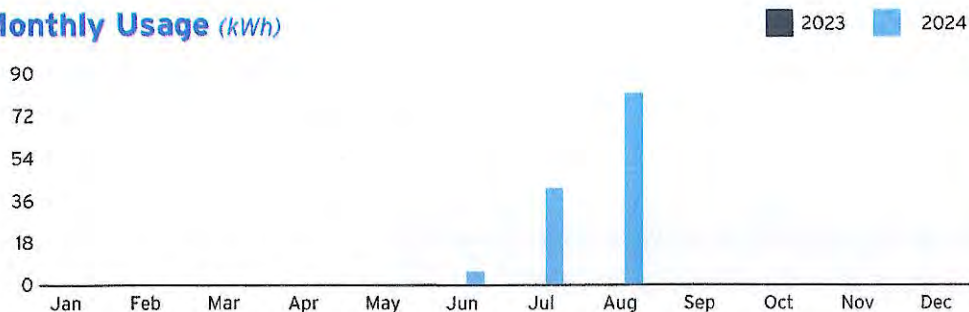
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TampaElectric.com/Paperless

Monthly Usage (kWh)



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Account #: 211030340973

Due Date: September 17, 2024

Amount Due: \$67.39

Payment Amount: \$ _____

608174452962

Past Due – \$24.00**Current – \$43.39**

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

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

6081744529622110303409730000000067399



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

Account #: 211030340973
Statement Date: August 27, 2024
Charges Due: September 17, 2024

Meter Read

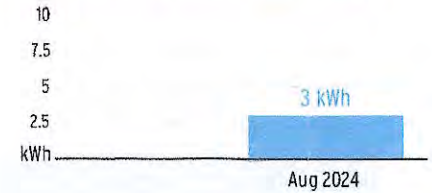
Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000776314	08/21/2024	144	63		81 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

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Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	81 kWh @ \$0.08192/kWh	\$6.64
Fuel Charge	81 kWh @ \$0.03157/kWh	\$2.56
Storm Protection Charge	81 kWh @ \$0.00775/kWh	\$0.63
Clean Energy Transition Mechanism	81 kWh @ \$0.00427/kWh	\$0.35
Storm Surcharge	81 kWh @ \$0.00225/kWh	\$0.18
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.93
Franchise Fee		\$2.16
Municipal Public Service Tax		\$3.30
Total Electric Cost, Local Fees and Taxes		\$38.39

Other Fees and Charges

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

Total Current Month's Charges

\$43.39

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

Statement Date: August 27, 2024

Amount Due: -\$77.10

CREDIT - Do Not Pay
Account #: 221009022809

DO NOT PAY. You have a positive account balance.

Account Summary

Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due	\$995.34
Payment(s) Received Since Last Statement	-\$2,074.39
Credit balance after payments and credits	-\$1,079.05
Current Month's Charges	\$1,001.95

Amount Due by August 27, 2024 **-\$77.10**

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



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TampaElectric.com/Paperless

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Received
AUG 30

Account #: 221009022809

Due Date: August 27, 2024



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

Amount Due: **DO NOT PAY**

DO NOT PAY

643976828199

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

6439768281992210090228090000000077103



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: August 27, 2024
Charges Due: DO NOT PAY

Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	336 kWh @ \$0.03406/kWh	\$11.44
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03127/kWh	\$10.51
Storm Protection Charge	336 kWh @ \$0.03877/kWh	\$13.03
Clean Energy Transition Mechanism	336 kWh @ \$0.00036/kWh	\$0.12
Storm Surcharge	336 kWh @ \$0.00074/kWh	\$0.25
Florida Gross Receipt Tax		\$0.91
Franchise Fee		\$60.49
Municipal Public Service Tax		\$3.02

Lighting Charges

\$987.02



Other Fees and Charges

Lighting Late Payment Fee	\$14.93
Total Other Fees and Charges	\$14.93

Total Current Month's Charges

\$1,001.95

Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: August 27, 2024

Amount Due: \$118.85

Due Date: September 17, 2024

Account #: 221008717698

Account Summary



Current Service Period: July 24, 2024 - August 21, 2024

Previous Amount Due	\$61.48
Payment(s) Received Since Last Statement	-\$112.56
Credit balance after payments and credits	-\$51.08
Current Month's Charges	\$169.93

Amount Due by September 17, 2024 **\$118.85**

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

Your Energy Insight



Your average daily kWh used was **1500% higher** than the same period last year.



Your average daily kWh used was **433.33% higher** than it was in your previous period.



Scan here to view your account online.

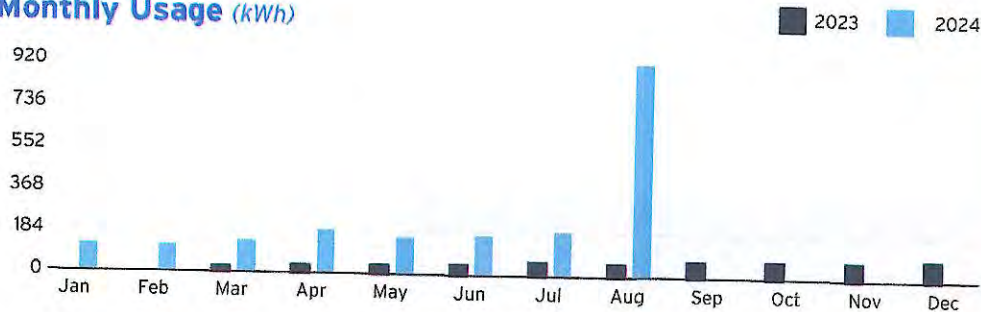
One Less Worry :)

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



TampaElectric.com/Paperless

Monthly Usage (kWh)



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



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

Account #: 221008717698

Due Date: September 17, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$118.85

Payment Amount: \$ _____

643976828198

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

6439768281982210087176980000000118858



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

Account #: 221008717698
Statement Date: August 27, 2024
Charges Due: September 17, 2024

Meter Read

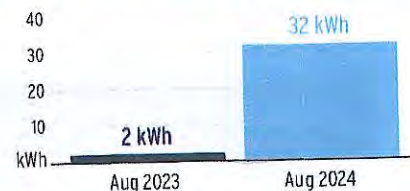
Service Period: Jul 24, 2024 - Aug 21, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	08/21/2024	2,526		1,607		919 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending June 2024 includes 80% natural gas, 9% solar, 8% purchased power, and 3% coal.



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	919 kWh @ \$0.08192/kWh	\$75.28
Fuel Charge	919 kWh @ \$0.03157/kWh	\$29.01
Storm Protection Charge	919 kWh @ \$0.00775/kWh	\$7.12
Clean Energy Transition Mechanism	919 kWh @ \$0.00427/kWh	\$3.92
Storm Surcharge	919 kWh @ \$0.00225/kWh	\$2.07
Florida Gross Receipt Tax		\$3.57

Electric Service Cost

Franchise Fee	\$9.35
Municipal Public Service Tax	\$12.86

Total Electric Cost, Local Fees and Taxes **\$164.93**



Other Fees and Charges

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

Total Current Month's Charges

\$169.93

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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redwire

FEID #27-1194163
1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number 547564	Date 07/26/2024
Customer Number W4C5596	Terms Net 30

Total Due:\$1,585.28

To: **Hilltop Point CDD**
38459 Barrel Dr.
Dade City, FL 33525

Site Location: **Hilltop Point CDD**
38459 Barrel Dr.
Dade City, FL 33525

[Click Here To Pay Online!](#)

TO INSURE PROPER CREDIT, PLEASE DETACH AND RETURN WITH YOUR REMITTANCE

Customer Number	PO Number	Invoice Date	Terms
W4C5596		07/26/2024	Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD - 38459 Barrel Dr., Dade City, FL			
Install Access Control System-Pedestrian Gate	0.50	\$3,170.56	\$1,585.28
Subtotal:			\$1,585.28
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
7/26/2024	547564	Installation	\$1,585.28	\$1,585.28

50% Down Payment

TERMS - NET 30 DAYS. A FINANCE CHARGE OF 1.5% OR 18% ANNUAL PERCENTAGE RATE will be charged on Past Due Accounts.

Tallahassee * 850.219.9473

Bay County * 850.913.9473

Pensacola * 850.499.9473



INVOICE

Invoice Number2279963

Invoice DateAugust 30, 2024

Purchase Order215617110

Customer Number183575

Project Number215617110

Bill To

Hilltop Point Community
Development District
Accounts Payable
c/o Inframark
2654 Cypress Ridge
Boulevard, Suite 101
Wesley Chapel FL 33544
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America (BOA)
ABA No. : 111000012
Account No: 3752096026

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center
Drive
Chicago IL 60693
United States

Project

Hilltop Point CDD

Project Manager

Current Invoice Total (USD)

Sahebkar, Hamid

For Period Ending

August 28, 2024

440.00

Top Task	2024	2024 FY General Consulting			
<u>Professional Services</u>					
Category/Employee			Current Hours	Rate	Current Amount
		Nurse, Vanessa M	2.75	160.00	440.00
		Subtotal Professional Services	2.75		440.00
Top Task Subtotal	2024 FY General Consulting				440.00
		Total Fees & Disbursements			440.00
		INVOICE TOTAL (USD)			440.00

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed,
please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-06-25	215617110	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-07-22	215617110	2024	Direct - Regular	NURSE, VANESSA M	1.50	160.00	240.00	PREPARED SUPPLEMENTAL ER	
2024-07-25	215617110	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	PREPARED SUPPLEMENTAL ER	
2024-08-08	215617110	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	UPDATED CLIENT INFO SPREADSHEET IN PREPARATION OF OPENING FY2025 TASKS	
Total Project 215617110					2.75		\$440.00		



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
06/26/24		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
06/26/2024	Jean Mitotes	320570	
Total Amount Due		Ad Number	
\$1,049.50		0000348566	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
06/26/24	06/26/24	0000348566	Times	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	\$1,045.50 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
06/26/24		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
06/26/2024	Jean Mitotes	320570	
Total Amount Due		Ad Number	
\$1,049.50		0000348566	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

**HILLTOP CDD
C/O MERITUS
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607**

**Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396**

0000348566-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Pasco

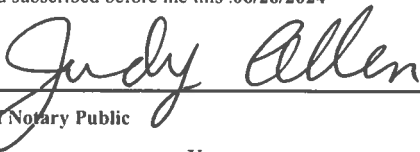
} ss

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **6/26/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



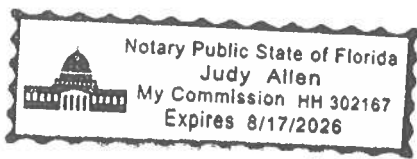
Signature Affiant

Sworn to and subscribed before me this **06/26/2024**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Hilltop Point Community Development District

The Board of Supervisors (the "Board") of the Hilltop Point Community Development District (the "District") will hold a public hearing and a meeting on **July 26, 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 purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.hilltoppointcdd.com, or may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2024

Lot Size	EAU Value	Unit Count	FISCAL YEAR 2024			FISCAL YEAR 2025				
			Debt Service Per Unit	O&M Per Unit (2)	FY 2024 Total Assessment (1)	Debt Service Per Unit	O&M Per Unit (2)	FY 2025 Total Assessment (1)	Annual Increase/(Decrease) in Assessments	% Change in Annual Assessments
ASSESSMENT AREA ONE - SERIES 2022-1 BONDS										
Single Family 54'	1.00	246	\$ 1,435.69	\$ 1,326.90	\$ 2,762.59	\$ 1,435.69	\$ 1,326.90	\$ 2,762.59	\$ (0.00)	0%
ASSESSMENT AREA TWO - SERIES 2022-2 BONDS										
Single Family 54' Platted	1.00	49	\$ 1,436.17	\$ 1,326.90	\$ 2,763.07	\$ 1,436.17	\$ 1,326.90	\$ 2,763.07	\$ (0.00)	0%
Single Family 54' Unplatted	1.00	123	\$ 1,436.17	\$ 193.61	\$ 1,629.78	\$ 1,436.17	\$ 193.61	\$ 1,629.78	\$ 0.00	0%
Total		418								

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

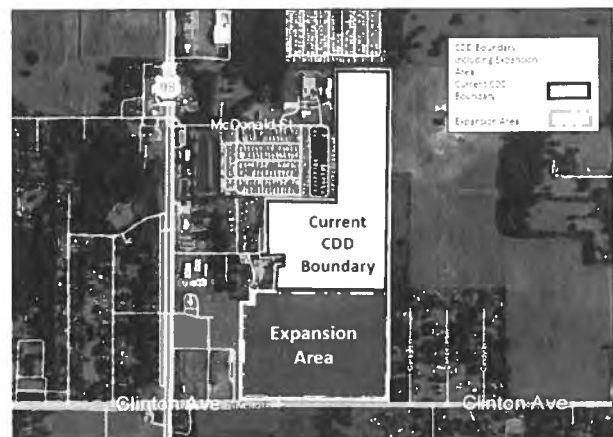
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida

Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bryan Radcliff
District Manager





11302 N NEBRASKA AVE
TAMPA, FL 33612
813-885-2777
www.roycebravo.com

Invoice

Date	Invoice #
8/30/2024	74489

Bill To:
Hilltop Point CDD 38427 Garran Place Dade City, FL 33525

Service Address:
Hilltop Point CDD 38427 Garran Place Dade City, FL 33525

Dispatch	PO	Customer #	Terms	Install Date	Due Date	Rep
56741			50% Down, 5...	8/30/2024		DGB
Item	Description					Qty
VI PO 5x5x9 Blank - TAN	5' x 5' x 9' (108') Blank Vinyl Post - TAN					20
CONCRETE - 60# Bag	Concrete - 60# Bag					10
LABOR	TD Section of damaged fence line Re-Install Approx 107' of Existing 6'H Tan Vinyl Fence with New Line Posts, Re-Hang Gate					1

CARD# _____ EXP# _____, SEC.CODE _____ NAME ON CARD _____ CARD BILLING ADDRESS _____ CITY _____, STATE _____, ZIP _____ CARD MEMBER SIGNATURE _____ PRINTED NAME _____ PH# _____, FAX _____ EMAIL _____	Subtotal	\$1,103.50	
	Sales Tax (7.5%)	\$0.00	
	Total	\$1,103.50	
	Payments/Credits	\$0.00	
Note: All invoices not paid by the CUSTOMER are deemed past due 10 days after receipt of original dated invoice and become subject to a service charge of 1.5% per month, or the highest rate by law, together with all expenses incurred in the collection of any past due amounts including collection costs, courts costs and reasonable attorney's fees whether incurred or expended in arbitration or litigation, including on appeal.		Balance Due	\$1,103.50
accounting@bravofence.com	www.bravofence.com	Due Date	Please Remit Payment To: 11302 N NEBRASKA AVE TAMPA FL 33612
		8/30/2024	

CHECK REQUEST FORM

District Name:	Hilltop Point
Date:	8/5/24
Invoice Number:	Pay App 11
Please issue a check to:	
Vendor Name:	Windward Building Group, Inc.
Vendor No.:	
Check amount:	\$91,615.58
Please code to:	.
Check Description/Reason:	Construction
Mailing instructions:	Windward Building Group, Inc. 650 2nd Ave. South St. Petersburg, FL 33701
Due Date for Check:	
Requestor:	Bryan Radcliff
Manager's review:	

AIA Type Document
Application and Certification for Payment

Page 1 of 4

TO (OWNER): Hilltop Point CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

PROJECT: Hilltop Amenity
 38427 Garron Place
 Dade City, FL 33525

APPLICATION NO: 11
PERIOD TO: 6/30/2024

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): Windward Building Group, Inc.
 650 2nd Ave South
 St. Petersburg, FL 33701

VIA (ARCHITECT): Sharp Design Studio
 12100 Race Track Rd #Q1
 Tampa, FL 33626

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Amenity

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
 Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	\$	875,900.00
2. Net Change by Change Orders	\$	30,255.78
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	906,155.78
4. TOTAL COMPLETED AND STORED TO DATE	\$	906,155.78
5. RETAINAGE:		
a. <u>0.00</u> % of Completed Work	\$	0.00
b. <u>0.00</u> % of Stored Material	\$	0.00
Total retainage (Line 5a + 5b)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE	\$	906,155.78
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	815,540.20
8. CURRENT PAYMENT DUE	\$	90,615.58
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	30,255.78	0.00
Total approved this Month	0.00	0.00
TOTALS	30,255.78	0.00
NET CHANGES by Change Order	30,255.78	

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

CONTRACTOR: Windward Building Group, Inc.
 650 2nd Ave South St. Petersburg, FL 33701

By: 

Trevor Sas / President

Date: 06-27-24

ARCHITECT'S CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 90,615.58

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: 

Date: 7-1-24

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA Type Document
Application and Certification for Payment

Page 2 of 4

TO (OWNER): Hilltop Point CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

PROJECT: Hilltop Amenity
 38427 Garron Place
 Dade City, FL 33525

APPLICATION NO: 11
PERIOD TO: 6/30/2024

DISTRIBUTION
TO:
 _ **OWNER**
 _ **ARCHITECT**
 _ **CONTRACTOR**

FROM (CONTRACTOR): Windward Building Group, Inc.
 650 2nd Ave South
 St. Petersburg, FL 33701

VIA (ARCHITECT): Sharp Design Studio
 12100 Race Track Rd #Q1
 Tampa, FL 33626

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Amenity

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
General Conditions									
1	General Conditions	61,951.00	61,951.00	0.00	0.00	61,951.00	100.00	0.00	0.00
2	Insurance	10,163.00	10,163.00	0.00	0.00	10,163.00	100.00	0.00	0.00
3	P&P Bond	17,175.00	17,175.00	0.00	0.00	17,175.00	100.00	0.00	0.00
Amenity Items									
4	Grading	5,244.00	5,244.00	0.00	0.00	5,244.00	100.00	0.00	0.00
5	Pool Shower	854.00	854.00	0.00	0.00	854.00	100.00	0.00	0.00
6	Swimming Pool	319,998.00	319,998.00	0.00	0.00	319,998.00	100.00	0.00	0.00
7	Pavers Fine Grading	2,622.00	2,622.00	0.00	0.00	2,622.00	100.00	0.00	0.00
8	Brick Pavers	70,464.00	70,464.00	0.00	0.00	70,464.00	100.00	0.00	0.00
9	Fencing	28,928.00	28,928.00	0.00	0.00	28,928.00	100.00	0.00	0.00
10	Access Controls	10,830.00	10,830.00	0.00	0.00	10,830.00	100.00	0.00	0.00
Cabana									
11	Soil Treatment	228.00	228.00	0.00	0.00	228.00	100.00	0.00	0.00
12	Concrete Reinforcement	6,680.00	6,680.00	0.00	0.00	6,680.00	100.00	0.00	0.00
13	Foundatons/SOG	18,974.00	18,974.00	0.00	0.00	18,974.00	100.00	0.00	0.00
14	Concrete Pump	952.00	952.00	0.00	0.00	952.00	100.00	0.00	0.00
15	Grout/Cell Fill	5,817.00	5,817.00	0.00	0.00	5,817.00	100.00	0.00	0.00
16	CMU	38,071.00	38,071.00	0.00	0.00	38,071.00	100.00	0.00	0.00
17	Stone	5,418.00	5,418.00	0.00	0.00	5,418.00	100.00	0.00	0.00
18	Cast Stone	1,881.00	1,881.00	0.00	0.00	1,881.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 3 of 4

TO (OWNER): Hilltop Point CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

PROJECT: Hilltop Amenity
 38427 Garron Place
 Dade City, FL 33525

APPLICATION NO: 11
PERIOD TO: 6/30/2024

DISTRIBUTION
TO:
☐ **OWNER**
☐ **ARCHITECT**
☐ **CONTRACTOR**

FROM (CONTRACTOR): Windward Building Group, Inc.
 650 2nd Ave South
 St. Petersburg, FL 33701

VIA (ARCHITECT): Sharp Design Studio
 12100 Race Track Rd #Q1
 Tampa, FL 33626

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Amenity

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
19	Foam	2,714.00	2,714.00	0.00	0.00	2,714.00	100.00	0.00	0.00
20	Misc Metals	1,790.00	1,790.00	0.00	0.00	1,790.00	100.00	0.00	0.00
21	Rough Carpentry	38,374.00	38,374.00	0.00	0.00	38,374.00	100.00	0.00	0.00
22	Tyvek	456.00	456.00	0.00	0.00	456.00	100.00	0.00	0.00
23	Roof Trusses	22,567.00	22,567.00	0.00	0.00	22,567.00	100.00	0.00	0.00
24	Exterior Finish Carpentry	3,940.00	3,940.00	0.00	0.00	3,940.00	100.00	0.00	0.00
25	Countertops	2,394.00	2,394.00	0.00	0.00	2,394.00	100.00	0.00	0.00
26	Joint Sealants	570.00	570.00	0.00	0.00	570.00	100.00	0.00	0.00
27	Waterproofing	684.00	684.00	0.00	0.00	684.00	100.00	0.00	0.00
28	Insulation	1,026.00	1,026.00	0.00	0.00	1,026.00	100.00	0.00	0.00
29	Roofing	12,381.00	12,381.00	0.00	0.00	12,381.00	100.00	0.00	0.00
30	Fascia, Soffit, & Gutters	11,115.00	11,115.00	0.00	0.00	11,115.00	100.00	0.00	0.00
31	Doors, Frames, Hardware	8,602.00	8,602.00	0.00	0.00	8,602.00	100.00	0.00	0.00
32	Windows	3,048.00	3,048.00	0.00	0.00	3,048.00	100.00	0.00	0.00
33	Louvers	3,173.00	3,173.00	0.00	0.00	3,173.00	100.00	0.00	0.00
34	Stucco	27,360.00	27,360.00	0.00	0.00	27,360.00	100.00	0.00	0.00
35	Drywall	5,700.00	5,700.00	0.00	0.00	5,700.00	100.00	0.00	0.00
36	Tile	13,629.00	13,629.00	0.00	0.00	13,629.00	100.00	0.00	0.00
37	Painting	10,620.00	10,620.00	0.00	0.00	10,620.00	100.00	0.00	0.00
38	Toilet Accessories & Partitions	9,690.00	9,690.00	0.00	0.00	9,690.00	100.00	0.00	0.00
39	Restroom Signage	228.00	228.00	0.00	0.00	228.00	100.00	0.00	0.00

AIA Type Document
Application and Certification for Payment

Page 4 of 4

TO (OWNER): Hilltop Point CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

PROJECT: Hilltop Amenity
 38427 Garron Place
 Dade City, FL 33525

APPLICATION NO: 11
PERIOD TO: 6/30/2024

DISTRIBUTION
TO:
 _ **OWNER**
 _ **ARCHITECT**
 _ **CONTRACTOR**

FROM (CONTRACTOR): Windward Building Group, Inc.
 650 2nd Ave South
 St. Petersburg, FL 33701

VIA (ARCHITECT): Sharp Design Studio
 12100 Race Track Rd #Q1
 Tampa, FL 33626

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Amenity

CONTRACT DATE:

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
40	Fire Extinguishers	458.00	458.00	0.00	0.00	458.00	100.00	0.00	0.00
41	Knox Box	724.00	724.00	0.00	0.00	724.00	100.00	0.00	0.00
42	Attic Acesses	415.00	415.00	0.00	0.00	415.00	100.00	0.00	0.00
43	Plumbing	34,200.00	34,200.00	0.00	0.00	34,200.00	100.00	0.00	0.00
44	HVAC	4,560.00	4,560.00	0.00	0.00	4,560.00	100.00	0.00	0.00
45	Electrical	45,287.00	45,287.00	0.00	0.00	45,287.00	100.00	0.00	0.00
46	Light Fixtures & Ceiling Fans	3,945.00	3,945.00	0.00	0.00	3,945.00	100.00	0.00	0.00
Change Orders									
47	Change Order #1	12,866.00	12,866.00	0.00	0.00	12,866.00	100.00	0.00	0.00
48	Change Order #2	17,389.78	17,389.78	0.00	0.00	17,389.78	100.00	0.00	0.00
REPORT TOTALS		\$906,155.78	\$906,155.78	\$0.00	\$0.00	\$906,155.78	100.00	\$0.00	\$0.00

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND	
ASSETS							
Cash - Operating Account	\$ 20,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,047
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	-	-	-	4,665	332	-	4,997
Capitalized Interest Account	-	-	24	-	-	-	24
Prepayment Account	-	1,498	-	-	-	-	1,498
Reserve Fund	-	165,978	352,688	-	-	-	518,666
Revenue Fund	-	98,716	-	-	-	-	98,716
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 52,402	\$ 271,432	\$ 361,153	\$ 104,190	\$ 254,797	\$ 8,375,000	\$ 9,418,974
LIABILITIES							
Accounts Payable	\$ 29,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,582
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	47,078	109,941	262,906	-	-	8,375,000	8,794,925

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	GENERAL	TOTAL
						LONG-TERM	
						DEBT ACCOUNT GROUP FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	161,491	98,247	-	-	-	259,738
Capital Projects	-	-	-	104,190	254,797	-	358,987
Unassigned:	5,324	-	-	-	-	-	5,324
TOTAL FUND BALANCES	5,324	161,491	98,247	104,190	254,797	-	624,049
TOTAL LIABILITIES & FUND BALANCES	\$ 52,402	\$ 271,432	\$ 361,153	\$ 104,190	\$ 254,797	\$ 8,375,000	\$ 9,418,974

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	47,052	(343,283)	12.05%
Developer Contribution	-	154,490	154,490	0.00%
Developer Contribution - CIP	-	122,282	122,282	0.00%
TOTAL REVENUES	390,335	337,518	(52,817)	86.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	5,600	1,600	77.78%
ProfServ-Dissemination Agent	1,250	5,000	(3,750)	400.00%
ProfServ-Recording Secretary	1,600	600	1,000	37.50%
District Counsel	9,500	30,856	(21,356)	324.80%
District Engineer	5,400	676	4,724	12.52%
Administrative Services	4,000	4,875	(875)	121.88%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	27,083	(5,083)	123.10%
Accounting Services	9,500	13,250	(3,750)	139.47%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	314	186	62.80%
Rentals & Leases	500	650	(150)	130.00%
Public Officials Insurance	2,500	4,840	(2,340)	193.60%
Insurance -Property & Casualty	-	10,880	(10,880)	0.00%
Legal Advertising	2,500	2,227	273	89.08%
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	1,300	300	81.25%
Information Technology	500	650	(150)	130.00%
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	115,370	(39,295)	151.65%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	6,891	(5,391)	459.40%
Electricity - Streetlights	42,257	27,570	14,687	65.24%
Total Electric Utility Services	43,757	34,461	9,296	78.76%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	6,060	(2,860)	189.38%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
R&M-Boundary Walls/Fences/Monuments	-	44	(44)	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	18,322	(3,322)	122.15%
Total Other Physical Environment	208,200	71,859	136,341	34.51%
<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	-	122,281	(122,281)	0.00%
Total Construction In Progress	-	122,281	(122,281)	0.00%
TOTAL EXPENDITURES	390,335	345,152	45,183	88.42%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,634)	(7,634)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,958		
FUND BALANCE, ENDING		\$ 5,324		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 14,845	\$ 14,845	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	358,358	26,490	107.98%
<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	-	(35,300)	(35,300)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		196,791		
FUND BALANCE, ENDING		\$ 161,491		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 13,871	\$ 13,871	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	374,064	146,903	164.67%
<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	-	145,834	145,834	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,587)		
FUND BALANCE, ENDING		\$ 98,247		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 239	\$ 239	0.00%
TOTAL REVENUES	-	239	239	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	239	239	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		103,951		
FUND BALANCE, ENDING		<u>\$ 104,190</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ 27,192	\$ 27,192	0.00%
TOTAL REVENUES	-	27,192	27,192	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	-	(1,382,281)	(1,382,281)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,637,078		
FUND BALANCE, ENDING		\$ 254,797		

Bank Account No.	4088
Statement No.	09-24
Statement Date	09/30/2024

GL Balance (LCY)	20,046.52	Statement Balance	20,172.68
GL Balance	20,046.52	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	20,172.68
Subtotal	20,046.52	Outstanding Checks	-126.16
Negative Adjustments	0.00		
		Ending Balance	20,046.52
Ending G/L Balance	20,046.52		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
09/09/2024	Payment	BD00015	Deposit No. BD00015	5,068.77	5,068.77	0.00
Total Deposits				5,068.77	5,068.77	0.00
Checks						
09/12/2024	Payment	1189	Check for Vendor V00006	-3,888.00	-3,888.00	0.00
09/12/2024	Payment	1190	Check for Vendor V00025	-7,226.50	-7,226.50	0.00
09/12/2024	Payment	1191	Check for Vendor V00012	-676.40	-676.40	0.00
09/19/2024	Payment	1192	Check for Vendor V00020	-200.00	-200.00	0.00
09/19/2024	Payment	1193	Check for Vendor V00010	-200.00	-200.00	0.00
09/19/2024	Payment	1194	Check for Vendor V00011	-200.00	-200.00	0.00
09/19/2024	Payment	1195	Check for Vendor V00015	-3,208.05	-3,208.05	0.00
09/19/2024	Payment	1196	Check for Vendor V00031	-1,108.00	-1,108.00	0.00
09/19/2024	Payment	1197	Check for Vendor V00014	-3,833.10	-3,833.10	0.00
09/19/2024	Payment	1198	Check for Vendor V00024	-440.00	-440.00	0.00
09/19/2024	Payment	1199	Check for Vendor V00012	-1,049.50	-1,049.50	0.00
09/19/2024	Payment	1200	Check for Vendor V00026	-90,615.58	-90,615.58	0.00
Total Checks				-112,645.13	-112,645.13	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/15/2024	Payment	1177	Check for Vendor V00005			-126.16
Total Outstanding Checks						-126.16

Bank Account Statement

Hilltop Point CDD

Monday, October 7, 2024

Page 2

Z-SPAWAR

Bank Account No. 4088
Statement No. 09-24
Statement Date 09/30/2024

Total Outstanding Deposits

HILLTOP INSPECTION REPORT. 10/16/24, 8:25 AM

Hilltop CDD.

Wednesday, October 16, 2024

Prepared For Board of supervisors.

58 Issue Identified

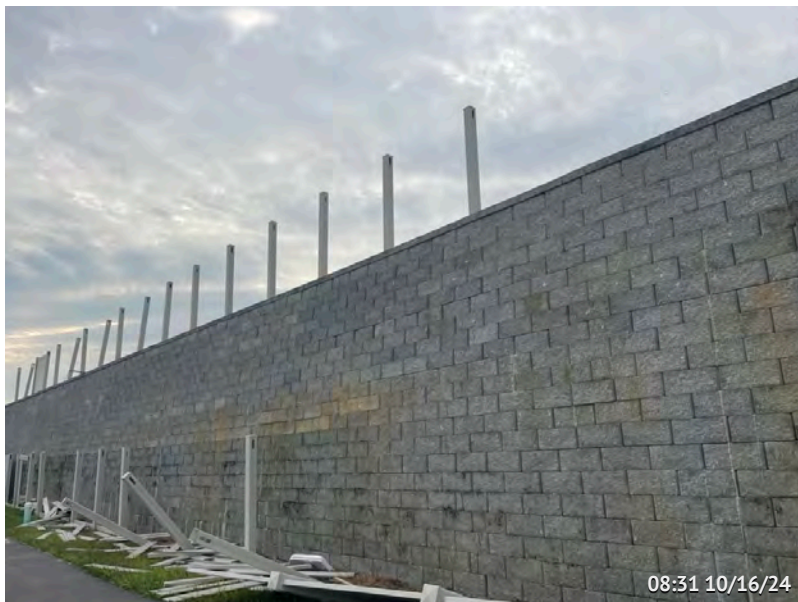
Gary Schwartz





McDonald.

Assigned To District manager.
Fence damage.



McDonald.

Assigned To District manager.
The retention wall is free of weeds
and plant material.



McDonald.

Assigned To District manager.
All weeds are dead.



Hilltop Farms Drive.

Assigned To LMP.
The community entrance is clean
and looks good.



Clinton.

Assigned To LMP.

Weeds in the median bed.



Clinton.

Assigned To District manager.

The East & West sides of the entrance façade is clean and looks good. No hurricane damage.



Clinton.

Assigned To LMP.

No plant material should be on the curbing.



Clinton.

Assigned To LMP.

Straighten and band the leaning Blueberry trees.



Clinton.

Assigned To LMP.

Trim the tops of the Jasmine plants to a lower uniform height.



Hilltop Farms Drive.

Assigned To LMP.

Leaning hardwood trees.



Clinton.

Assigned To LMP.

Various leaning hardwood trees,
heading West.



Clinton.

Assigned To LMP.

Heading East.



Clinton.

Assigned To LMP.

Snapped Pine tree heading East.



Clinton.

Assigned To District manager.

Leaning builder sign.



Clinton.

Assigned To LMP.

Trim the top of the tree.



Clinton.

Assigned To LMP.

Various leaning hardwood trees
heading West.



Clinton.

Assigned To District manager.
Damaged builder sign.



Clinton

Assigned To LMP.
Heading West.



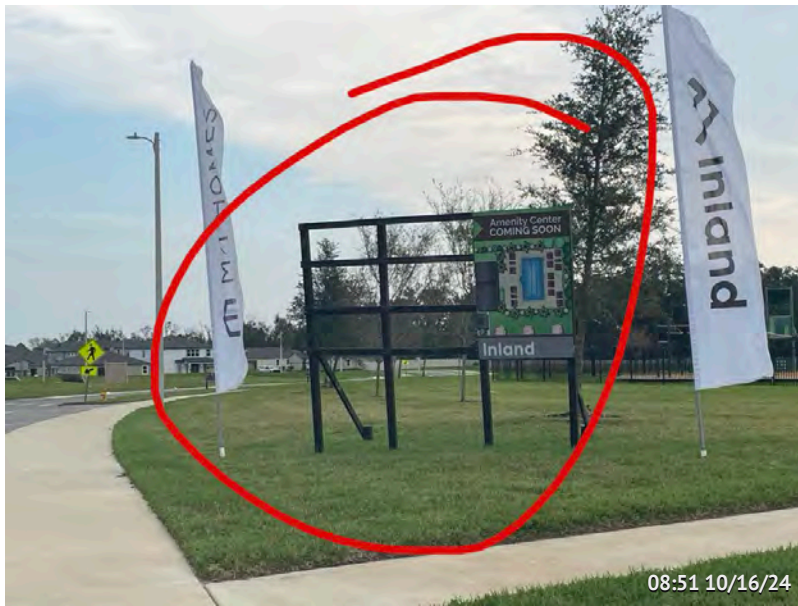
Clinton.

Assigned To District manager.
Damaged builder sign.



Clinton.

Assigned To LMP.
Remove the signage.

**Garron Place.**

Assigned To District manager.

Damaged builder sign.

**Garron Place.**

Assigned To District manager.

All damaged and leaning street signs are scheduled to be repaired.



Garron Place.

Assigned To District manager.

The mailboxes were not damaged in the hurricane.



Garron Place.

Assigned To District manager.

Bottom of light pole covers.



Garron Place.

Assigned To District manager.

Only minor damage to the amenity center. The amenity center looks good overall. The damage was limited to ceiling fallen fans.



Garron Place.

Assigned To LMP.

The playground is clean and looks good.



Garron Place.

Assigned To LMP.

Leaning hardwood tree.



Garron Place.

Assigned To LMP.

New pool rules need to be ordered.



Garron Place.

Assigned To Blue Life.

The pool is clear and blue.



Garron Place.

Assigned To District manager.

The pool shower was damaged.



Hilltop Farms Drive.

Assigned To LMP.

Leaning hardwood trees.



Hilltop Farms Drive.

Assigned To District manager.

The pump station fence is wavy.



Barrel Drive.

Assigned To LMP.

Fallen hardwood trees.



Barrel Drive.

Assigned To LMP.

Hardwood tree damage.



Barrel Drive perimeter fence.

Assigned To LMP.

Fence damage.



Barrel Drive.

Assigned To LMP.

Tree damage.



Barrel Drive.

Assigned To LMP.

Leaning hardwood trees.



Barrel Drive.

Assigned To District manager.

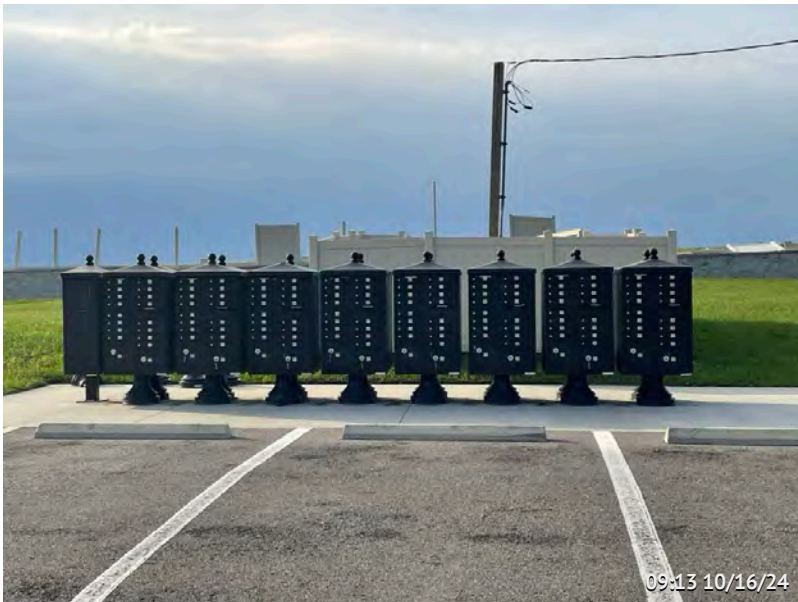
Damaged fence.



Barrel Drive.

Assigned To LMP.

Trim the dead branch.



Pindos Drive.

Assigned To District manager.

The mailboxes are clean and look good. No hurricane damage.



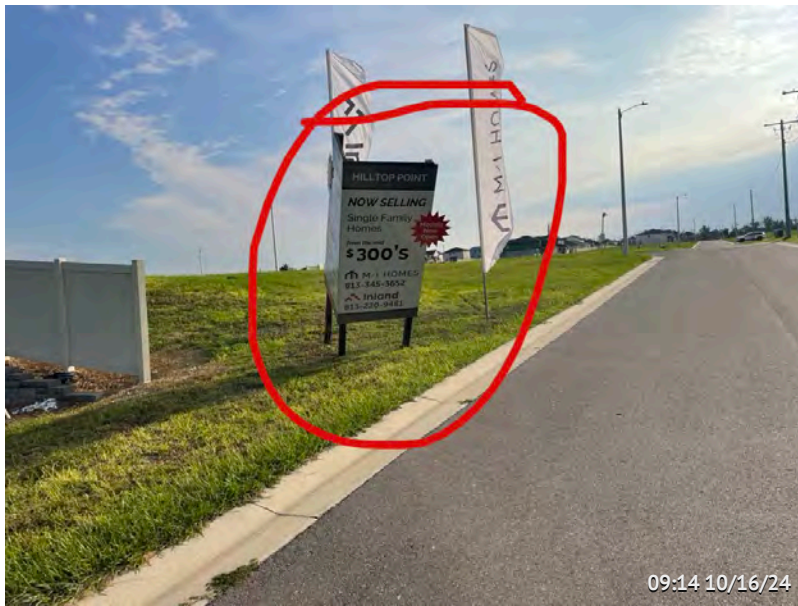
Pindos Drive.

Assigned To District manager.
Fence damage.



Pindos Drive.

Assigned To LMP.
Community entrance.



Pindos Drive.

Assigned To District manager.
Leaning builder sign.



Pindos Drive.

Assigned To LMP.
The fence line is free of weeds.



Pindos Drive.

Assigned To LMP.

The MI Homes banner is dirty.



NE Perimeter Fence.

Assigned To District manager.

Fence damage.



North pond. Farrier Dr.

Assigned To LMP.

The pond water has risen.



North perimeter fence.

Assigned To District manager.

Minimal fence damage.



Palomino Drive.

Assigned To District manager.
Pump station fence damage.



NW perimeter fence. Stirup.

Assigned To LMP.
Fallen hardwood tree.



NW pond.

Assigned To LMP.

The pond levels have risen.



NW pond.

Assigned To LMP.

Remove the debris.



NW pond.

Assigned To District manager.
Fence damage.



Hilltop Farms Drive.

Assigned To LMP.
The utility station looks good. No
hurricane damage.



East perimeter fence.

Assigned To District manager.

Fence damage.



NE perimeter fence.

Assigned To LMP.

Fallen hardwood trees.



NE pond.

Assigned To LMP.

The pond levels have risen.



NE perimeter fence.

Assigned To District manager.

Damage fence.