

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

JUNE 25, 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, June 25, 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. Approval Letter from City of Dade City for 2 Year Maintenance Period
- B. As-Built Certification & Request for Conversion to Operation Phase Rule 62-330.310 (executed)
- C. Coastal Engineering Associates Hilltop Point II Engineer's Request Final Subdivision Inspection
- D. Letter of Transmittal - Hilltop Point Phase 1 Warranty Bond for Final Plant
- E. Phase 1 Roadway Clinton
- F. Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity Rule 62-330.310 (executed)

4. Consent Agenda Items

- A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)
- B. Acceptance of Financials (*May 2025*)
- C. Acceptance of the Check Registers

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

D. Consideration of Operations and Maintenance Invoices

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



CITY OF DADE CITY

"Proud Heritage, Promising Future"

Scott Black, Mayor
Normita L. Woodard, Mayor Pro Tem
Kristin Church, Commissioner
Ann Cosentino, Commissioner
James D. Shive, Commissioner

Leslie Porter, City Manager
Angelia Guy, City Clerk
Peter Altman, Finance Officer
Patrick Brackins, City Attorney

May 29, 2024

Deanne Leto
Coastal Engineering Associates, Inc.
966 Candlelight Blvd. Brooksville, FL 34601

Re: Hilltop Point Phase 1 – Application 89

To Whom It May Concern:

Hilltop Point Phase 1 Application 89 has been approved and it is ready for Maintenance Period. All requests as of current have been satisfied.

Corey Myllenbeck
Interim Utilities Director

Established 1889

P.O. BOX 1355 • 38020 MERIDIAN AVENUE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422

Third Order of Business

3B

AS-BUILT CERTIFICATION AND REQUEST FOR CONVERSION TO OPERATION PHASE

Instructions: Complete and submit this page within 30 days of completion of the permitted activities, as required by the permit conditions. **Any components of the permitted activities that are not in substantial conformance with the permit must be corrected or a modification of the permit will be required in accordance with Rule 62-330.315, Florida Administrative Code (F.A.C.).** The operation phase of the permit is effective when the construction certification for the entire permit/application is approved by the Agency. If the final operation and maintenance entity is not the permittee, the permittee shall operate the system, works or other activities temporarily until such time as the transfer to the operation entity is finalized (use Form 62-330.310(2)).

Permit No.: 43045636.000	Application No(s): 838111	Permittee: M/I Homes of Tampa, LLC
Project Name: Hilltop Point		Phase (if applicable):

I HEREBY CERTIFY THAT (please choose accurately and check only one box):

- ☒ I hereby notify the Agency of the completion of construction of all the components of the system, works or other activities for the above referenced project and certify that it has been constructed in substantial conformance with the plans specifications and conditions permitted by the Agency. Any minor deviations will not prevent the system from functioning in compliance with the requirements of Chapter 62-330, F.A.C. Attached is documentary evidence of satisfaction of any outstanding permit conditions, other than long term monitoring and inspection requirements.
- ☐ At the time of final inspection, the works or activities were NOT completed in substantial conformance with the plans and specifications permitted by the Agency. (The registered professional shall describe the substantial deviation(s) in writing, and provide confirming depiction on the as-built drawings and information.)

If there were substantial deviations, plans must be submitted clearly labeled as "as-built" or "record" drawings reflecting the substantial deviations. If there are no substantial deviations, do not submit "as built" drawings.

For activities that require certification by a registered professional:

By:		59405
Signature	Print Name	Fla. Lic. or Reg. No
	Coastal Engineering Associates, INC.	
	Company Name	
	966 Candlelight Blvd, Brooksville, FL	
	Company Address	Date <u>4/2/24</u>

For activities that do not require certification by a registered professional:

By:		
Signature	Print Name	
	Company Name	
	Company Address	Date



Third Order of Business

3C

April 18, 2024

City of Dade City
Development Department
38020 Meridian Ave
Dade City, FL 33525

PROJECT: Hilltop Point II
Engineer's Request Final Subdivision Inspection
APPLICATION NO: 89

Evis/Corey,

On behalf of the developer, Coastal Engineering Associates, Inc., hereby certifies the site work has been completed in substantial conformance with the approved plans. Coastal Engineering Associates, Inc., request final subdivision inspections from applicable departments for approval and release of the Performance Bond.

Let me know if you should have any questions.

Sincerely,



APR 18 2024

BRIAN MALMBERG, P.E., M.B.A.
COASTAL ENGINEERING ASSOCIATES, INC.

Third Order of Business

3D

M/I Homes of Tampa, LLC
4343 Anchor Plaza Parkway, Suite 200
Tampa, FL 33634
813-290-7900 phone
813-290-8203 fax



LETTER OF TRANSMITTAL

Transmitted To

Name: **GEORGINA CID -
Community & Economic
Development Director**
Company: City of Dade City
Address: 38020 Meridian Avenue
City, State Zip: Dade City, FL. 33526-1355
Email: gcid@DADECITYFL.com
Phone: 352-523-5050
Fax:

Sent Via

☐ US Mail
☒ **Overnight Mail**
☐ Hand Delivered
☐ Picked Up
☐ Other:

Date Sent

November 21, 2023

Reference: **Hilltop Point Phase 1: Warranty Bond for Final Plat**

Items Enclosed

Quantity	Description
1	ORIGINAL Warranty Bond # 0254970 in the amount of \$385,447.75

Comments

Attached and for your use is the Original remaining document to allow for the signing of the Final Plat mylars. Please let us know when we can pick up the mylars and take to the clerk's office for recording. Should you have any questions or need anything additional, let me know.

Stephen Bennett, Project Manager - Land
smbennett@minhomes.com
813-735-7939 cellular

Copy To

Land File

Bond Application Cont.

I. KNOW ALL PERSONS BY THESE PRESENTS: That MI Homes of Tampa, LLC, as Principal, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa FL. 33634, and Berkley Insurance Company, as Surety, whose address is 412 Mount Kemble Ave., Suite 310 N, Morristown, NJ 07960, are held and firmly bound unto the City of Dade City, City Commission, as Oblige in the sum of \$ \$385,447.75 ~~xxxxxxxx~~ for the payment whereof we bind ourselves, our heirs, executors, personal representatives, successors and assigns, jointly and severally, firmly by these presents.

II. WHEREAS, the Principal has entered into a contract with Oblige, dated the _____ day of _____, 20____, for Hilltop Point Phase 1

_____ in accordance with drawings and specifications, which contract is by reference made a part hereof, and is hereinafter referred to as the Agreement.

III. THE CONDITION OF THIS BOND is that if Principal:

1. Performs the Agreement at the times and in the manner prescribed in the Agreement, and
2. Pays Oblige any and all losses, damages, including delay damages, costs and attorney's fees that Oblige sustains because of any default by Principal under the contract, and
3. Performs the guarantee of all work and materials furnished under the contract applicable to the work and materials, then this bond is void; otherwise it remains in full force.

The Surety, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or other work to be performed hereunder, or the specifications referred to therein, shall in anywise affect its obligation under this bond, and it does hereby waive notice of any such changes, extension of time, alterations or additions to the terms of the Contract or to work or to the specifications.

In no event shall the Surety be liable in the aggregate to Oblige for more than the penalty of its Bond regardless of the number of suits that may be filed by Oblige.

THIS BOND IS DATED THIS 15th day of November, 2023 (the date of issue by the Surety or by the Surety's agent and the date of such agent's power-of-attorney).

ATTEST:

PRINCIPAL:

MI Homes of Tampa, LLC

BY:

Kelly Bell

[Signature]

Kelly Bell, Treasury Analyst

Established 1889

Bond Application Cont.

Witness

Lori A. Robinson Terry
Witness

Printed Name & Title

Lori A. Robinson Terry
Printed Name & Title Director, Risk mgmt

-OR-

as Attorney in Fact (Attach Power)

Witness

Printed Name & Title

Business Address

()

Business Telephone

Witness

Pursuant to Section 117.05(13)(a), ~~Florida~~ ^{Ohio} Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF ~~FLORIDA~~ ^{Ohio}
COUNTY OF Franklin

Sworn to (or affirmed) and subscribed before me by means of [☒] physical presence or [☐] online notarization, this (numeric date) this (numeric date) day of (month), (year), by (name of person making statement)..

(NOTARY SEAL)

(Signature of Notary Public-State of Florida) Teresa L. Simcic
(Name of Notary Typed, Printed, or Stamped)



Teresa L. Simcic
Notary Public, State of Ohio
My Commission Expires 06-23-2027

Personally Known ☒ OR Produced Identification _____

Type of Identification _____

Produced _____

ATTEST:

SURETY: Berkley Insurance Company

Printed Name

412 Mount Kemble Ave., Suite 310 N, Morristown, NJ 07960

Business Address

Witness

Printed Name

Witness

Printed Name

Established 1889

Bond Application Cont.

-OR-

Kim Beth
Witness
Chad Sigman
Witness

BY: Deborah Lynn Williams
as Attorney in Fact (Attach Power)

Deborah Lynn Williams
Printed Name

W311098
License Number of Agent

COUNTERSIGNED (if applicable):

Signature

Agent's License No

Huntington Insurance, Inc.

Agency Name
37 W Broad St., 7th Floor, Columbus, OH 43215
Agency Mailing Address

(614) 899-8560
Agency Telephone

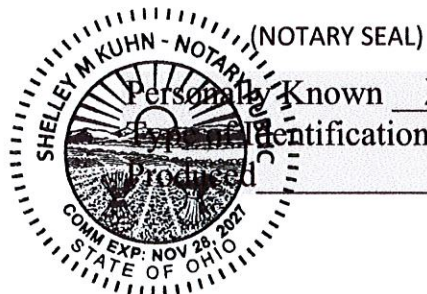
(877) 230-4482
Agency Fax No.

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF ~~FLORIDA~~ OHIO
COUNTY OF DELAWARE

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this (numeric date) this (numeric date) day of (month), (year), by (name of person making statement)..

(Signature of Notary Public-State of ^{Ohio} ~~FLORIDA~~) Shelley M. Kuhn
(Name of Notary Typed, Printed, or Stamped) Shelley M. Kuhn



Personally Known ☒ OR Produced Identification _____

Produced Identification

Established 1889

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: **Denise Nelson; Michael D. Ward; Deborah L. Williams; Stephanie A. McQuillen; or Shelley Marie Kuhn of Huntington Insurance, Inc. of Columbus, OH** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 3rd day of August, 2021.



Attest:

By

Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 3rd day of August, 2021, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundbaker
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

GIVEN under my hand and seal of the Company, this 15th day of November, 2023.



Vincent P. Forte

Third Order of Business

3E



11-25-21-0070-00000-0010 X

Show search results for 11-25-...

OK, CL
IT, ONE
PB 8 PG 136

02-25-21-0040
HILLTOP POINT REPLAT
PB 88 PG 099

11-25-21-0070
HILLTOP POINT
PHASE-1
PB 93 PG 071

11-25-21-0030
SUNSET HILLS
UNRECORDED PLAT

11-25-21-0070-00A00-0000

M/I HOMES OF TAMPA LLC

4343 ANCHOR PLAZA PARKWAY
STE 200

Values

Acres: 4.45

Land Ag: \$0.00

Land Market: \$0.00

Building: \$0.00

Features: \$0.00

Appraised: \$0.00

ClassTax Area

009DC

Res CodeComm Code

3ROW3ROW

Click for Parcel Information

Zoom to***

11-25-21-0050
ADE CITY
100 AC 200m
28.330 -82.182 Degrees

Third Order of Business

3F

REQUEST FOR TRANSFER OF ENVIRONMENTAL RESOURCE PERMIT TO THE PERPETUAL OPERATION ENTITY

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume 1. (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 43045636.000	Application No(s): 838111
Project Name: Hilltop Point	Phase (if applicable):

A. REQUEST TO TRANSFER: The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: [Signature] Scott Griffith / Vice President
Signature of Permittee Name and Title
M/I Homes of Tampa, LLC. 4343 Anchor Plaza Parkway, Suite 200
Company Company Address
(813) 290-7900 Tampa, FL, 33634
Phone City, State, Zip

B. AGREEMENT FOR SYSTEM OPERATION AND MAINTENANCE RESPONSIBILITY: The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II in perpetuity. Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: [Signature] Hilltop Point CDD c/o Inframark
Signature of Representative of O&M Entity Name of Entity for O&M
Tatiana Pagan, Chairman 2005 Pan Am Circle, Suite 300
Name and Title Address
tpagan@mihomes.com Tampa FL, 33607
Email Address City, State, Zip
813-393-5791 3/25/2024
Phone Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☒ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☒ Copy of filed articles of incorporation and documentary evidence of active corporate status with the Department of State, Division of Corporations (for corporations)
- ☐ A completed, signed, and notarized affidavit attesting that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note- this is optional, but aids in processing of this request)



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, May 28, 2025 and called to order at 11:09 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
Paul Young	Field Services
Chris Wallen	Steadfast
Yovani Cordero	Steadfast

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 Comment Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of the Hilltop Point FY2026 Proposed Budget

Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board. The Board requested the pool maintenance line item be adjusted to reflect increased cost of the new pool maintenance vendor while still keeping assessments flat.

B. Consideration of Resolution 2025-02; Approving Proposed FY2026 Budget and Setting Public Hearing

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, Resolution 2025-02; Approving Proposed FY2026 Budget and Setting Public Hearing for Wednesday July 30, 2025 at 10:15 am at the Springhill Suites in Land O Lakes, Florida, was adopted. 5-0

B. Consideration of Registered Voter Count

Mr. Radcliff announced to the Board that as of April 15, 2025 the District had one hundred and sixty-two (162) registered voters.

D. Proposals for Pool Maintenance

- 1. Alchemy Commercial Pool Service**
- 2. BA Bunch Aquatics Pool Service**
- 3. Cooper Pools Service**

The Board approved the proposal from *Cooper Pools* with *Bunch Aquatics* ranking second. The Board instructed Mr. Radcliff negotiate on a price reduction and authorized Ms. Pagan to make the final decision.

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the *Cooper Pools* Services and Maintenance proposal, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- 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*)**

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

i. Field Inspections Report

Mr. Young was introduced as the new Field Services Manager and presented his report, a copy of which was included in the agenda package. It was noted that there are some fences down from the recent storm to repair.

SIXTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

Ms. Pagan, requested follow up on a bulletin board for the amenity area, a broken gate and pressure washing needed at a lift station and follow up on a higher-than-normal *TECO* bill.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Blakley seconded by Ms. Pagan, with all in favor,
the meeting was adjourned at 11:08 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
May 31, 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 May 31, 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	\$ 40,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,895
Due From Other Funds	11,531	-	109,744	-	-	-	-	121,275
Investments:								
Acquisition & Construction Account	-	-	-	4,805	360	-	-	5,165
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	218,675	71,079	-	-	-	-	289,754
Amount To Be Provided	-	-	-	-	-	8,245,000	-	8,245,000
TOTAL ASSETS	\$ 52,426	\$ 386,151	\$ 296,923	\$ 4,805	\$ 360	\$ 8,245,000	\$ -	\$ 8,985,665
LIABILITIES								
Accounts Payable	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 575
Due To Developer	50,000	-	-	-	-	-	-	50,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	4,930,000	-	4,930,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	3,315,000	-	3,315,000
Due To Other Funds	-	119,188	-	3	2,084	-	-	121,275
TOTAL LIABILITIES	50,575	119,188	-	3	2,084	8,245,000	-	8,416,850
FUND BALANCES								
Restricted for:								
Debt Service	-	266,963	296,923	-	-	-	-	563,886
Capital Projects	-	-	-	4,802	-	-	-	4,802
Unassigned:	1,851	-	-	-	(1,724)	-	-	127
TOTAL FUND BALANCES	1,851	266,963	296,923	4,802	(1,724)	-	-	568,815
TOTAL LIABILITIES & FUND BALANCES	\$ 52,426	\$ 386,151	\$ 296,923	\$ 4,805	\$ 360	\$ 8,245,000	\$ -	\$ 8,985,665

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 465	\$ 465	0.00%
Special Assmnts- Tax Collector	74,837	127,097	52,260	169.83%
Special Assmnts- CDD Collected	-	51,139	51,139	0.00%
Developer Contribution	315,498	25,000	(290,498)	7.92%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	203,726	(186,609)	52.19%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	3,800	3,400	52.78%
ProfServ-Dissemination Agent	5,000	3,333	1,667	66.66%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	27,292	(12,292)	181.95%
District Engineer	5,400	4,971	429	92.06%
Administrative Services	4,500	3,030	1,470	67.33%
District Manager	25,000	17,503	7,497	70.01%
Accounting Services	12,000	6,900	5,100	57.50%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	114	386	22.80%
Rentals & Leases	500	566	(66)	113.20%
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	800	400	66.67%
Information Technology	500	400	100	80.00%
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	73,564	36,161	67.04%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	676	824	45.07%
Electricity - Streetlights	42,275	23,326	18,949	55.18%
Utility - Water	10,000	2,022	7,978	20.22%
Total Electric Utility Services	53,775	26,024	27,751	48.39%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	3,800	3,400	52.78%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	560	390	58.95%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	9,720	(7,220)	388.80%
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	16,110	19,490	45.25%
<u>Contingency</u>				
Misc-Contingency	18,800	4,800	14,000	25.53%
Total Contingency	18,800	4,800	14,000	25.53%
TOTAL EXPENDITURES	384,835	210,082	174,753	54.59%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(6,356)	(11,856)	-115.56%
<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	\$ 5,500	\$ (6,356)	\$ (22,856)	-115.56%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,207		
FUND BALANCE, ENDING		\$ 1,851		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 11,395	\$ 11,395	0.00%
Special Assmnts- Tax Collector	333,303	326,527	(6,776)	97.97%
TOTAL REVENUES	333,303	337,922	4,619	101.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	80,000	-	100.00%
Interest Expense	253,303	252,031	1,272	99.50%
Total Debt Service	333,303	332,031	1,272	99.62%
TOTAL EXPENDITURES	333,303	332,031	1,272	99.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,891	5,891	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		261,072		
FUND BALANCE, ENDING		\$ 266,963		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 7,534	\$ 7,534	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	181,684	(48,221)	79.03%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	50,000	-	100.00%
Interest Expense	179,905	181,093	(1,188)	100.66%
Total Debt Service	229,905	231,093	(1,188)	100.52%
TOTAL EXPENDITURES	229,905	231,093	(1,188)	100.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(49,409)	(49,409)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		346,332		
FUND BALANCE, ENDING		\$ 296,923		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 140	\$ 140	0.00%
TOTAL REVENUES	-	140	140	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	140	140	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		<u>\$ 4,802</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 11	\$ 11	0.00%
TOTAL REVENUES	-	11	11	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11	11	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,735)		
FUND BALANCE, ENDING		<u>\$ (1,724)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 05-25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	40,895.40	Statement Balance	46,542.45
		Outstanding Deposits	3,268.81
Positive Adjustments	0.00	Subtotal	49,811.26
Subtotal	40,895.40	Outstanding Checks	-8,915.86
Negative Adjustments	0.00	Ending Balance	40,895.40
Ending G/L Balance	40,895.40		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/06/2025	Payment	BD00029	Special Assmnts-CDD Collected	Off Roll Assessment Revenue	1,247.29	1,247.29	0.00
05/07/2025	Payment	BD00047	Special Assmnts-CDD Collected	Deposit No. BD00047	2,494.58	2,494.58	0.00
05/09/2025	Payment	BD00048	Developer Contribution	Deposit No. BD00048	25,000.00	25,000.00	0.00
05/14/2025	Payment	BD00049	Special Assmnts-CDD Collected	Deposit No. BD00049	2,494.58	2,494.58	0.00
05/21/2025	Payment	BD00050	Special Assmnts-CDD Collected	Deposit No. BD00050	4,989.16	4,989.16	0.00
05/29/2025	Payment	BD00051	Special Assmnts-CDD Collected	Deposit No. BD00051	2,494.58	2,494.58	0.00
05/19/2025	Payment	BD00053	Special Assmnts-CDD Collected	Deposit No. BD00053	1,247.29	1,247.29	0.00
05/13/2025		JE000619	Special Assmnts-Tax Collector	Pasco County Tax Distrib. - Apr'25	2,788.56	2,788.56	0.00
05/13/2025		JE000620	Interest - Tax Collector	Pasco County Tax - Q1'25 Interest Earned	102.81	102.81	0.00
Total Deposits					42,858.85	42,858.85	0.00

Checks

							0.00
01/06/2025	Payment	BD00029	Special Assmnts-CDD Collected	Off Roll Assessment Revenue	-1,247.29	-1,247.29	0.00
04/24/2025	Payment	1312	INFRAMARK LLC	Check for Vendor V00014	-15.96	-15.96	0.00
04/30/2025	Payment	1316	CITY OF DADE CITY	Check for Vendor V00044	-332.50	-332.50	0.00
05/08/2025	Payment	1317	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00031	-2,400.00	-2,400.00	0.00
05/08/2025	Payment	1318	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
05/08/2025	Payment	1319	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
05/08/2025	Payment	1320	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
05/08/2025	Payment	1321	TAMPA ELECTRIC	Check for Vendor V00015	-3,768.65	-3,768.65	0.00
05/21/2025	Payment	1322	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-1,001.15	-1,001.15	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 05-25

Statement Date

05/31/2025

05/26/2025	Payment	DD429	CHARTER COMMUNICATION S ACH	Payment of Invoice 000750	-79.98	-79.98	0.00
Total Checks					-16,723.53	-16,723.53	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/21/2025	Payment	1323	INFRAMARK LLC	Check for Vendor V00014			-7,650.00
05/28/2025	Payment	1324	JNJ AMENITY SERVICES LLC	Check for Vendor V00037			-700.00
05/29/2025	Payment	1325	INFRAMARK LLC	Check for Vendor V00014			-165.86
05/29/2025	Payment	1326	JOHN C. BLAKLEY	Check for Vendor V00010			-200.00
05/29/2025	Payment	1327	LEE R. THOMPSON	Check for Vendor V00011			-200.00
Total Outstanding Checks							-8,915.86

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

Fourth Order of Business

4D

Fifth Order of Business

5A

Fifth Order of Business

5B

Fifth Order of Business

5C

Paul Young
District Field Inspector

HILLTOP POINT CDD

Field Inspection Report - May - Steadfast Alliance

Tuesday, June 10, 2025

Prepared For Board of Supervisors

22 Items Identified

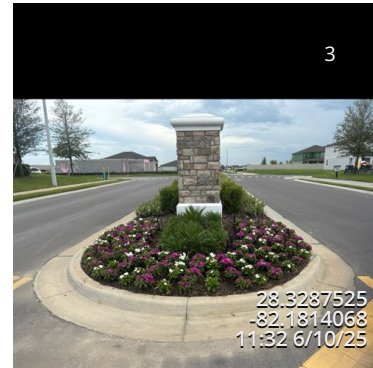
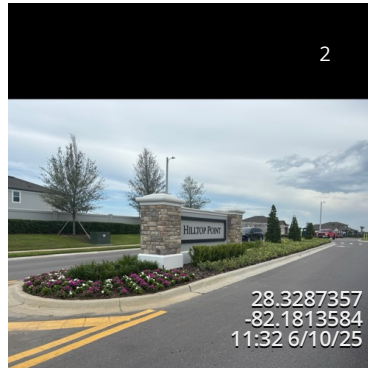
ITEM 1 - HILLTOP POINT ENTRANCE

Assigned To: Steadfast Alliance

- 1). Entrance sign - west
- 2). Entrance sign - east
- 3). Center median

Summer annual rotation has been installed

Landscape well maintained



ITEM 2 - ENTRANCE EAST VIEW

Assigned To: Steadfast

- 1). Entrance view east
- 2). East frontage beds well maintained
- 3). Irrigation repaired - send estimate to mulch washed out area



ITEM 3 - ENTRANCE WEST VIEW

Assigned To: Steadfast - District

- 1). Entrance frontage west
- 2). West view
- 3). Gopher mounds throughout beds



ITEM 4 - HILLTOP FRONTAGE

Assigned To: Steadfast

- 1). Frontage sod west
- 2). Frontage view west
- 3). Frontage sod east
- 4). Frontage view east
- 5). Entrance sidewalk cracks
- 6). Exit side - Steadfast blow off or shovel sand off sidewalk during next service.



ITEM 5 - LIFT STATION

Assigned To: Steadfast

- 1). Pond well maintained
- 2). Pond mowing scheduled today 6/10
- 3). Rear lift station - remove black tarp



ITEM 6 - LIFT STATION POND HILLTOP FARMS DRIVE

Assigned To: Steadfast

Lift station - well maintained
Pond behind station well maintained



ITEM 7 - HILLTOP FARMS DR. NE POND

Assigned To: Steadfast

Broken limbs have been removed

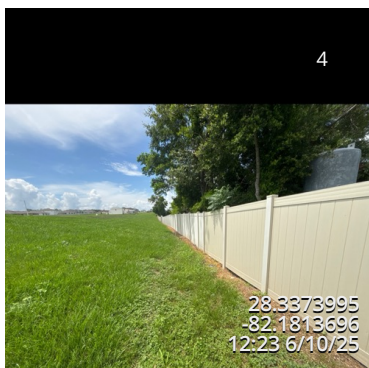
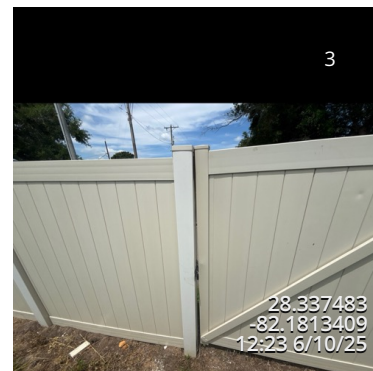
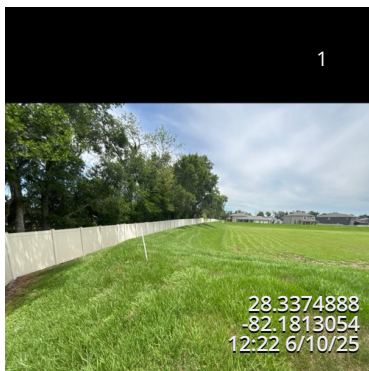
Pond well maintained-mowing crew on-site



ITEM 8 - MCDONALD ST. RETENTION POND

Assigned To: Steadfast

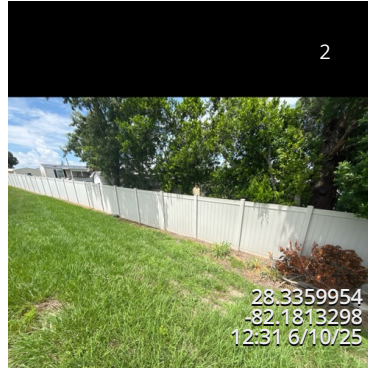
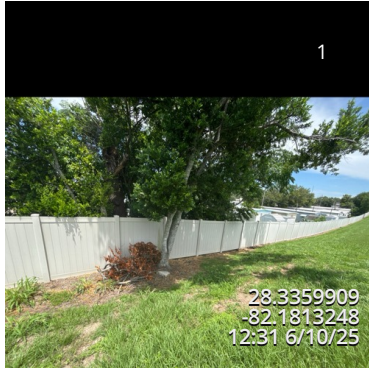
- 1). NW Perimeter Fence
- 2). NE perimeter Fence
- 3). Perimeter access gate - padlocked
- 4).



ITEM 9 - STIRRUP DRIVE

Assigned To: Steadfast

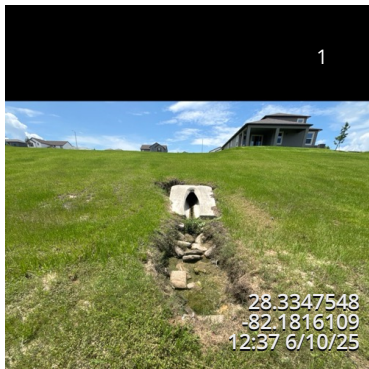
- 1). Continue to maintain fence overgrowth
- 2). Remove tree limb
- 3). Carl Loop Pond well maintained



ITEM 10 - PALOMINO DRIVE

Assigned To: District

- 1). Drain structure erosion - front view
- 2). Side view
- 3). Rear view



ITEM 11 - PALOMINO DRIVE

Assigned To: District

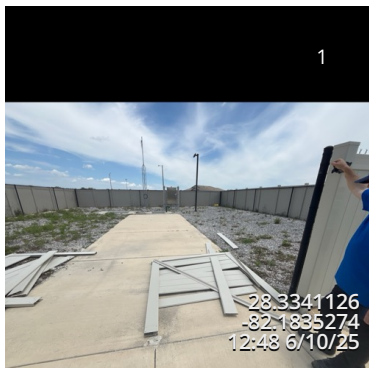
- 1). Pond well maintained
- 2). Fence panels missing - 5 panels on the ground reusable
- 3). Fence top bar disconnected from post



ITEM 12 - PALOMINO LIFT STATION

Assigned To: Inframark Maintenance Solutions

- 1). IMS on-site and pressure washed vinyl fence
- 2). Gate repair scheduled for 6/10 - IMS



ITEM 13 - FARRIER DRIVE

Assigned To: Steadfast

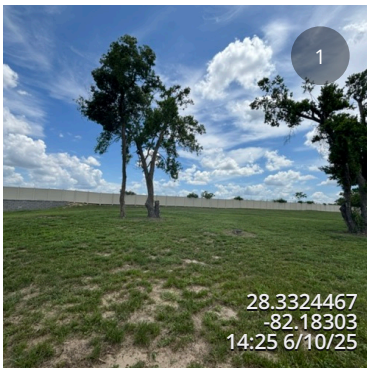
- 1). Maintain weed control behind fence gate along wall structure
- 2). Fence line well maintained
30. Pindos Drive wall well maintained



ITEM 14 - PINDOS DRIVE

Assigned To: Steadfast

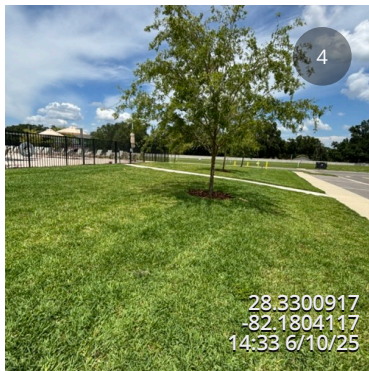
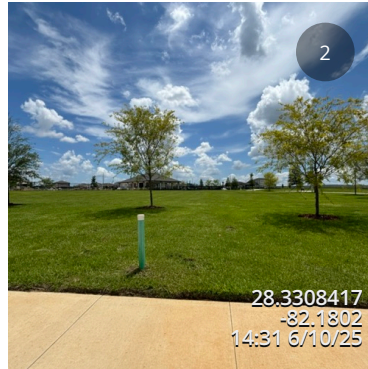
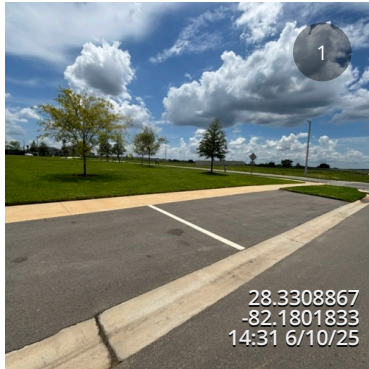
Tree branch estimate completed



ITEM 15 - AMENITY CENTER SOD

Assigned To: Steadfast

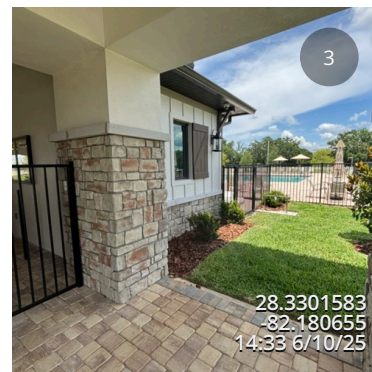
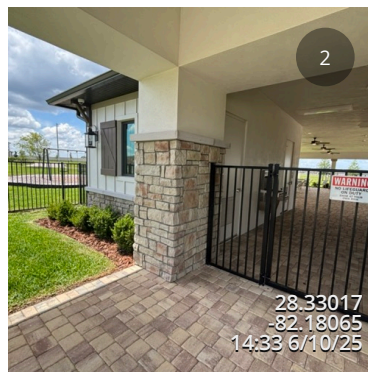
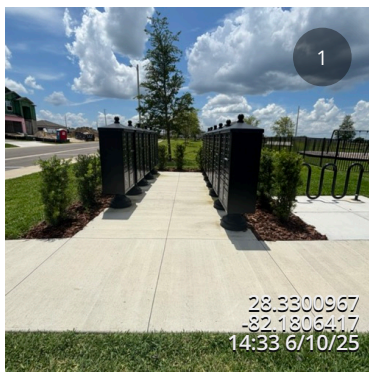
Pool grass green and vibrant



ITEM 16 - AMENITY CENTER

Assigned To: Steadfast

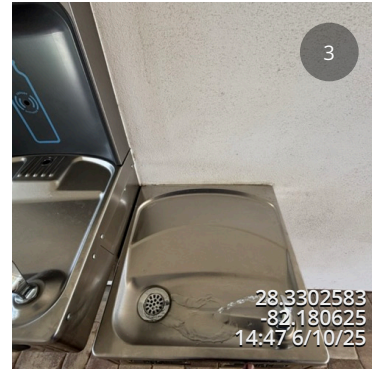
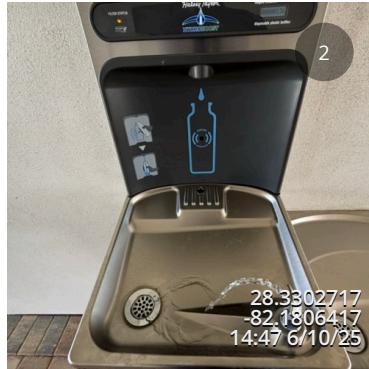
- 1). Mailboxes clean and orderly - IMS pressure washed on 6/9
- 2). Amenity frontal beds



ITEM 17 - AMENITY BATHROOMS

Assigned To: District

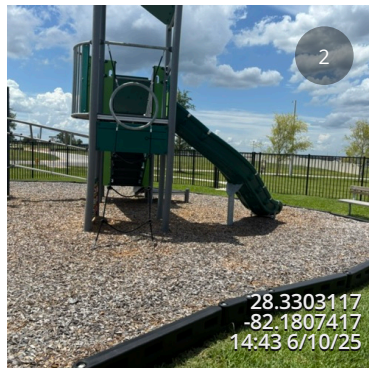
1). Amenity Center bathrooms and water fountains operational



ITEM 18 - AMENITY PLAYGROUND

Assigned To: Steadfast

Playground sod green and vibrant - swings operational

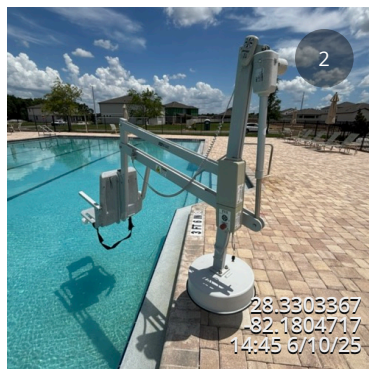


ITEM 19 - AMENITY POOL

Assigned To: District

Body of pool base looks dirty

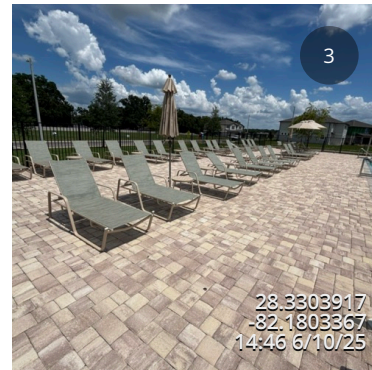
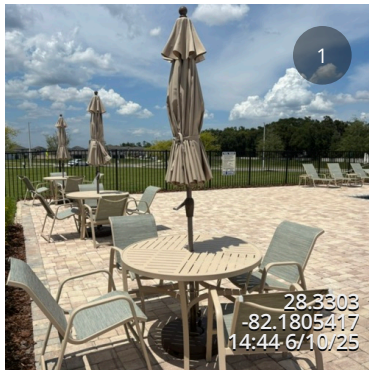
ADA chair - battery issues



ITEM 20 - AMENITY FURNITURE

Assigned To: District

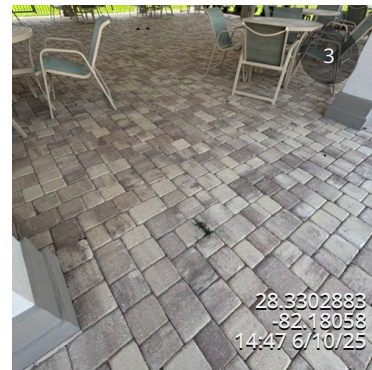
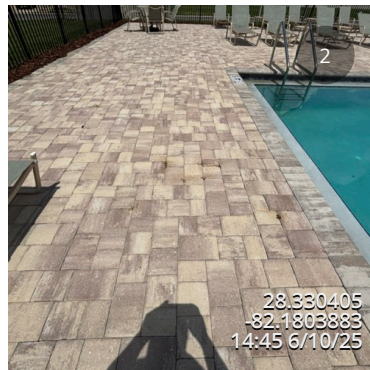
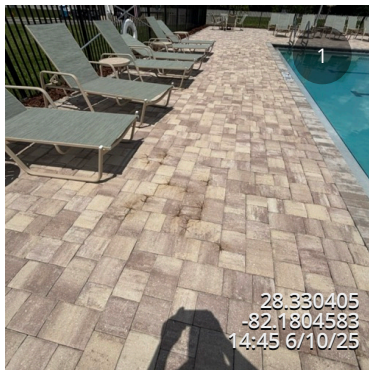
Pool furniture looks clean and orderly



ITEM 21 - POOL DECK WEEDS

Assigned To: Steadfast

Treat and scuff the dead weeds



ITEM 22 - AMENITY MULCH

Assigned To: Steadfast

Mulch applied on 6/9

