

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

MAY 28, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Hilltop Point Community Development District

Board of Supervisors:

Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairman
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

Staff:

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

Regular Meeting Agenda Wednesday, May 28, 2025 – 10:15 a.m.

The Regular Meeting of Hilltop Point Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway** located at **16615 Crosspointe Run, Land O' Lakes, FL 34638**.

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 288 118 779 426 2 **Call in (audio only):** +1 (646) 838-1601

Passcode: 46EC3xs7 **Phone Conference ID:** 258 297 363#

1. Call to Order/Roll Call

2. Public Comment Period

3. Business Items

- A. Consideration of the Hilltop Point FY2026 Proposed Budget
- B. Consideration of Resolution 2025-02; Approving Proposed FY2026 Budget and Setting Public Hearing
- C. Consideration of Registered Voter Count
- D. Proposals for Pool Maintenance
 - 1. Alchemy Commercial Pool Service
 - 2. Cooper Pools

4. Consent Agenda Items

- A. Approval of Meeting Minutes (*April 30, 2025 Regular Meeting Minutes*)
- B. Acceptance of Financials (*April 2025 Financials*)
- C. Acceptance of the Check Registers (*April 2025 Check Register*)
- D. Consideration of Operations and Maintenance Report (*April 2025 O&M Report*)

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Field Inspection Report

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Hilltop Point
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Hilltop Point
Community Development District

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Hilltop Point
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 14	\$ -	\$ 14	0%	\$ -
Interest - Tax Collector	-	348	-	348	0%	-
Operations & Maintenance Assmts - On Roll	74,837	97,201	(22,364)	74,837	0%	390,335
Operations & Maintenance Assmts - Off Roll	-	27,440	-	27,440	0%	-
Developer Contributions	315,498	79,272	133,949	213,221	-32%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
TOTAL REVENUES	\$ 390,335	\$ 204,275	\$ 111,585	\$ 315,860		\$ 390,335

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$ 7,200	\$ 2,800	\$ 4,400	\$ 7,200	0%	7,200
ProfServ-Dissemination Agent	1,250	2,083	-	2,083	67%	5,000
ProServ- Information Technology	500	-	\$ 7,200	7,200	1340%	1,200
ProfServ-Recording Secretary	1,600	-	1,250	1,250	-22%	4,500
District Counsel	9,500	15,706	1,600	15,000	0%	9,500
District Engineer	5,400	3,558	5,400	8,958	66%	5,400
Administrative Services	4,000	1,875	4,000	5,875	47%	4,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
District Management	22,000	10,842	4,000	14,842	-33%	25,000
Accounting Services	9,500	4,650	22,000	26,650	181%	12,000
Website Compliance	1,800	101	9,500	9,601	433%	1,800
Postage, Phone, Faxes, Copies	500	98	1,800	1,898	280%	500
Rentals & Leases	500	250	500	750	50%	1,100
Legal Advertising	2,500	523	500	1,023	-59%	2,500
Management - Accounting Services	4,000	-	2,500	2,500	-38%	4,000
Bank Fees	200	-	2,500	2,500	1150%	200
Financial & Revenue Collections	1,000	-	200	200	-80%	1,000
Website Administration	1,600	500	1,000	1,500	-6%	2,400
Miscellaneous Expenses	250	-	1,600	1,600	540%	250
Office Supplies	100	-	500	500	400%	-
Dues, Licenses, Subscriptions	175	175	250	425	143%	-
Insurance - Public Officials	2,500	-	-	-	0%	2,738
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
Total Financial and Administrative	\$ 76,075	\$ 43,161	\$ 80,475	\$ 121,330		\$ 90,288
Stormwater Control						
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	5,000	0%	5,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Aquatic Maintenance	15,000	-	-	-	0%	-
Aquatic Plant Replacement	7,500	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Stormwater Control	\$ 27,500	\$ -	\$ 5,000	\$ 5,000		\$ 5,000
Utility Services						
Electric Utility Services - Streetlights	\$ 42,257	\$ 13,783	\$ 28,474	\$ 42,257	0%	50,000
Water Utility Services	-	456	-	456	0%	10,000
Garbage	-	-	-	-	0%	1,200
Electric- Utility Ops	1,500	1,153	347	1,500	0%	3,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Utility Services	\$ 43,757	\$ 15,392	\$ 28,821	\$ 44,213		\$ 64,200
Other Physical Environment						
Insurance - General Liability	\$ 3,200	\$ 3,200	\$ -	\$ 3,200	0%	3,346
Insurance -Property & Casualty	12,500	10,880	1,620	12,500	0%	12,066
Landscape - Annuals	7,500	-	7,500	7,500	0%	7,500
Landscape - Mulch	7,500	-	7,500	7,500	0%	7,500
Landscape Maintenance	150,000	32,629	117,371	150,000	0%	116,535
Plant Replacement Program	5,000	-	5,000	5,000	0%	5,000
Irrigation Maintenance	6,000	-	6,000	6,000	0%	6,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Entry & Walls Maintenance	1,500	54	1,446	1,500	0%	5,000
Miscellaneous Services	15,000	-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
Total Other Physical Environment	\$ 208,200	\$ 46,763	\$ 146,437	\$ 193,200		\$ 162,947
Parks and Recreation						
Field Services	\$ 4,500	\$ -	\$ 4,500	\$ 4,500	0%	18,000
Dog Waste Station	1,500		1,500	1,500	0%	-
Pool Permits	-		-	-	0%	500
Clubhouse - Facility Janitorial Services	-	700	-	700	0%	8,400
Amenity Center Cleaning & Supplies	-	1,400	-	1,400	0%	750
Amenity R & M	-	-	-	-	0%	5,000
Amenity Pest Control	-	-	-	-	0%	1,200
Amenity Access - Key Fobs	-	-	-	-	0%	2,500
Telephone/Internet/Phone	-	240	-	240	0%	950
Contracts Security Alarms	-	-	-	-	0%	6,300
Access Control Maintenance & Repair	-	-	-	-	0%	2,000
	-	-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
Total Landscape and Pond Maintenance	\$ 6,000	\$ 2,340	\$ 6,000	\$ 8,340		\$ 45,600

Reserves

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Miscellaneous Contingency	28,803	4,800	24,003	28,803	0%	22,300
Total Reserves	\$ 28,803	\$ 4,800	\$ 24,003	\$ 28,803		\$ 22,300
TOTAL EXPENDITURES	\$ 390,335	\$ 112,456	\$ 290,736	\$ 400,886		\$ 390,335
Excess (deficiency) of revenues	\$ -	\$ 91,819	\$ (179,151)	\$ (85,026)		\$ -
Net change in fund balance	\$ -	\$ 91,819	\$ (179,151)	\$ (85,026)		\$ -
FUND BALANCE, BEGINNING	\$ 4,211	\$ 4,211	\$ 96,030	\$ 4,211		\$ (80,815)
FUND BALANCE, ENDING	\$ 4,211	\$ 96,030	\$ (83,121)	\$ (80,815)		\$ (80,815)

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	4,211
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(85,026)
Estimated Funds Available - 9/30/2025		(80,815)

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(80,815)
Less: First Quarter Operating Reserve		(97,584) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		(178,399)

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Hilltop Point
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2022-1 Bonds
Fiscal Year 2026 Budget

Account #	REVENUES	
	CDD Debt Service Assessments	\$ 333,303
361001		
363010		
	TOTAL REVENUES	\$ 333,303
EXPENDITURES		
	May Bond Interest Payment	\$ 127,571
	May Bond Principal Payment	\$ 80,000
	November Bond Interest Payment	\$ 125,731
	TOTAL EXPENDITURES	\$ 333,303
	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING		
549070	Bonds Outstanding - Period Ending 11/1/2024	\$ 4,860,000
573005	Principal Payment Applied Toward Series 2022-2 Bonds	\$ 80,000
	Bonds Outstanding - Period Ending 11/1/2025	\$ 4,780,000

**Hilltop Point Community Development District
Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
6/7/2022	\$ 5,010,000				
11/1/2022	\$ 5,010,000			\$ 104,817	\$ 104,817
5/1/2023	\$ 4,935,000	\$ 75,000	4.600%	\$ 131,021	\$ 206,021
11/1/2023	\$ 4,935,000			\$ 129,296	\$ 129,296
5/1/2024	\$ 4,860,000	\$ 75,000	4.600%	\$ 129,296	\$ 204,296
11/1/2024	\$ 4,860,000			\$ 127,571	\$ 127,571
5/1/2025	\$ 4,780,000	\$ 80,000	4.600%	\$ 127,571	\$ 207,571
11/1/2025	\$ 4,780,000			\$ 125,731	\$ 125,731
5/1/2026	\$ 4,695,000	\$ 85,000	4.600%	\$ 125,731	\$ 210,731
11/1/2026	\$ 4,695,000			\$ 123,776	\$ 123,776
5/1/2027	\$ 4,605,000	\$ 90,000	4.600%	\$ 123,776	\$ 213,776
11/1/2027	\$ 4,605,000			\$ 121,706	\$ 121,706
5/1/2028	\$ 4,510,000	\$ 95,000	5.000%	\$ 121,706	\$ 216,706
11/1/2028	\$ 4,510,000			\$ 119,331	\$ 119,331
5/1/2029	\$ 4,415,000	\$ 95,000	5.000%	\$ 119,331	\$ 214,331
11/1/2029	\$ 4,415,000			\$ 116,956	\$ 116,956
5/1/2030	\$ 4,315,000	\$ 100,000	5.000%	\$ 116,956	\$ 216,956
11/1/2030	\$ 4,315,000			\$ 114,456	\$ 114,456
5/1/2031	\$ 4,210,000	\$ 105,000	5.000%	\$ 114,456	\$ 219,456
11/1/2031	\$ 4,210,000			\$ 111,831	\$ 111,831
5/1/2032	\$ 4,095,000	\$ 115,000	5.000%	\$ 111,831	\$ 226,831
11/1/2032	\$ 4,095,000			\$ 108,956	\$ 108,956
5/1/2033	\$ 3,975,000	\$ 120,000	5.000%	\$ 108,956	\$ 228,956
11/1/2033	\$ 3,975,000			\$ 105,956	\$ 105,956
5/1/2034	\$ 3,850,000	\$ 125,000	5.250%	\$ 105,956	\$ 230,956
11/1/2034	\$ 3,850,000			\$ 102,675	\$ 102,675
5/1/2035	\$ 3,720,000	\$ 130,000	5.250%	\$ 102,675	\$ 232,675
11/1/2035	\$ 3,720,000			\$ 99,263	\$ 99,263
5/1/2036	\$ 3,580,000	\$ 140,000	5.250%	\$ 99,263	\$ 239,263
11/1/2036	\$ 3,580,000			\$ 95,588	\$ 95,588
5/1/2037	\$ 3,435,000	\$ 145,000	5.250%	\$ 95,588	\$ 240,588
11/1/2037	\$ 3,435,000			\$ 91,781	\$ 91,781
5/1/2038	\$ 3,280,000	\$ 155,000	5.250%	\$ 91,781	\$ 246,781
11/1/2038	\$ 3,280,000			\$ 87,713	\$ 87,713
5/1/2039	\$ 3,120,000	\$ 160,000	5.250%	\$ 87,713	\$ 247,713
11/1/2039	\$ 3,120,000			\$ 83,513	\$ 83,513
5/1/2040	\$ 2,950,000	\$ 170,000	5.250%	\$ 83,513	\$ 253,513
11/1/2040	\$ 2,950,000			\$ 79,050	\$ 79,050
5/1/2041	\$ 2,770,000	\$ 180,000	5.250%	\$ 79,050	\$ 259,050
11/1/2041	\$ 2,770,000			\$ 74,325	\$ 74,325
5/1/2042	\$ 2,580,000	\$ 190,000	5.250%	\$ 74,325	\$ 264,325
11/1/2042	\$ 2,580,000			\$ 69,338	\$ 69,338
5/1/2043	\$ 2,380,000	\$ 200,000	5.375%	\$ 69,338	\$ 269,338
11/1/2043	\$ 2,380,000			\$ 63,963	\$ 63,963
5/1/2044	\$ 2,170,000	\$ 210,000	5.375%	\$ 63,963	\$ 273,963
11/1/2044	\$ 2,170,000			\$ 58,319	\$ 58,319
5/1/2045	\$ 1,945,000	\$ 225,000	5.375%	\$ 58,319	\$ 283,319

Hilltop Point
Community Development District

Series 2022-1 Debt Service

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2045	\$ 1,945,000			\$ 52,272	\$ 52,272
5/1/2046	\$ 1,710,000	\$ 235,000	5.375%	\$ 52,272	\$ 287,272
11/1/2046	\$ 1,710,000			\$ 45,956	\$ 45,956
5/1/2047	\$ 1,460,000	\$ 250,000	5.375%	\$ 45,956	\$ 295,956
11/1/2047	\$ 1,460,000			\$ 39,238	\$ 39,238
5/1/2048	\$ 1,200,000	\$ 260,000	5.375%	\$ 39,238	\$ 299,238
11/1/2048	\$ 1,200,000			\$ 32,250	\$ 32,250
5/1/2049	\$ 925,000	\$ 275,000	5.375%	\$ 32,250	\$ 307,250
11/1/2049	\$ 925,000			\$ 24,859	\$ 24,859
5/1/2050	\$ 635,000	\$ 290,000	5.375%	\$ 24,859	\$ 314,859
11/1/2050	\$ 635,000			\$ 17,066	\$ 17,066
5/1/2051	\$ 325,000	\$ 310,000	5.375%	\$ 17,066	\$ 327,066
11/1/2051	\$ 325,000			\$ 8,734	\$ 8,734
5/1/2052		\$ 325,000	5.375%	\$ 8,734	\$ 333,734
11/1/2052					
		\$ 5,010,000		\$ 5,098,776	\$ 10,108,776

Series 2022-2 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	229,905
TOTAL REVENUES	\$	229,905
EXPENDITURES		
May Bond Interest Payment	\$	90,546
May Bond Principal Payment	\$	50,000
November Bond Interest Payment	\$	89,359
TOTAL EXPENDITURES	\$	229,905
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	3,320,000
Principal Payment Applied Toward Series 2022-2 Bonds	\$	50,000
Bonds Outstanding - Period Ending 11/1/2025	\$	3,270,000

**Hilltop Point Community Development District
Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
6/7/2022	\$ 3,365,000				
11/1/2022	\$ 3,365,000			\$ 73,292	\$ 73,292
5/1/2023	\$ 3,365,000			\$ 91,615	\$ 91,615
11/1/2023	\$ 3,365,000			\$ 91,615	\$ 91,615
5/1/2024	\$ 3,320,000	\$ 45,000	4.750%	\$ 91,615	\$ 136,615
11/1/2024	\$ 3,320,000			\$ 90,546	\$ 90,546
5/1/2025	\$ 3,270,000	\$ 50,000	4.750%	\$ 90,546	\$ 140,546
11/1/2025	\$ 3,270,000			\$ 89,359	\$ 89,359
5/1/2026	\$ 3,220,000	\$ 50,000	4.750%	\$ 89,359	\$ 139,359
11/1/2026	\$ 3,220,000			\$ 88,171	\$ 88,171
5/1/2027	\$ 3,165,000	\$ 55,000	4.750%	\$ 88,171	\$ 143,171
11/1/2027	\$ 3,165,000			\$ 86,865	\$ 86,865
5/1/2028	\$ 3,105,000	\$ 60,000	5.100%	\$ 86,865	\$ 146,865
11/1/2028	\$ 3,105,000			\$ 85,335	\$ 85,335
5/1/2029	\$ 3,045,000	\$ 60,000	5.100%	\$ 85,335	\$ 145,335
11/1/2029	\$ 3,045,000			\$ 83,805	\$ 83,805
5/1/2030	\$ 2,980,000	\$ 65,000	5.100%	\$ 83,805	\$ 148,805
11/1/2030	\$ 2,980,000			\$ 82,148	\$ 82,148
5/1/2031	\$ 2,915,000	\$ 65,000	5.100%	\$ 82,148	\$ 147,148
11/1/2031	\$ 2,915,000			\$ 80,490	\$ 80,490
5/1/2032	\$ 2,845,000	\$ 70,000	5.100%	\$ 80,490	\$ 150,490
11/1/2032	\$ 2,845,000			\$ 78,705	\$ 78,705
5/1/2033	\$ 2,770,000	\$ 75,000	5.400%	\$ 78,705	\$ 153,705
11/1/2033	\$ 2,770,000			\$ 76,680	\$ 76,680
5/1/2034	\$ 2,690,000	\$ 80,000	5.400%	\$ 76,680	\$ 156,680
11/1/2034	\$ 2,690,000			\$ 74,520	\$ 74,520
5/1/2035	\$ 2,605,000	\$ 85,000	5.400%	\$ 74,520	\$ 159,520
11/1/2035	\$ 2,605,000			\$ 72,225	\$ 72,225
5/1/2036	\$ 2,520,000	\$ 85,000	5.400%	\$ 72,225	\$ 157,225
11/1/2036	\$ 2,520,000			\$ 69,930	\$ 69,930
5/1/2037	\$ 2,430,000	\$ 90,000	5.400%	\$ 69,930	\$ 159,930
11/1/2037	\$ 2,430,000			\$ 67,500	\$ 67,500
5/1/2038	\$ 2,335,000	\$ 95,000	5.400%	\$ 67,500	\$ 162,500
11/1/2038	\$ 2,335,000			\$ 64,935	\$ 64,935
5/1/2039	\$ 2,235,000	\$ 100,000	5.400%	\$ 64,935	\$ 164,935
11/1/2039	\$ 2,235,000			\$ 62,235	\$ 62,235
5/1/2040	\$ 2,125,000	\$ 110,000	5.400%	\$ 62,235	\$ 172,235
11/1/2040	\$ 2,125,000			\$ 59,265	\$ 59,265
5/1/2041	\$ 2,010,000	\$ 115,000	5.400%	\$ 59,265	\$ 174,265
11/1/2041	\$ 2,010,000			\$ 56,160	\$ 56,160
5/1/2042	\$ 1,890,000	\$ 120,000	5.400%	\$ 56,160	\$ 176,160
11/1/2042	\$ 1,890,000			\$ 52,920	\$ 52,920
5/1/2043	\$ 1,760,000	\$ 130,000	5.600%	\$ 52,920	\$ 182,920
11/1/2043	\$ 1,760,000			\$ 49,280	\$ 49,280
5/1/2044	\$ 1,625,000	\$ 135,000	5.600%	\$ 49,280	\$ 184,280
11/1/2044	\$ 1,625,000			\$ 45,500	\$ 45,500
5/1/2045	\$ 1,485,000	\$ 140,000	5.600%	\$ 45,500	\$ 185,500

Hilltop Point
Community Development District

Series 2022-2 Debt Service

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2045	\$ 1,485,000			\$ 41,580	\$ 41,580
5/1/2046	\$ 1,335,000	\$ 150,000	5.600%	\$ 41,580	\$ 191,580
11/1/2046	\$ 1,335,000			\$ 37,380	\$ 37,380
5/1/2047	\$ 1,175,000	\$ 160,000	5.600%	\$ 37,380	\$ 197,380
11/1/2047	\$ 1,175,000			\$ 32,900	\$ 32,900
5/1/2048	\$ 1,005,000	\$ 170,000	5.600%	\$ 32,900	\$ 202,900
11/1/2048	\$ 1,005,000			\$ 28,140	\$ 28,140
5/1/2049	\$ 825,000	\$ 180,000	5.600%	\$ 28,140	\$ 208,140
11/1/2049	\$ 825,000			\$ 23,100	\$ 23,100
5/1/2050	\$ 635,000	\$ 190,000	5.600%	\$ 23,100	\$ 213,100
11/1/2050	\$ 635,000			\$ 17,780	\$ 17,780
5/1/2051	\$ 435,000	\$ 200,000	5.600%	\$ 17,780	\$ 217,780
11/1/2051	\$ 435,000			\$ 12,180	\$ 12,180
5/1/2052	\$ 225,000	\$ 210,000	5.600%	\$ 12,180	\$ 222,180
11/1/2052	\$ 225,000			\$ 6,300	\$ 6,300
5/1/2053		\$ 225,000	5.600%	\$ 6,300	\$ 231,300
11/1/2053					
		\$ 3,365,000		\$ 3,780,005	\$ 7,145,005

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Hilltop Point
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

			FISCAL YEAR 2024			FISCAL YEAR 2025			
Lot Size	EAU Value	Unit Count	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
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)
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)
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
Total		418							

Notations:

(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

(2) The unit count has been decreased by 3 units relative to the original plan of development, adjusting the total units allocated to the Assessment Area One, Series 2022-1 Bonds from 249 to 246 units.

(3) Operations assessments for FY 2025 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and third-party builders by the assessment roll due date for FY 2025 will be billed on-roll, based on the operations and maintenance assessments above.

Third Order of Business

3B

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Hilltop Point Community Development District ("**District**") prior to May 28, 2025, the proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING ON BUDGET FOR FISCAL YEAR 2025/2026.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: July 30, 2025

TIME: 10:15 a.m.

LOCATION: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, FL 34638

TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Dade City, and to Pasco County at least 60 days prior to the hearing set above.

3. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website and the Proposed Budget shall remain on the website as required by applicable law.

4. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 30TH DAY OF MAY, 2025.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A: Approved Proposed Budget for FY 2025-2026

Exhibit A:

Approved Proposed Budget for Fiscal Year 2025/2026

Hilltop Point
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Proposed Budget

Hilltop Point
Community Development District

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Hilltop Point
Community Development District

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 14	\$ -	\$ 14	0%	\$ -
Interest - Tax Collector	-	348	-	348	0%	-
Operations & Maintenance Assmts - On Roll	74,837	97,201	(22,364)	74,837	0%	390,335
Operations & Maintenance Assmts - Off Roll	-	27,440	-	27,440	0%	-
Developer Contributions	315,498	79,272	133,949	213,221	-32%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
TOTAL REVENUES	\$ 390,335	\$ 204,275	\$ 111,585	\$ 315,860		\$ 390,335

EXPENDITURES**Financial and Administrative**

Supervisor Fees	\$ 7,200	\$ 2,800	\$ 4,400	\$ 7,200	0%	7,200
ProfServ-Dissemination Agent	1,250	2,083	-	2,083	67%	5,000
ProServ- Information Technology	500	-	\$ 7,200	7,200	1340%	1,200
ProfServ-Recording Secretary	1,600	-	1,250	1,250	-22%	4,500
District Counsel	9,500	15,706	1,600	15,000	0%	9,500
District Engineer	5,400	3,558	5,400	8,958	66%	5,400
Administrative Services	4,000	1,875	4,000	5,875	47%	4,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
District Management	22,000	10,842	4,000	14,842	-33%	25,000
Accounting Services	9,500	4,650	22,000	26,650	181%	12,000
Website Compliance	1,800	101	9,500	9,601	433%	1,800
Postage, Phone, Faxes, Copies	500	98	1,800	1,898	280%	500
Rentals & Leases	500	250	500	750	50%	1,100
Legal Advertising	2,500	523	500	1,023	-59%	2,500
Management - Accounting Services	4,000	-	2,500	2,500	-38%	4,000
Bank Fees	200	-	2,500	2,500	1150%	200
Financial & Revenue Collections	1,000	-	200	200	-80%	1,000
Website Administration	1,600	500	1,000	1,500	-6%	2,400
Miscellaneous Expenses	250	-	1,600	1,600	540%	250
Office Supplies	100	-	500	500	400%	-
Dues, Licenses, Subscriptions	175	175	250	425	143%	-
Insurance - Public Officials	2,500	-	-	-	0%	2,738
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
Total Financial and Administrative	\$ 76,075	\$ 43,161	\$ 80,475	\$ 121,330		\$ 90,288
Stormwater Control						
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	5,000	0%	5,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Aquatic Maintenance	15,000	-	-	-	0%	-
Aquatic Plant Replacement	7,500	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Stormwater Control	\$ 27,500	\$ -	\$ 5,000	\$ 5,000		\$ 5,000
Utility Services						
Electric Utility Services - Streetlights	\$ 42,257	\$ 13,783	\$ 28,474	\$ 42,257	0%	50,000
Water Utility Services	-	456	-	456	0%	10,000
Garbage	-	-	-	-	0%	1,200
Electric- Utility Ops	1,500	1,153	347	1,500	0%	3,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Utility Services	\$ 43,757	\$ 15,392	\$ 28,821	\$ 44,213		\$ 64,200
Other Physical Environment						
Insurance - General Liability	\$ 3,200	\$ 3,200	\$ -	\$ 3,200	0%	3,346
Insurance -Property & Casualty	12,500	10,880	1,620	12,500	0%	12,066
Landscape - Annuals	7,500	-	7,500	7,500	0%	7,500
Landscape - Mulch	7,500	-	7,500	7,500	0%	7,500
Landscape Maintenance	150,000	32,629	117,371	150,000	0%	116,535
Plant Replacement Program	5,000	-	5,000	5,000	0%	5,000
Irrigation Maintenance	6,000	-	6,000	6,000	0%	6,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Entry & Walls Maintenance	1,500	54	1,446	1,500	0%	5,000
Miscellaneous Services	15,000	-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
Total Other Physical Environment	\$ 208,200	\$ 46,763	\$ 146,437	\$ 193,200		\$ 162,947
Parks and Recreation						
Field Services	\$ 4,500	\$ -	\$ 4,500	\$ 4,500	0%	18,000
Dog Waste Station	1,500		1,500	1,500	0%	-
Pool Permits	-		-	-	0%	500
Clubhouse - Facility Janitorial Services	-	700	-	700	0%	8,400
Amenity Center Cleaning & Supplies	-	1,400	-	1,400	0%	750
Amenity R & M	-	-	-	-	0%	5,000
Amenity Pest Control	-	-	-	-	0%	1,200
Amenity Access - Key Fobs	-	-	-	-	0%	2,500
Telephone/Internet/Phone	-	240	-	240	0%	950
Contracts Security Alarms	-	-	-	-	0%	6,300
Access Control Maintenance & Repair	-	-	-	-	0%	2,000
	-	-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
Total Landscape and Pond Maintenance	\$ 6,000	\$ 2,340	\$ 6,000	\$ 8,340		\$ 45,600

Reserves

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Miscellaneous Contingency	28,803	4,800	24,003	28,803	0%	22,300
Total Reserves	\$ 28,803	\$ 4,800	\$ 24,003	\$ 28,803		\$ 22,300
TOTAL EXPENDITURES	\$ 390,335	\$ 112,456	\$ 290,736	\$ 400,886		\$ 390,335
Excess (deficiency) of revenues	\$ -	\$ 91,819	\$ (179,151)	\$ (85,026)		\$ -
Net change in fund balance	\$ -	\$ 91,819	\$ (179,151)	\$ (85,026)		\$ -
FUND BALANCE, BEGINNING	\$ 4,211	\$ 4,211	\$ 96,030	\$ 4,211		\$ (80,815)
FUND BALANCE, ENDING	\$ 4,211	\$ 96,030	\$ (83,121)	\$ (80,815)		\$ (80,815)

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	4,211
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(85,026)
Estimated Funds Available - 9/30/2025		(80,815)

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	(80,815)
Less: First Quarter Operating Reserve		(97,584) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		(178,399)

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2026

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Hilltop Point
Community Development District

Debt Service Budgets

Fiscal Year 2026

Series 2022-1 Bonds
Fiscal Year 2026 Budget

Account #	REVENUES	
	CDD Debt Service Assessments	\$ 333,303
361001		
363010		
	TOTAL REVENUES	\$ 333,303
EXPENDITURES		
	May Bond Interest Payment	\$ 127,571
	May Bond Principal Payment	\$ 80,000
	November Bond Interest Payment	\$ 125,731
	TOTAL EXPENDITURES	\$ 333,303
	EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING		
549070	Bonds Outstanding - Period Ending 11/1/2024	\$ 4,860,000
573005	Principal Payment Applied Toward Series 2022-2 Bonds	\$ 80,000
	Bonds Outstanding - Period Ending 11/1/2025	\$ 4,780,000

**Hilltop Point Community Development District
Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One)**

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
6/7/2022	\$ 5,010,000				
11/1/2022	\$ 5,010,000			\$ 104,817	\$ 104,817
5/1/2023	\$ 4,935,000	\$ 75,000	4.600%	\$ 131,021	\$ 206,021
11/1/2023	\$ 4,935,000			\$ 129,296	\$ 129,296
5/1/2024	\$ 4,860,000	\$ 75,000	4.600%	\$ 129,296	\$ 204,296
11/1/2024	\$ 4,860,000			\$ 127,571	\$ 127,571
5/1/2025	\$ 4,780,000	\$ 80,000	4.600%	\$ 127,571	\$ 207,571
11/1/2025	\$ 4,780,000			\$ 125,731	\$ 125,731
5/1/2026	\$ 4,695,000	\$ 85,000	4.600%	\$ 125,731	\$ 210,731
11/1/2026	\$ 4,695,000			\$ 123,776	\$ 123,776
5/1/2027	\$ 4,605,000	\$ 90,000	4.600%	\$ 123,776	\$ 213,776
11/1/2027	\$ 4,605,000			\$ 121,706	\$ 121,706
5/1/2028	\$ 4,510,000	\$ 95,000	5.000%	\$ 121,706	\$ 216,706
11/1/2028	\$ 4,510,000			\$ 119,331	\$ 119,331
5/1/2029	\$ 4,415,000	\$ 95,000	5.000%	\$ 119,331	\$ 214,331
11/1/2029	\$ 4,415,000			\$ 116,956	\$ 116,956
5/1/2030	\$ 4,315,000	\$ 100,000	5.000%	\$ 116,956	\$ 216,956
11/1/2030	\$ 4,315,000			\$ 114,456	\$ 114,456
5/1/2031	\$ 4,210,000	\$ 105,000	5.000%	\$ 114,456	\$ 219,456
11/1/2031	\$ 4,210,000			\$ 111,831	\$ 111,831
5/1/2032	\$ 4,095,000	\$ 115,000	5.000%	\$ 111,831	\$ 226,831
11/1/2032	\$ 4,095,000			\$ 108,956	\$ 108,956
5/1/2033	\$ 3,975,000	\$ 120,000	5.000%	\$ 108,956	\$ 228,956
11/1/2033	\$ 3,975,000			\$ 105,956	\$ 105,956
5/1/2034	\$ 3,850,000	\$ 125,000	5.250%	\$ 105,956	\$ 230,956
11/1/2034	\$ 3,850,000			\$ 102,675	\$ 102,675
5/1/2035	\$ 3,720,000	\$ 130,000	5.250%	\$ 102,675	\$ 232,675
11/1/2035	\$ 3,720,000			\$ 99,263	\$ 99,263
5/1/2036	\$ 3,580,000	\$ 140,000	5.250%	\$ 99,263	\$ 239,263
11/1/2036	\$ 3,580,000			\$ 95,588	\$ 95,588
5/1/2037	\$ 3,435,000	\$ 145,000	5.250%	\$ 95,588	\$ 240,588
11/1/2037	\$ 3,435,000			\$ 91,781	\$ 91,781
5/1/2038	\$ 3,280,000	\$ 155,000	5.250%	\$ 91,781	\$ 246,781
11/1/2038	\$ 3,280,000			\$ 87,713	\$ 87,713
5/1/2039	\$ 3,120,000	\$ 160,000	5.250%	\$ 87,713	\$ 247,713
11/1/2039	\$ 3,120,000			\$ 83,513	\$ 83,513
5/1/2040	\$ 2,950,000	\$ 170,000	5.250%	\$ 83,513	\$ 253,513
11/1/2040	\$ 2,950,000			\$ 79,050	\$ 79,050
5/1/2041	\$ 2,770,000	\$ 180,000	5.250%	\$ 79,050	\$ 259,050
11/1/2041	\$ 2,770,000			\$ 74,325	\$ 74,325
5/1/2042	\$ 2,580,000	\$ 190,000	5.250%	\$ 74,325	\$ 264,325
11/1/2042	\$ 2,580,000			\$ 69,338	\$ 69,338
5/1/2043	\$ 2,380,000	\$ 200,000	5.375%	\$ 69,338	\$ 269,338
11/1/2043	\$ 2,380,000			\$ 63,963	\$ 63,963
5/1/2044	\$ 2,170,000	\$ 210,000	5.375%	\$ 63,963	\$ 273,963
11/1/2044	\$ 2,170,000			\$ 58,319	\$ 58,319
5/1/2045	\$ 1,945,000	\$ 225,000	5.375%	\$ 58,319	\$ 283,319

Hilltop Point
Community Development District

Series 2022-1 Debt Service

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
11/1/2045	\$ 1,945,000			\$ 52,272	\$ 52,272
5/1/2046	\$ 1,710,000	\$ 235,000	5.375%	\$ 52,272	\$ 287,272
11/1/2046	\$ 1,710,000			\$ 45,956	\$ 45,956
5/1/2047	\$ 1,460,000	\$ 250,000	5.375%	\$ 45,956	\$ 295,956
11/1/2047	\$ 1,460,000			\$ 39,238	\$ 39,238
5/1/2048	\$ 1,200,000	\$ 260,000	5.375%	\$ 39,238	\$ 299,238
11/1/2048	\$ 1,200,000			\$ 32,250	\$ 32,250
5/1/2049	\$ 925,000	\$ 275,000	5.375%	\$ 32,250	\$ 307,250
11/1/2049	\$ 925,000			\$ 24,859	\$ 24,859
5/1/2050	\$ 635,000	\$ 290,000	5.375%	\$ 24,859	\$ 314,859
11/1/2050	\$ 635,000			\$ 17,066	\$ 17,066
5/1/2051	\$ 325,000	\$ 310,000	5.375%	\$ 17,066	\$ 327,066
11/1/2051	\$ 325,000			\$ 8,734	\$ 8,734
5/1/2052		\$ 325,000	5.375%	\$ 8,734	\$ 333,734
11/1/2052					
		\$ 5,010,000		\$ 5,098,776	\$ 10,108,776

Series 2022-2 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	229,905
TOTAL REVENUES	\$	229,905
EXPENDITURES		
May Bond Interest Payment	\$	90,546
May Bond Principal Payment	\$	50,000
November Bond Interest Payment	\$	89,359
TOTAL EXPENDITURES	\$	229,905
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	3,320,000
Principal Payment Applied Toward Series 2022-2 Bonds	\$	50,000
Bonds Outstanding - Period Ending 11/1/2025	\$	3,270,000

**Hilltop Point Community Development District
Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
6/7/2022	\$ 3,365,000				
11/1/2022	\$ 3,365,000			\$ 73,292	\$ 73,292
5/1/2023	\$ 3,365,000			\$ 91,615	\$ 91,615
11/1/2023	\$ 3,365,000			\$ 91,615	\$ 91,615
5/1/2024	\$ 3,320,000	\$ 45,000	4.750%	\$ 91,615	\$ 136,615
11/1/2024	\$ 3,320,000			\$ 90,546	\$ 90,546
5/1/2025	\$ 3,270,000	\$ 50,000	4.750%	\$ 90,546	\$ 140,546
11/1/2025	\$ 3,270,000			\$ 89,359	\$ 89,359
5/1/2026	\$ 3,220,000	\$ 50,000	4.750%	\$ 89,359	\$ 139,359
11/1/2026	\$ 3,220,000			\$ 88,171	\$ 88,171
5/1/2027	\$ 3,165,000	\$ 55,000	4.750%	\$ 88,171	\$ 143,171
11/1/2027	\$ 3,165,000			\$ 86,865	\$ 86,865
5/1/2028	\$ 3,105,000	\$ 60,000	5.100%	\$ 86,865	\$ 146,865
11/1/2028	\$ 3,105,000			\$ 85,335	\$ 85,335
5/1/2029	\$ 3,045,000	\$ 60,000	5.100%	\$ 85,335	\$ 145,335
11/1/2029	\$ 3,045,000			\$ 83,805	\$ 83,805
5/1/2030	\$ 2,980,000	\$ 65,000	5.100%	\$ 83,805	\$ 148,805
11/1/2030	\$ 2,980,000			\$ 82,148	\$ 82,148
5/1/2031	\$ 2,915,000	\$ 65,000	5.100%	\$ 82,148	\$ 147,148
11/1/2031	\$ 2,915,000			\$ 80,490	\$ 80,490
5/1/2032	\$ 2,845,000	\$ 70,000	5.100%	\$ 80,490	\$ 150,490
11/1/2032	\$ 2,845,000			\$ 78,705	\$ 78,705
5/1/2033	\$ 2,770,000	\$ 75,000	5.400%	\$ 78,705	\$ 153,705
11/1/2033	\$ 2,770,000			\$ 76,680	\$ 76,680
5/1/2034	\$ 2,690,000	\$ 80,000	5.400%	\$ 76,680	\$ 156,680
11/1/2034	\$ 2,690,000			\$ 74,520	\$ 74,520
5/1/2035	\$ 2,605,000	\$ 85,000	5.400%	\$ 74,520	\$ 159,520
11/1/2035	\$ 2,605,000			\$ 72,225	\$ 72,225
5/1/2036	\$ 2,520,000	\$ 85,000	5.400%	\$ 72,225	\$ 157,225
11/1/2036	\$ 2,520,000			\$ 69,930	\$ 69,930
5/1/2037	\$ 2,430,000	\$ 90,000	5.400%	\$ 69,930	\$ 159,930
11/1/2037	\$ 2,430,000			\$ 67,500	\$ 67,500
5/1/2038	\$ 2,335,000	\$ 95,000	5.400%	\$ 67,500	\$ 162,500
11/1/2038	\$ 2,335,000			\$ 64,935	\$ 64,935
5/1/2039	\$ 2,235,000	\$ 100,000	5.400%	\$ 64,935	\$ 164,935
11/1/2039	\$ 2,235,000			\$ 62,235	\$ 62,235
5/1/2040	\$ 2,125,000	\$ 110,000	5.400%	\$ 62,235	\$ 172,235
11/1/2040	\$ 2,125,000			\$ 59,265	\$ 59,265
5/1/2041	\$ 2,010,000	\$ 115,000	5.400%	\$ 59,265	\$ 174,265
11/1/2041	\$ 2,010,000			\$ 56,160	\$ 56,160
5/1/2042	\$ 1,890,000	\$ 120,000	5.400%	\$ 56,160	\$ 176,160
11/1/2042	\$ 1,890,000			\$ 52,920	\$ 52,920
5/1/2043	\$ 1,760,000	\$ 130,000	5.600%	\$ 52,920	\$ 182,920
11/1/2043	\$ 1,760,000			\$ 49,280	\$ 49,280
5/1/2044	\$ 1,625,000	\$ 135,000	5.600%	\$ 49,280	\$ 184,280
11/1/2044	\$ 1,625,000			\$ 45,500	\$ 45,500
5/1/2045	\$ 1,485,000	\$ 140,000	5.600%	\$ 45,500	\$ 185,500

Hilltop Point
Community Development District

Series 2022-2 Debt Service

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2045	\$ 1,485,000			\$ 41,580	\$ 41,580
5/1/2046	\$ 1,335,000	\$ 150,000	5.600%	\$ 41,580	\$ 191,580
11/1/2046	\$ 1,335,000			\$ 37,380	\$ 37,380
5/1/2047	\$ 1,175,000	\$ 160,000	5.600%	\$ 37,380	\$ 197,380
11/1/2047	\$ 1,175,000			\$ 32,900	\$ 32,900
5/1/2048	\$ 1,005,000	\$ 170,000	5.600%	\$ 32,900	\$ 202,900
11/1/2048	\$ 1,005,000			\$ 28,140	\$ 28,140
5/1/2049	\$ 825,000	\$ 180,000	5.600%	\$ 28,140	\$ 208,140
11/1/2049	\$ 825,000			\$ 23,100	\$ 23,100
5/1/2050	\$ 635,000	\$ 190,000	5.600%	\$ 23,100	\$ 213,100
11/1/2050	\$ 635,000			\$ 17,780	\$ 17,780
5/1/2051	\$ 435,000	\$ 200,000	5.600%	\$ 17,780	\$ 217,780
11/1/2051	\$ 435,000			\$ 12,180	\$ 12,180
5/1/2052	\$ 225,000	\$ 210,000	5.600%	\$ 12,180	\$ 222,180
11/1/2052	\$ 225,000			\$ 6,300	\$ 6,300
5/1/2053		\$ 225,000	5.600%	\$ 6,300	\$ 231,300
11/1/2053					
		\$ 3,365,000		\$ 3,780,005	\$ 7,145,005

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Hilltop Point
Community Development District

Supporting Budget Schedules

Fiscal Year 2026

**Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025**

			FISCAL YEAR 2024			FISCAL YEAR 2025			
Lot Size	EAU Value	Unit Count	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
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)
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)
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
Total		418							

Notations:

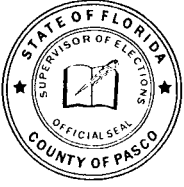
(1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.

(2) The unit count has been decreased by 3 units relative to the original plan of development, adjusting the total units allocated to the Assessment Area One, Series 2022-1 Bonds from 249 to 246 units.

(3) Operations assessments for FY 2025 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and third-party builders by the assessment roll due date for FY 2025 will be billed on-roll, based on the operations and maintenance assessments above.

Third Order of Business

3C



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Bryan Radcliff, District Manager
2005 Pan Am Circle Suite 300
Tampa FL 33607

Dear Bryan Radcliff:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Cobblestone Community Development District	282
• Harvest Ridge Community Development District	220
• Hilltop Point Community Development District	162
• Northridge Community Development District	0
• Vista Walk Community Development District	0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Third Order of Business

3D



SERVICE AGREEMENT

This service agreement is made between:

(Hereafter known as the Client and Alchemy Commercial Pool Service (Hereafter known as the Contractor). The client desires to have their swimming pool, located at

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

Maintained regularly and repaired as necessary. Therefore, the parties hereby agree As follows:

REGULAR SERVICE

The Client will grant the Contractor access to the swimming pool and around the surrounding grounds during regular business hours Monday-Friday (8:00am-5:00pm) and additionally agreed upon times.

1. Regular Service will occur on:

_____Monday/Wednesday/Friday_____

2. "Regular Maintenance" will include the following: removal of debris in the pool via netting, brushing and vacuuming as needed, emptying baskets, filter cleaning, close inspection of the overall condition of the pool including but not limited to the pumps and associated equipment, make manual adjustments to pool controls, the testing of chemical levels in the water, and add additional chemicals to bring the water up to standards set by the industry and legal requirements. Communication of the pool condition and any issues with the property manager.

3. Client will pay contractor \$_____1200.00_____ on the first day of each month for regular maintenance services performed for the rest of the month. (Price subjected to change with current market). . Any customer with balance unpaid over 30 days is subject to an additional late charge of 10% on day 35 with service interruption. The pool will be locked by our company with a chain and lock till payment is provided.

4. Contractor will begin performing regular maintenance on the following date:

_____07/01/2025_____Thereafter, regular pool maintenance will be performed on a mutually agreed upon schedule.

5. Property is responsible for all bodies of water to be tested and logged days contractor is not scheduled stated in agreement above. Property is responsible for having a CPO on staff to legally test all bodies of water days the contractor is not scheduled in agreement above. Contractor is not responsible for logging chemicals days the contractor is not scheduled in the agreement above.



HOLIDAY SCHEDULE

Contractor does not work on any Federal Holidays as supply shops are closed

REPAIR WORK

Client will pay the Contractor for additional maintenance or repair that may become required for normal operation of the swimming pool. The Contractor shall bill the Client for the cost of work that is needed that is above and beyond what is considered reasonable and customary for maintenance to achieve normal operation.

6. Contractor is only responsible for light repair work such as: pump baskets; pump lids, O-rings, skimmer baskets, filter elements, filter lids, pressure gauges and stinner lines.
7. Each item installed will be charged a \$160 installation charge plus cost of the item.
8. Contractor is not responsible for repairing Electrical or plumbing of any kind. Will be subjected to subbing contract work.

EMERGENCY SERVICE

Client will pay Contractor for any Emergency Service or repair calls that may arise after regular business hours. These additional visits hereafter shall be referred to as "Emergency Calls".

9. Emergency Calls are billed at \$200/hr.
10. Emergency Calls occur before or after 8am-5pm Monday through Friday, or Weekends, and Federal Holidays.



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Hilltop Point Amenity Pool

Date 5/20/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be;

\$_2090__ per month for _3_ visits-per-week service for pools. M-W-F

Main Pool, 83,700 gallon, flow 235, 51-60-2619174

Non Service Days observed by Cooper Pools Inc;

Thanksgiving day, Christmas Day, New Years Day, 2 days for state training typically Feb or Mar.

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service to begin: _07_/ _02_/ _2025_

Property Address: _ 38427 Garron Place, Dade City, Fl _33525

Email: _ _ Bryan.Radcliff@Infamark.com _

Name: _ Bryan Radcliff _

Phone Number: _ _ ext _

Signature: _

Date: _

Initial Tech: TBD

Offered by;

Robert Bowling

VP of Operations

Cooper Pools Inc

1-844-766-5256 Office

Fourth Order of Business

4A

**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, April 30, 2025 and called to order at 10:45 a.m. 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
Jared Rossi	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Gary Schwartz	Field Services
Arturo Gandarilla	Field Services
Chris Wallen	Steadfast
Yovani Cordero	
Jason Combee	

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. Discussion of Hilltop Point FY2026 Preliminary Proposed Budget

Mr. Radcliff presented the Fiscal Year 2026 Preliminary Proposed Budget for review and advised the Board that the Proposed Budget Meeting will be held on Wednesday, May 28, 2025 with the Public Hearing to Adopt the budget to be held on Wednesday, July 30, 2025.

FIFTH ORDER OF BUSINESS

Staff Reports (CONTINUED)

i. Field Inspections Report

Mr. Gandarilla presented the Field Inspection Report to the Board. Areas of concern were brought to the attention of *Steadfast*. It was agreed to further analyze areas of improvement at the landscape review schedule for May 1, 2025.

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Meeting Minutes March 26, 2025, Regular Meeting****B. Acceptance of Financials for March 2025****C. Acceptance of the Check Registers for March 2025****D. Consideration of Operations and Maintenance Invoices for March 2025**

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

FIFTH ORDER OF BUSINESS**Staff Reports (CONTINUED)****A. District Counsel****B. District Engineer**

There being no reports, the next item followed.

C. District Manager

Mr. Radcliff advised the Board that Ms. Pagan would like to have proposals for Pool Maintenance reviewed at the next meeting and also provide three (3) bids.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS**Other Business, Updates, and Supervisor Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor, the meeting was adjourned at 11:02 p.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

Fourth Order of Business

4B

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

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 April 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL							TOTAL
	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM		
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND		
ASSETS								
Cash - Operating Account	\$ 17,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,573
Due From Other Funds	13,564	-	109,744	-	-	-	-	123,308
Investments:								
Acquisition & Construction Account	-	-	-	4,788	359	-	-	5,147
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	422,658	210,486	-	-	-	-	633,144
Amount To Be Provided	-	-	-	-	-	8,375,000	-	8,375,000
TOTAL ASSETS	\$ 31,137	\$ 590,134	\$ 436,330	\$ 4,788	\$ 359	\$ 8,375,000	\$ -	\$ 9,437,748
LIABILITIES								
Accounts Payable	\$ 7,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,752
Due To Developer	50,000	-	-	-	-	-	-	50,000
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	-	121,221	-	3	2,084	-	-	123,308
TOTAL LIABILITIES	57,752	121,221	-	3	2,084	8,375,000	-	8,556,060
FUND BALANCES								
Restricted for:								
Debt Service	-	468,913	436,330	-	-	-	-	905,243
Capital Projects	-	-	-	4,785	-	-	-	4,785
Unassigned:	(26,615)	-	-	-	(1,725)	-	-	(28,340)
TOTAL FUND BALANCES	(26,615)	468,913	436,330	4,785	(1,725)	-	-	881,688
TOTAL LIABILITIES & FUND BALANCES	\$ 31,137	\$ 590,134	\$ 436,330	\$ 4,788	\$ 359	\$ 8,375,000	\$ -	\$ 9,437,748

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 362	\$ 362	0.00%
Special Assmnts- Tax Collector	74,837	126,341	51,504	168.82%
Special Assmnts- CDD Collected	-	37,419	37,419	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	164,147	(226,188)	42.05%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	3,800	3,400	52.78%
ProfServ-Dissemination Agent	5,000	2,500	2,500	50.00%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	26,291	(11,291)	175.27%
District Engineer	5,400	4,971	429	92.06%
Administrative Services	4,500	2,280	2,220	50.67%
District Manager	25,000	13,337	11,663	53.35%
Accounting Services	12,000	5,400	6,600	45.00%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	114	386	22.80%
Rentals & Leases	500	300	200	60.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	523	2,977	14.94%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	(126)	5,126	-2.52%
Website Administration	1,200	600	600	50.00%
Information Technology	500	300	200	60.00%
Miscellaneous Expenses	250	32	218	12.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	109,725	64,748	44,977	59.01%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	2,136	(636)	142.40%
Electricity - Streetlights	42,275	23,326	18,949	55.18%
Utility - Water	10,000	1,447	8,553	14.47%
Total Electric Utility Services	53,775	26,909	26,866	50.04%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	-	5,000	0.00%
Total Stormwater Control	5,000	-	5,000	0.00%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	3,200	-	100.00%
Insurance -Property & Casualty	11,200	10,880	320	97.14%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	116,535	75,200	41,335	64.53%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	5,000	304	4,696	6.08%
Total Other Physical Environment	161,935	89,584	72,351	55.32%
<u>Parks and Recreations</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	3,100	4,100	43.06%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	480	470	50.53%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	7,320	(4,820)	292.80%
Access Control Maintenance & Repair	2,000	350	1,650	17.50%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	280	220	56.00%
Total Parks and Recreations	35,600	12,930	22,670	36.32%
<u>Contingency</u>				
Misc-Contingency	18,800	4,800	14,000	25.53%
Total Contingency	18,800	4,800	14,000	25.53%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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
TOTAL EXPENDITURES	384,835	198,971	185,864	51.70%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(34,824)	(40,324)	-633.16%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	5,500	-	(5,500)	0.00%
TOTAL FINANCING SOURCES (USES)	5,500	-	(5,500)	0.00%
Net change in fund balance	<u>\$ 5,500</u>	<u>\$ (34,824)</u>	<u>\$ (51,324)</u>	<u>-633.16%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,209		
FUND BALANCE, ENDING		<u>\$ (26,615)</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 9,363	\$ 9,363	0.00%
Special Assmnts- Tax Collector	333,303	324,494	(8,809)	97.36%
TOTAL REVENUES	333,303	333,857	554	100.17%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	126,016	127,287	49.75%
Total Debt Service	333,303	126,016	207,287	37.81%
TOTAL EXPENDITURES	333,303	126,016	207,287	37.81%
Excess (deficiency) of revenues				
Over (under) expenditures	-	207,841	207,841	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		261,072		
FUND BALANCE, ENDING		\$ 468,913		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 6,394	\$ 6,394	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	174,150	174,150	0.00%
TOTAL REVENUES	229,905	180,544	(49,361)	78.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	90,546	89,359	50.33%
Total Debt Service	229,905	90,546	139,359	39.38%
TOTAL EXPENDITURES	229,905	90,546	139,359	39.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	89,998	89,998	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		346,332		
FUND BALANCE, ENDING		\$ 436,330		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 123	\$ 123	0.00%
TOTAL REVENUES	-	123	123	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	123	123	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		<u>\$ 4,785</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 10	\$ 10	0.00%
TOTAL REVENUES	-	10	10	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10	10	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,735)		
FUND BALANCE, ENDING		<u>\$ (1,725)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 04_25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	17,573.15	Statement Balance	20,407.13
		Outstanding Deposits	3,268.81
Positive Adjustments	0.00		
Subtotal	17,573.15	Subtotal	23,675.94
Negative Adjustments	0.00	Outstanding Checks	-6,102.79
Ending G/L Balance	17,573.15	Ending Balance	17,573.15

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/03/2025	Payment	BD00042	Special Assmnts-CDD Collected	Deposit No. BD00042	1,247.29	1,247.29	0.00
04/09/2025	Payment	BD00043	Special Assmnts-Tax Collector	Deposit No. BD00043 - Pasco County Mar'25 Tax D	14,063.19	14,063.19	0.00
04/16/2025	Payment	BD00044	Special Assmnts-CDD Collected	Deposit No. BD00044	1,247.29	1,247.29	0.00
04/23/2025	Payment	BD00045	Special Assmnts-CDD Collected	Deposit No. BD00045	1,247.29	1,247.29	0.00
04/29/2025	Payment	BD00046	Special Assmnts-CDD Collected	Deposit No. BD00046 - M/I Title Agency, Ltd - Buchan	1,247.29	1,247.29	0.00
Total Deposits					19,052.35	19,052.35	0.00
Checks							
							0.00
02/04/2025	Payment	1253	ALSTON ELECTRIC LLC	Check for Vendor V00051	-100.00	-100.00	0.00
03/17/2025	Payment	1298	INFRAMARK LLC	Check for Vendor V00014	-3,825.00	-3,825.00	0.00
03/26/2025	Payment	1302	INFRAMARK LLC	Check for Vendor V00014	-49.44	-49.44	0.00
04/01/2025	Payment	1304	CITY OF DADE CITY	Check for Vendor V00044	-330.99	-330.99	0.00
04/01/2025	Payment	1305	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
04/01/2025	Payment	1306	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
04/04/2025	Payment	1307	STEADFAST MAINTENANCE	Check for Vendor V00045	-8,590.00	-8,590.00	0.00
04/04/2025	Payment	1308	TAMPA ELECTRIC	Check for Vendor V00015	-2,864.53	-2,864.53	0.00
04/15/2025	Payment	1309	HILLTOP POINT CDD	Check for Vendor V00018	-10,250.66	-10,250.66	0.00
04/17/2025	Payment	1310	FLORIDA DEPARTMENT OF HEALTH	Check for Vendor V00052	-280.00	-280.00	0.00
04/24/2025	Payment	1311	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-5,251.15	-5,251.15	0.00
04/24/2025	Payment	1313	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
04/24/2025	Payment	1314	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 04_25

Statement Date

04/30/2025

04/24/2025	Payment	1315	PASCO CNTY PROPERTY APPRAISER CHARTER	Check for Vendor V00004	-150.00	-150.00	0.00
04/30/2025	Payment	300000	COMMUNICATION S ACH	Inv: 0162402040925	-79.98	-79.98	0.00
Total Checks					-48,127.75	-48,127.75	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/15/2024	Payment	1177	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005			-126.16
11/18/2024	Payment	DD416	TAMPA ELECTRIC	Payment of Invoice 000586			-987.02
11/18/2024	Payment	DD417	TAMPA ELECTRIC	Payment of Invoice 000587			-168.88
11/18/2024	Payment	DD418	TAMPA ELECTRIC	Payment of Invoice 000590			-1,895.98
11/12/2024	Payment	1216	JARED ROSSI	Check for Vendor V00038			-200.00
11/18/2024	Payment	DD420	TAMPA ELECTRIC	Payment of Invoice 000593			-216.69
11/18/2024	Payment	DD421	TAMPA ELECTRIC	Payment of Invoice 000609			-28.47
11/18/2024	Payment	DD422	TAMPA ELECTRIC	Payment of Invoice 000624			-35.15
11/18/2024	Payment	DD423	TAMPA ELECTRIC	Payment of Invoice 000625			-1,895.98
12/19/2024	Payment	1237	BETTY VALENTI	Check for Vendor V00020			-200.00
04/24/2025	Payment	1312	INFRAMARK LLC	Check for Vendor V00014			-15.96
04/30/2025	Payment	1316	CITY OF DADE CITY	Check for Vendor V00044			-332.50
Total Outstanding Checks							-6,102.79

Outstanding Deposits

12/01/2024	JE000463	Rev Bank rec adj JE for ACH	29.57
12/01/2024	JE000464	Rev Bank rec adj JE for ACH	35.15
12/01/2024	JE000466	Rev Bank rec adj JE for ACH	384.65
12/01/2024	JE000468	Rev Bank rec adj JE for ACH	894.99
12/01/2024	JE000470	Rev Bank rec adj JE for ACH	1,924.45
Total Outstanding Deposits			3,268.81

Fourth Order of Business

4C

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1304	04/01/25	CITY OF DADE CITY	03192025 38427	SERVICE 01/21/25 - 02/21/25	Utility - Water	543018-53100	\$330.99
001	1305	04/01/25	JNJ AMENITY SERVICES LLC	0526	janitorial service	Miscellaneous Services	549001-57200	\$700.00
001	1306	04/01/25	STEADFAST MAINTENANCE	SM-14583	February Landscape Maintenance	LANDSCAPE MAINTENANCE - February	546300-53908	\$7,478.00
001	1307	04/04/25	STEADFAST MAINTENANCE	SA-10979	landscape Maintenance - April 25	Landscape Maintenance	546300-53908	\$7,478.00
001	1307	04/04/25	STEADFAST MAINTENANCE	SA-11182	Landscape Maintenance - Tree Removal	LANDSCAPE MAINTENANCE	546300-53908	\$650.00
001	1307	04/04/25	STEADFAST MAINTENANCE	SA-11198	Spring Annuals Install	Landscape Maintenance	546300-57200	\$462.00
001	1308	04/04/25	TAMPA ELECTRIC	032825 0973	ELECTRIC 02/22/25-03/24/25	ELECTRIC - 02/22-03/24	543007-53100	\$37.90
001	1308	04/04/25	TAMPA ELECTRIC	032825 7680	ELECTRIC 02/22/25-03/24/25	ELECTRIC - 02/22-03/24	543007-53100	\$38.25
001	1308	04/04/25	TAMPA ELECTRIC	032825 7698	ELECTRIC 02/22/25-03/24/25	ELECTRIC - 02/22-03/24	543007-53100	\$58.65
001	1308	04/04/25	TAMPA ELECTRIC	032825 7113	ELECTRIC 02/22/25-03/24/25	ELECTRIC - 02/22-03/24	543007-53100	\$771.30
001	1308	04/04/25	TAMPA ELECTRIC	032825 2809	ELECTRIC 02/22/25-03/24/25	ELECTRIC - 02/22-03/24	543007-53100	\$83.09
001	1308	04/04/25	TAMPA ELECTRIC	032825 0105	ELECTRIC 02/22/25-03/24/25	ELECTRIC - 02/22-03/24	543007-53100	\$1,875.34
001	1310	04/17/25	FLORIDA DEPARTMENT OF HEALTH	51-BID-7815871	POOL PERMIT	Dues, Licenses, Subscriptions	554020-51301	\$280.00
001	1311	04/24/25	ERIN MCCORMICK LAW PA	10820	legal - through 04/17/25	District Counsel	531146-51401	\$3,400.00
001	1311	04/24/25	ERIN MCCORMICK LAW PA	10821	legal - through 04/17/25	District Counsel	531146-51401	\$1,851.15
001	1312	04/24/25	INFRAMARK LLC	147947	Management Contract - B/W Copies, Postage	MANAGEMENT FEE - B/W Copies and Postage	541024-51301	\$15.96
001	1313	04/24/25	JNJ AMENITY SERVICES LLC	0539	janitorial service - April 25	Miscellaneous Services	549001-57200	\$700.00
001	1314	04/24/25	STEADFAST MAINTENANCE	SA-10069	Landscape Maintenance - March 25	Landscape Maintenance	546300-53908	\$7,478.00
001	1315	04/24/25	PASCO CNTY PROPERTY APPRAISER	25031	Annual Renewal Fee	Dues, Licenses, Subscriptions	554020-51301	\$150.00
001	1316	04/30/25	CITY OF DADE CITY	042125 03-38427-01	WATER 02/21/25-03/18/25	SERVICE 02/21/25-03/18/25	543018-53100	\$332.50
001	300000	04/30/25	CHARTER COMMUNICATIONS ACH	0162402040925	SERVICES 04/09/25-05/08/25	INTERNET SERVICE 4/9-05/08	541016-57200	\$79.98
Fund Total								\$34,251.11

SERIES 2022-1 DEBT SERVICE FUND - 201

201	1309	04/15/25	HILLTOP POINT CDD	04092025 - 01	FY25 TAX DIST ID 03.01.25 - 03.31.25	SERIES 2022-1 FY25 TAX DIST ID 03.01.25 - 03.31.25	103200	\$10,250.66
Fund Total								\$10,250.66

Total Checks Paid	\$44,501.77
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Fourth Order of Business

4D

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
JNJ AMENITY SERVICES LLC	4/18/2025	0539	\$700.00	\$700.00	Janitorial Service - April 25
STEADFAST MAINTENANCE	4/1/2025	SA-10979	\$7,478.00	\$7,478.00	LANDSCAPE MAINTENANCE - April 25
STEADFAST MAINTENANCE	3/1/2025	SA-10069	\$7,478.00	\$7,478.00	LANDSCAPE MAINTENANCE - March 25
Monthly Contract Subtotal			\$15,656.00	\$15,656.00	
Variable Contract					
ERIN MCCORMICK LAW PA	4/17/2025	10820	\$3,400.00	\$3,400.00	Legal - Through 04/17/25
ERIN MCCORMICK LAW PA	4/17/2025	10821	\$1,851.15	\$1,851.15	Legal - Through 04/17/25
INFRAMARK LLC	4/21/2025	147947	\$15.96	\$15.96	MANAGEMENT FEE - B/W Copies and Postage
Variable Contract Subtotal			\$5,267.11	\$5,267.11	
Utilities					
CHARTER COMMUNICATIONS ACH	4/9/2025	0162402040925	\$79.98	\$79.98	INTERNET SERVICE 4/9-05/08
CITY OF DADE CITY	4/21/2025	042125 03-38427-01	\$332.50	\$332.50	SERVICE 02/21/25-03/18/25
TAMPA ELECTRIC	3/28/2025	032825 0973	\$37.90	\$37.90	ELECTRIC - 02/22-03/24
TAMPA ELECTRIC	3/28/2025	032825 7680	\$38.25	\$38.25	ELECTRIC - 02/22-03/24
TAMPA ELECTRIC	3/28/2025	032825 7698	\$58.65	\$58.65	ELECTRIC - 02/22-03/24
TAMPA ELECTRIC	3/28/2025	032825 7113	\$771.30	\$771.30	ELECTRIC - 02/22-03/24
TAMPA ELECTRIC	3/28/2025	032825 2809	\$83.09	\$83.09	ELECTRIC - 02/22-03/24
TAMPA ELECTRIC	3/28/2025	032825 0105	\$1,875.34	\$1,875.34	ELECTRIC - 02/22-03/24
Utilities Subtotal			\$3,277.01	\$3,277.01	
Regular Services					
FLORIDA DEPARTMENT OF HEALTH	4/2/2025	51-BID-7815871	\$280.00	\$280.00	POOL PERMIT
Regular Services Subtotal			\$280.00	\$280.00	
Additional Services					
STEADFAST MAINTENANCE	4/2/2025	SA-11182	\$650.00	\$650.00	LANDSCAPE MAINTENANCE
STEADFAST MAINTENANCE	4/3/2025	SA-11198	\$462.00	\$462.00	Spring Annuals Install

<p style="text-align: center;">HILLTOP POINT CDD</p> <p style="text-align: center;">Summary of Operations and Maintenance Invoices</p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services Subtotal			\$1,112.00	\$1,112.00	
TOTAL			\$25,592.12	\$25,592.12	

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540-2205

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



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

Invoice details
Invoice no.: 0539
Invoice date: 04/18/2025
Due date: 05/18/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services		1	\$700.00	\$700.00
Total					\$700.00

Ways to pay



Note to customer
Amenity cleaning services at Hilltop Point - April 2025.

View and pay

Total	\$7,478.00
Payments/Credits	\$0.00
Balance Due	\$7,478.00

Total	\$7,478.00
Payments/Credits	\$0.00
Balance Due	\$7,478.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

Hilltop Point CDD

Teresa Farlow
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
04/17/2025	10820
Terms	Service Through
	04/17/2025

In Reference To: Construction Matters (Work)

Date	By	Services	Hours	Amount
02/25/2025	Erin R McCormick	Review of email from Christopher Wand regarding Plat and dedication language for Phases 2 and 3 and respond;	0.20	\$ 85.00
03/17/2025	Erin R McCormick	Review of proposed Deed for Lift Station from Scott Steady; review of Plats and prior conveyance of Lift Stations to CDD; emails to Scott Steady regarding lift station conveyance; review of email from Scott Steady;	1.30	\$ 552.50
03/24/2025	Erin R McCormick	Review of draft Phase 2 Plat; review of dedication language for Phase 2 Plat and provide comments; review of sketch depicting fence areas for Lots 56-67; emails to Tatiana Pagan and Christopher Wand and review responses; email to Tatiana Pagan and Christopher Wand regarding fence and drainage easement issues and transmit letter regarding Lot 46; review of email from Christopher Wand; prepare draft Deed to City of Dade City for Lift Stations;	3.00	\$ 1,275.00
03/25/2025	Erin R McCormick	Review of Deed for LS-1 (Lift Station) in Phase 2 to the City from the Developer; emails to Tatiana Pagan, Bryan Radcliff and Scott Steady regarding above; prepare Special Warranty Deed for LS-1 in Hilltop Point Replat; review of Property Appraiser map information and get property id number; prepare Special Warranty Deed for LS-2 in Hilltop Point Replat; prepare multiple emails to Kelly Dattmer, Bryan Radcliff, Tatiana Pagan and Brittney Carpio; emails to Scott Steady, Tatiana Pagan and Bryan Radcliff regarding possibility of using Quit Claim Deed for conveyance of lift stations; telephone conference with Scott Steady regarding above; telephone conference with Tatiana Pagan regarding above; email to Bryan Radcliff;	3.50	\$ 1,487.50

Total Hours	8.00 hrs
--------------------	-----------------

3314 Henderson Boulevard | Suite 100 D | Tampa, FL 33609

o:813.579.2653 | erin@emccormicklaw.com



Erin McCormick | Law, PA

Erin McCormick, Esq.

Hilltop Point CDD

Teresa Farlow
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
04/17/2025	10820
Terms	Service Through
	04/17/2025

Total Work	\$ 3,400.00
Total Invoice Amount	\$ 3,400.00
Previous Balance	\$ 1,717.00
Balance (Amount Due)	\$ 5,117.00



Erin McCormick | Law, PA

Erin McCormick, Esq.

Hilltop Point CDD

Teresa Farlow
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
04/17/2025	10821
Terms	Service Through
	04/17/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
03/19/2025	Erin R McCormick	Review of Agenda for Hilltop Point CDD Meeting and prepare comments; prepare email to Brittney Carpio, Bryan Radcliff and Tatiana Pagan; review of revised Agenda	0.60	\$ 255.00
03/25/2025	Erin R McCormick	Prepare Amendment to Advanced Funding Agreement with Developer; emails to Bryan Radcliff and Tatiana Pagan regarding executed Advanced Funding Agreement and review replies; review of Agenda book; receipt of executed Advanced Funding Agreement; revise First Amendment and transmit to Bryan Radcliff and Tatiana Pagan; email First Amendment to Zeep Panaseny and Leah Popelka;	2.20	\$ 935.00
03/26/2025	Erin R McCormick	Prepare for, travel to and attend Board of Supervisors meeting	1.50	\$ 637.50

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
03/26/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 23.65

Total Hours	4.30 hrs
Total Work	\$ 1,827.50
Total Expenses	\$ 23.65
Total Invoice Amount	\$ 1,851.15
Previous Balance	\$ 746.15



Erin McCormick | Law, PA

Erin McCormick, Esq.

Hilltop Point CDD

Teresa Farlow
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
04/17/2025	10821
Terms	Service Through
	04/17/2025

3/26/2025 Payment - Check Split Payment	(\$746.15)
Balance (Amount Due)	\$ 1,851.15



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

147947

CUSTOMER ID

C2413

PO#

INVOICE

DATE

4/21/2025

NET TERMS

Net 30

DUE DATE

5/21/2025

BILL TO

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	9	Ea	0.69		6.21
B/W Copies	65	Ea	0.15		9.75
Subtotal					15.96

Subtotal	\$15.96
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Tax	\$0.00
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Total Due	\$15.96
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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.

April 9, 2025
Invoice Number: 0162402040925
Account Number: **8337 13 002 0162402**
Security Code: **2005**
Service At: 38427 GARRON PL
SB
DADE CITY FL 33525-5712

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

*Service from 04/09/25 through 05/08/25
details on following pages*

Previous Balance	79.98
Payments Received -Thank You!	-79.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	59.99
Spectrum Business™ Voice	19.99
Other Charges	0.00
Current Charges	\$79.98
YOUR AUTO PAY WILL BE PROCESSED 04/26/25	
Total Due by Auto Pay	\$79.98

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Call **1-866-415-5265** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stream the entertainment your customers love with TV Stream!
Call 1-855-728-4167 today.

Thank you for choosing Spectrum Business.

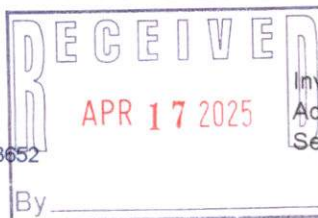
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 09 04102025 NNNNNNNN 01 000967 0003

HILLTOP POINT CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008



April 9, 2025

HILLTOP POINT CDD

Invoice Number: 0162402040925
Account Number: 8337 13 002 0162402
Service At: 38427 GARRON PL
SB
DADE CITY FL 33525-5712

Total Due by Auto Pay

\$79.98



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713002016240200079988

Invoice Number: 0162402040925
 Account Number: 8337 13 002 0162402
 Security Code: 2005

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 NO RP 09 04102025 NNNNNNNN 01 000967 0003

Charge Details

Previous Balance		79.98
EFT Payment	03/26	-79.98
Remaining Balance		\$0.00

Payments received after 04/09/25 will appear on your next bill.

Service from 04/09/25 through 05/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-80.01

Your promotional price will expire on 11/08/26

Promotional Discount	-70.00
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Your promotional price will expire on 11/08/25

Business WiFi	10.00
	\$59.99

Spectrum Business™ Internet Total \$59.99

Spectrum Business™ Voice

Phone number (352) 437-3630	
Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-30.01

Your promotional price will expire on 11/08/26

\$19.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$19.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$79.98

Total Due by Auto Pay \$79.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.



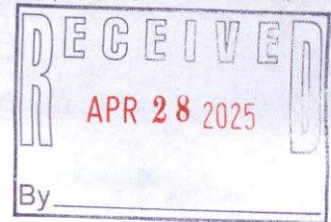
City of Dade City - 38020 Meridian Ave - P.O. Box 1355 - Dade City FL 33526-1355 - 352-523-5053

Name			Service Address			Account Number
HILLTOP POINT CDD			38427 GARRON PL			03-38427-01
Status	Service Date		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	02/21/2025	03/21/2025	28	04/21/2025	05/30/2025	05/15/2025

-----CURRENT-----				-----PREVIOUS-----				CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE					
04/16/2025	145	03/18/2025	136	900	WATER			49.32	
04/15/2025	2794	03/18/2025	2614	18000	IRRIGATION			93.39	
				900	SEWER			160.26	
					GARBAGE			15.26	
					Utility Tax			14.27	

AMOUNT DUE \$332.50
AMOUNT DUE AFTER 05/15/2025 \$337.50

CONSUMPTION COMPARISON RATE TABLE: 105
THIS YEAR LAST YEAR
CONSUMPTION: 900 000
DAYS IN PERIOD: 29 0
AVG DAILY USE: 31 0



NEW NUMBER FOR PHONE PAYMENTS 866-297-2888
LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected, the entire balance owed, inclusive of any additional late fees and other penalties, must be paid prior to reconnecting service. AFTER HOURS 352-521-1495.

Meters are read in units. Each unit = 100 gallons. Usage is displayed in 100 gallon increments.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

City of Dade City

38020 Meridian Ave
P.O. Box 1355
Dade City FL 33526-1355
352-523-5053
PAY ONLINE AT: www.municipalonlinepayments.com/dadecityfl



ACCOUNTING
HILLTOP POINT CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

03384270100033250000337508

Account Number	Amount Due
03-38427-01	\$332.50
Due Date	After Due Date Pay
05/15/2025	\$337.50
Account Name	
HILLTOP POINT CDD	
Service Address	
38427 GARRON PL	
Amount Enclosed	

There will be a minimum \$25.00 charge on all returned checks.
Please return this portion with your payment.
When paying in person please bring both portions of this bill



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

Statement Date: March 28, 2025

Amount Due: \$37.90

Due Date: April 21, 2025
Account #: 211030340973

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due	\$32.65
Payment(s) Received Since Last Statement	-\$32.65
Current Month's Charges	\$37.90

Amount Due by April 21, 2025 \$37.90

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 **50% higher** than it was in your previous period.



Scan here to view your account online.

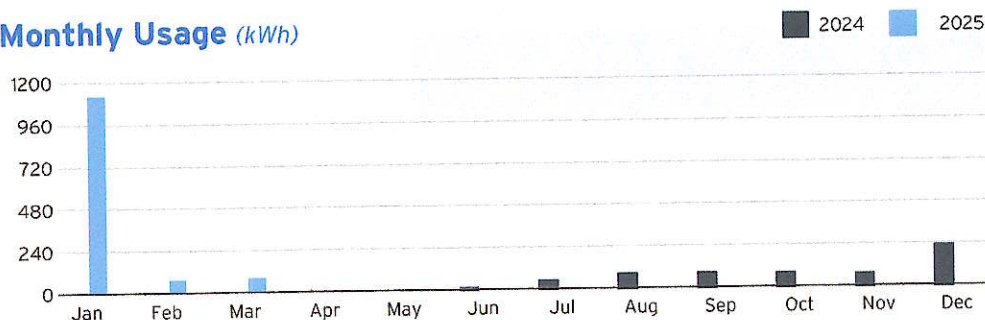
One Less Worry :)

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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 #: 211030340973

Due Date: April 21, 2025



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: \$37.90

Payment Amount: \$ _____

634100436030

00006581 FTECO103282522174510 00000 02 01000000 13607 006

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

Mail payment to:

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

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

6341004360302110303409730000000037905



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

Account #: 211030340973
Statement Date: March 28, 2025
Charges Due: April 21, 2025

Meter Read

Service Period: Feb 22, 2025 - Mar 24, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	03/24/2025	1,858	1,776	82 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	82 kWh @ \$0.08641/kWh	\$7.09
Fuel Charge	82 kWh @ \$0.03083/kWh	\$2.53
Storm Protection Charge	82 kWh @ \$0.00577/kWh	\$0.47
Clean Energy Transition Mechanism	82 kWh @ \$0.00418/kWh	\$0.34
Storm Surcharge	82 kWh @ \$0.02121/kWh	\$1.74
Florida Gross Receipt Tax		\$0.81

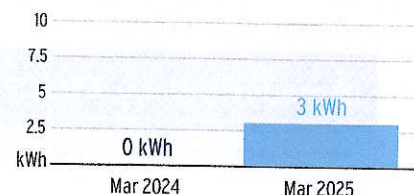
Electric Service Cost **\$32.51**

Franchise Fee \$2.13

Municipal Public Service Tax \$3.26

Total Electric Cost, Local Fees and Taxes **\$37.90**

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$37.90

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

Ways To Pay Your Bill



Bank Draft

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Payments:
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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
12142 FARRIER DR, LFT STAT
DADE CITY, FL 33525

Statement Date: March 28, 2025

Amount Due: \$38.25

Due Date: April 21, 2025

Account #: 221008717680

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due	\$32.95
Payment(s) Received Since Last Statement	-\$32.95

Current Month's Charges	\$38.25
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Amount Due by April 21, 2025	\$38.25
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

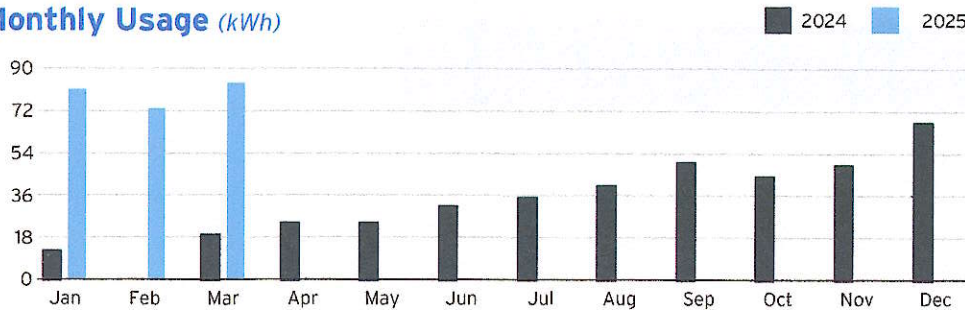
Your average daily kWh used was **328.57% higher** than the same period last year.

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)



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 #: 221008717680

Due Date: April 21, 2025



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: \$38.25

Payment Amount: \$ _____

652618864295

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.

652618864295221008717680000000038257



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

Account #: 221008717680
Statement Date: March 28, 2025
Charges Due: April 21, 2025

Meter Read

Service Period: Feb 22, 2025 - Mar 24, 2025

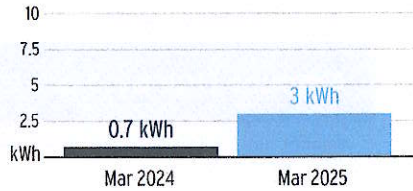
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809852	03/24/2025	706	622	84 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Energy Charge	84 kWh @ \$0.08641/kWh	\$7.26
	Fuel Charge	84 kWh @ \$0.03083/kWh	\$2.59
	Storm Protection Charge	84 kWh @ \$0.00577/kWh	\$0.48
	Clean Energy Transition Mechanism	84 kWh @ \$0.00418/kWh	\$0.35
	Storm Surcharge	84 kWh @ \$0.02121/kWh	\$1.78
	Florida Gross Receipt Tax		\$0.82
	Electric Service Cost		\$32.81
	Franchise Fee		\$2.15
	Municipal Public Service Tax		\$3.29
	Total Electric Cost, Local Fees and Taxes		\$38.25

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$38.25

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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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



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

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Tampa, FL 33601-0111

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: March 28, 2025

Amount Due: \$58.65

Due Date: April 21, 2025

Account #: 221008717698

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due	\$180.93
Payment(s) Received Since Last Statement	-\$349.81
Credit balance after payments and credits	-\$168.88
Current Month's Charges	\$227.53

Amount Due by April 21, 2025 \$58.65

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 **640% higher** than the same period last year.

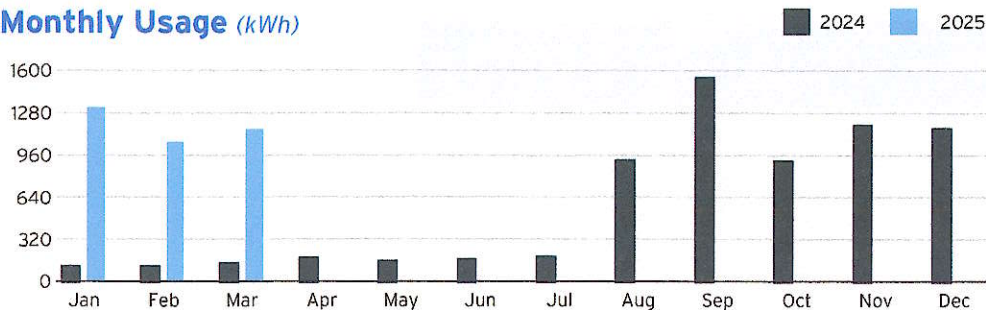


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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 #: 221008717698

Due Date: April 21, 2025



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: \$58.65

Payment Amount: \$ _____

652618864296

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.

652618864296221008717698000000058651



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

Account #: 221008717698
Statement Date: March 28, 2025
Charges Due: April 21, 2025

Meter Read

Service Period: Feb 22, 2025 - Mar 24, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809854	03/24/2025	10,864	9,704	1,160 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,160 kWh @ \$0.08641/kWh	\$100.24
Fuel Charge	1,160 kWh @ \$0.03083/kWh	\$35.76
Storm Protection Charge	1,160 kWh @ \$0.00577/kWh	\$6.69
Clean Energy Transition Mechanism	1,160 kWh @ \$0.00418/kWh	\$4.85
Storm Surcharge	1,160 kWh @ \$0.02121/kWh	\$24.60
Florida Gross Receipt Tax		\$4.91

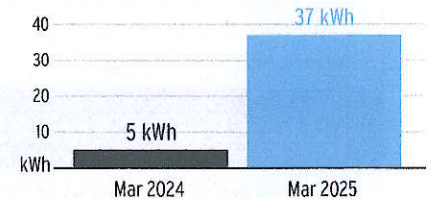
Electric Service Cost **\$196.58**

Franchise Fee \$12.88

Municipal Public Service Tax \$18.07

Total Electric Cost, Local Fees and Taxes **\$227.53**

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$227.53

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

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: March 28, 2025

Amount Due: \$771.30

Due Date: April 21, 2025

Account #: 211032797113

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due	\$562.26
Payment(s) Received Since Last Statement	-\$562.26

Current Month's Charges	\$771.30
-------------------------	----------

Amount Due by April 21, 2025 \$771.30

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

Your Energy Insight



Your average daily kWh used was **10.48% higher** than it was in your previous period.



Scan here to view your account online.

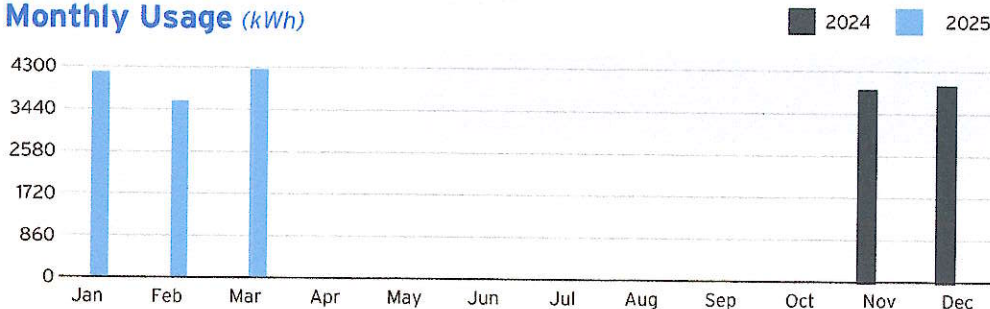
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TampaElectric.com/Paperless

Monthly Usage (kWh)



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 #: 211032797113

Due Date: April 21, 2025



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: \$771.30

Payment Amount: \$ _____

685952049924

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.

6859520499242110327971130000000771307



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

Account #: 211032797113
Statement Date: March 28, 2025
Charges Due: April 21, 2025

Meter Read

Meter Location: AMENITY

Service Period: Feb 22, 2025 - Mar 24, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000922033	03/24/2025	39,830	35,579	4,251 kWh	1	31 Days

Charge Details



Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	4,251 kWh @ \$0.08641/kWh	\$367.33
Fuel Charge	4,251 kWh @ \$0.03083/kWh	\$131.06
Storm Protection Charge	4,251 kWh @ \$0.00577/kWh	\$24.53
Clean Energy Transition Mechanism	4,251 kWh @ \$0.00418/kWh	\$17.77
Storm Surcharge	4,251 kWh @ \$0.02121/kWh	\$90.16
Florida Gross Receipt Tax		\$16.68

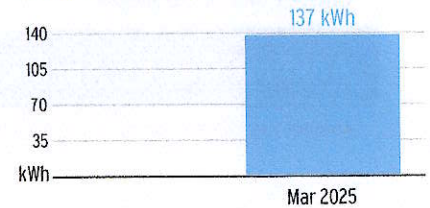
Electric Service Cost **\$667.06**

Franchise Fee \$43.69

Municipal Public Service Tax \$60.55

Total Electric Cost, Local Fees and Taxes **\$771.30**

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$771.30

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Credit or Debit Card

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



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Toll Free:
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All Other

Correspondences:
Tampa Electric
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Tampa, FL 33601-0111

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TampaElectric.com

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866-832-6249

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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
38427 GARRON PL
DADE CITY, FL 33525

Statement Date: March 28, 2025

Amount Due: \$83.09

Due Date: April 21, 2025
Account #: 221009022809

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due	\$973.10
Payment(s) Received Since Last Statement	-\$1,868.09
Credit balance after payments and credits	-\$894.99
Current Month's Charges	\$978.08

Amount Due by April 21, 2025 \$83.09

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



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your account online.

One Less Worry :)

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

Account #: 221009022809

Due Date: April 21, 2025



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: \$83.09

Payment Amount: \$ _____

671137266199

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.

6711372661992210090228090000000083096



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: March 28, 2025
Charges Due: April 21, 2025

Service Period: Feb 22, 2025 - Mar 24, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	336 kWh @ \$0.03412/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03059/kWh	\$10.28
Storm Protection Charge	336 kWh @ \$0.00559/kWh	\$1.88
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh	\$4.13
Florida Gross Receipt Tax		\$0.72
Franchise Fee		\$59.99
Municipal Public Service Tax		\$2.23

Lighting Charges

\$978.08

Total Current Month's Charges

\$978.08

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Hearing Impaired/TTY:

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

Statement Date: March 28, 2025

Amount Due: \$1,875.34

Due Date: April 21, 2025

Account #: 221008701015

Account Summary

Current Service Period: February 22, 2025 - March 24, 2025

Previous Amount Due	\$1,866.67
Payment(s) Received Since Last Statement	-\$1,866.67

Current Month's Charges	\$1,875.34
-------------------------	------------

Amount Due by April 21, 2025	\$1,875.34
------------------------------	------------

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 :)

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payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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

Account #: 221008701015

Due Date: April 21, 2025



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

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

Amount Due: \$1,875.34

Payment Amount: \$ _____

652618864294

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.

6526188642942210087010150000001875343



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: March 28, 2025
Charges Due: April 21, 2025

Service Period: Feb 22, 2025 - Mar 24, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	688 kWh @ \$0.03412/kWh	\$23.47
Fixture & Maintenance Charge	43 Fixtures	\$403.34
Lighting Pole / Wire	43 Poles	\$1413.41
Lighting Fuel Charge	688 kWh @ \$0.03059/kWh	\$21.05
Storm Protection Charge	688 kWh @ \$0.00559/kWh	\$3.85
Clean Energy Transition Mechanism	688 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	688 kWh @ \$0.01230/kWh	\$8.46
Florida Gross Receipt Tax		\$1.46

Lighting Charges **\$1,875.34**

Total Current Month's Charges

\$1,875.34

00000039-0000401- Page 12 of 18

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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.



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 51-60-2619174
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 51-BID-7815871
Fee Amount: \$280.00

To: **Hilltop Point CDD**
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Total Amount Due: \$280.00

Payment Due 06/30/2025 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Pasco CHD (W)**

Account Information for: 51-60-2619174
Facility Name: Hilltop Point Amenity Pool
Location Address 1: 38427 Garron PI
Location Address 2:
City: Dade City
State: FL
Zip Code: 33525

County Mailing Address 1: 7509 State Road 52
County Mailing Address 2:
County Mailing City: Hudson
County Mailing State: FL
County Mailing Zip Code: 34667

Owner Name: Hilltop Point CDD
Owner Address 1: 2005 Pan Am Cir Ste 300
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 873-7300

Facility Contact Name: Hilltop Point CDD
Work Phone:
Home Phone: (813) 873-7300

Signature: _____

Date: _____

[Environmental Health Division - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

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2005 Pan Am Cir Ste 300
Tampa, FL 33607

Total Amount Due: \$280.00
Payment Due 06/30/2025 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

[Business Office - Cashiering & Accounting Copy]



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
4/2/2025	SA-11182

Please make all Checks payable to:
Steadfast Alliance

Bill To

Hilltop Point Community Development Dist
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

SM1194
Hilltop Point CDD
11855 Hilltop Farms Drive
Dade City, FL 33525

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	EST-SCA1613		Trees	Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Landscape Maintenance Service @ Hilltop Point CDD - Disposal of large fallen tree branches along North fence line.		650.00		650.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$650.00
Payments/Credits	\$0.00
Balance Due	\$650.00



Steadfast Alliance

30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

Invoice

Date	Invoice #
4/3/2025	SA-11198

Please make all Checks payable to:
Steadfast Alliance

Bill To

Hilltop Point Community Development Dist
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

SM1194
Hilltop Point CDD
11855 Hilltop Farms Drive
Dade City FL 33525

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
			Annuals	Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
168	Spring Mix - Annuals Installation @ Hilltop Point CDD		2.75		462.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$462.00
Payments/Credits	\$0.00
Balance Due	\$462.00

Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C



Gary Schwartz
Inframark

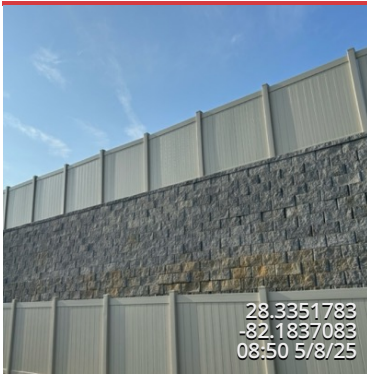
HILLTOP POINT MONTHLY INSPECTION REPORT. 5/11/25, 9:53 PM

hilltop Point CDD. Steadfast.

Sunday, May 11, 2025

Prepared For Board Of Supervisors.

52 Photos Identified



MCDONALD.

Assigned To Steadfast.

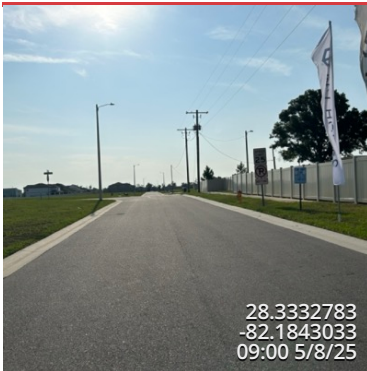
The wall and fence line is well maintained.



PINDOS DRIVE.

Assigned To Steadfast.

The fence line is weed free.



PINDOS DRIVE.

Assigned To Steadfast.

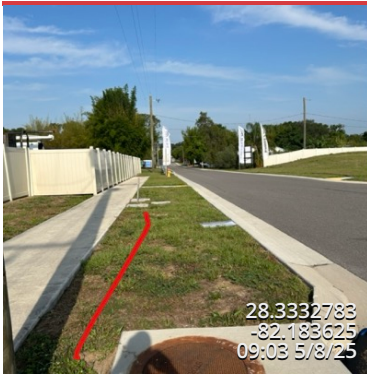
Heading east on the street.



PINDOS DRIVE.

Assigned To Steadfast.

Steadfast was asked to submit a Bahia turf replacement estimate.



PINDOS DRIVE.

Assigned To Steadfast.

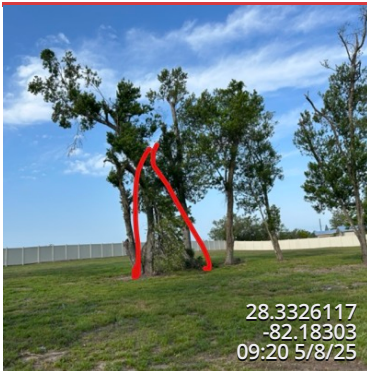
Steadfast was asked for a Bahia turf replacement estimate.



PINDOS DRIVE.

Assigned To District manager.

The mailboxes are well maintained.



BARREL DRIVE.

Assigned To Steadfast.

Steadfast will submit an estimate to cut down and remove the fallen tree branch.



BARREL DRIVE.

Assigned To Steadfast.

The fence line clearance is well maintained.



BARREL DRIVE.

Assigned To Steadfast.

Pocket park.



PALOMINO DRIVE.

Assigned To Steadfast.

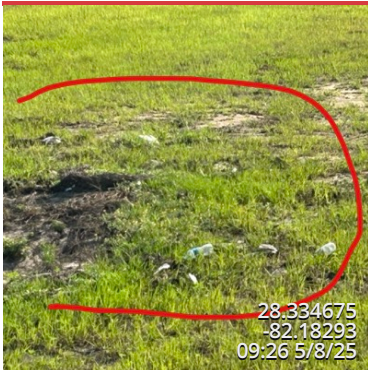
The utility station is well maintained.



PALOMINO POND.

Assigned To Steadfast.

The pond is overall well maintained.



PALOMINO POND.

Assigned To Steadfast.

Remove all trash within the pond.

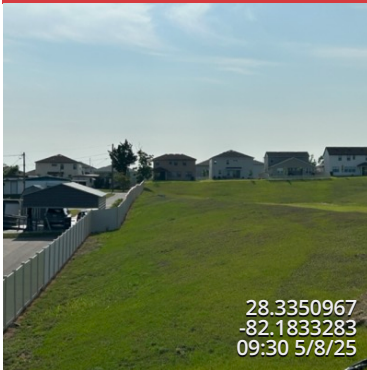


MCDONALD.

Assigned To Steadfast.

This area was treated with herbicide, and it is weed free.

28.335175
-82.1838617
09:29 5/8/25



PERIMETER FENCE-LINE.

Assigned To Steadfast.

Heading east on the north perimeter fence-line.

28.3350967
-82.1833283
09:30 5/8/25



STIRUP POND.

Assigned To Steadfast.

The pond is well maintained.

28.3374717
-82.1810533
09:33 5/8/25



STIRUP.

Assigned To Steadfast.

Straighten the leaning hardwood tree on the west perimeter fence- line.

28.33752
-82.18107
09:33 5/8/25



STIRUP.

Assigned To Steadfast.

Trim the overgrowth hanging over the west perimeter fence-line.



STIRUP.

Assigned To Steadfast.

Heading south on the west perimeter fence-line.



STIRUP.

Assigned To Steadfast.

Heading west on Stirup.



NE PERIMETER FENCE-LINE.

Assigned To Steadfast.

Steadfast will submit an estimate to trim the tree overgrowth above the fence-line.



HILLTOP FARMS DRIVE POND.

Assigned To Steadfast.

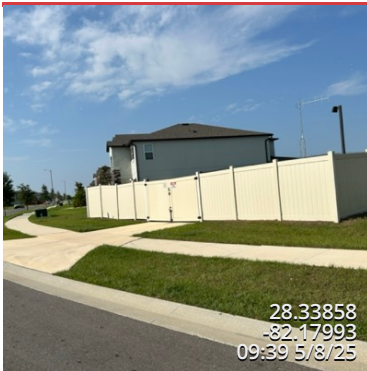
The pond is overall well maintained.



HILLTOP FARMS DRIVE POND.

Assigned To Steadfast.

When conditions are dry, all ponds overgrowth must be maintained on a consistent basis.



HILLTOP FARMS DRIVE.

Assigned To Steadfast.

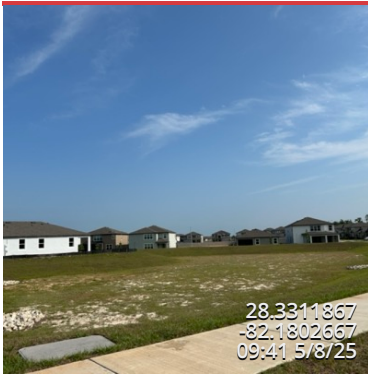
The utility station is well maintained.



HILLTOP FARMS DRIVE.

Assigned To District manager.

The east side pond.



HILLTOP FARMS DRIVE.

Assigned To District manager.

The west side pond.



GANNON PLACE.

Assigned To Steadfast.

The turf conditions are improving behind the amenity center.



GANNON PLACE.

Assigned To Steadfast.

The playground is well maintained.



GANNON PLACE.

Assigned To Steadfast.

The turf conditions are improving on the west side of the amenity center.



GANNON PLACE.

Assigned To Steadfast.

The turf conditions are improving on the east side of the amenity center.



GANNON PLACE.

Assigned To District manager.

The mailboxes are well maintained.



GANNON PLACE.

Assigned To Steadfast.

The amenity center is well-maintained. All bathrooms are functional.



GANNON PLACE.

Assigned To District manager.

The table and chairs are well maintained.



GANNON PLACE.

Assigned To Steadfast.

The plant material is healthy and well-maintained.



GANNON PLACE.

Assigned To District manager.

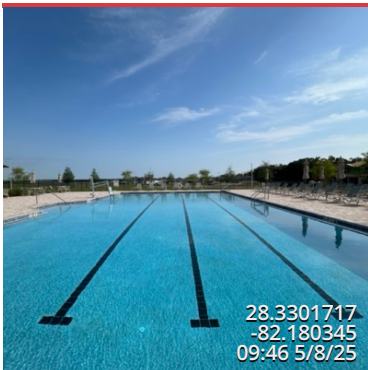
The pump station is clean and well maintained.



GANNON PLACE.

Assigned To Blue Life.

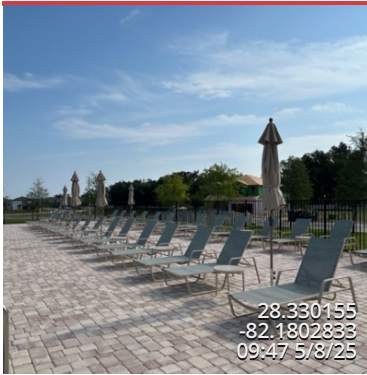
Blue Life was asked to resolve the stains on the bottom of the pool.



GANNON PLACE.

Assigned To Blue Life.

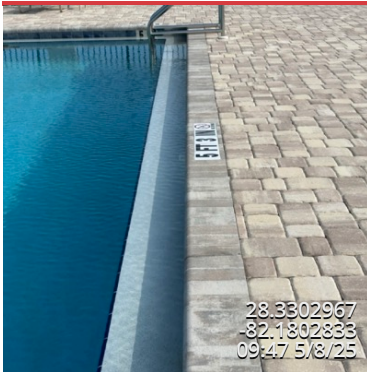
The pool is clear and blue.



GANNON PLACE.

Assigned To District manager.

The chaise lounges and umbrellas are well maintained.



GANNON PLACE.

Assigned To Blue Life.

The pool gutters are clean.



GANNON PLACE.

Assigned To Steadfast.

The turf fertility conditions are good.



GANNON PLACE.

Assigned To Steadfast.

The turf issues in this area are caused by people walking on the turf.



HILLTOP FARMS DRIVE.

Assigned To Steadfast.

Steadfast was asked to submit an estimate to replace the Blueberry tree.



HILLTOP FARMS DRIVE.

Assigned To Steadfast.

The community entrance is well maintained.



HILLTOP FARMS DRIVE.

Assigned To Steadfast.

The community entrance façade is well maintained.



HILLTOP FARMS DRIVE.

Assigned To Steadfast.

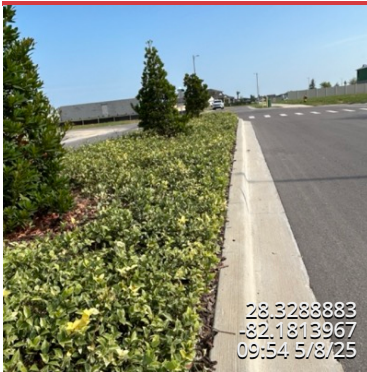
Steadfast created a larger border to give more definition to the Palmetto plants.



HILLTOP FARMS DRIVE.

Assigned To Steadfast.

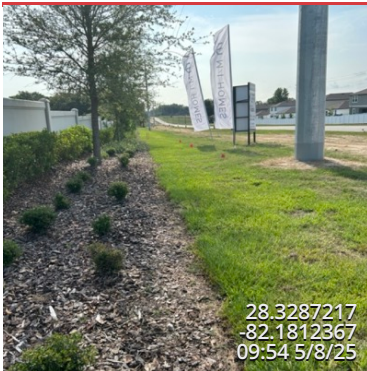
The Blueberry tree circle was enlarged to give more definition to the tree.



HILLTOP FARMS DRIVE.

Assigned To Steadfast.

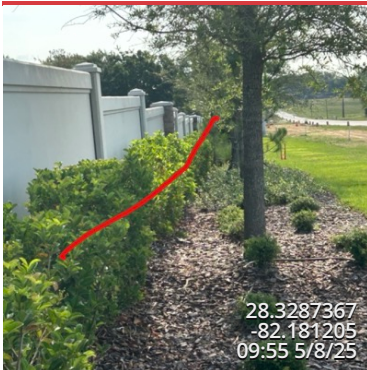
Maintain the Jasmine plants at a low uniform height to achieve a well manicure look.



CLINTON AVENUE.

Assigned To Steadfast.

Heading east on the frontage.



CLINTON AVENUE

Assigned To Steadfast.

Trim or hedge plants to a uniform height.



HILLTOP FARMS DRIVE.

Assigned To District manager.

County contractor sidewalk damage on the East side entrance on Clinton.



CLINTON AVENUE.

Assigned To Steadfast.

Heading west on the frontage.



CLINTON AVENUE.

Assigned To District manager.

Gopher holes.



CLINTON AVENUE.

Assigned To Steadfast.

If any plant material dies on the west side frontage Steadfast will have to replace the plants under warranty.