

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

JULY 30, 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

Public Hearing and Regular Meeting Agenda Wednesday, July 30, 2025 – 10:15 a.m.

The Public Hearing and Regular Meetings 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. Recess to Public Hearings**
- 4. Public Hearing on Adopting FY2026 Proposed Operations Budget**
 - A.** Open Public Hearing on Adopting FY2026 Proposed Operations Budget
 - B.** Staff Presentations
 - C.** Public Comment
 - D.** Consideration of Resolution 2025-03; Adopting the FY2026 Budget
 - E.** Close Public Hearing on Adopting FY2026 Proposed Budget
 - F.** Consideration of Resolution 2025-04; Assessment Resolution
 - G.** Consideration of Budget Funding Agreement Between M/I Homes of Tampa, LLC and Hilltop Point CDD
- 5. Recess and Return to Regular Meeting**
- 6. Business Items**
 - A.** Consideration of Resolution 2025-05; Adoption of FY2026 Meeting Schedule
 - B.** Approval Letter from City of Dade City for 2 Year Maintenance Period

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](#)
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C. As-Built Certification & Request for Conversion to Operation Phase Rule 62-330.310 (executed)

D. Coastal Engineering Associates Hilltop Point II Engineer's Request Final Subdivision Inspection

E. Letter of Transmittal - Hilltop Point Phase 1 Warranty Bond for Final Plant

F. Phase 1 Roadway Clinton

G. Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity Rule 62-330.310 (executed)

H. Acceptance of FY2024 Audit

I. Flock Safety

1.1 Live-Video Camera Quote (1x)

2.1 LPR + Live-Video Camera Quote

3.1 LPR + Video Bundle Overview

J. Consideration of Drain Outlet Repairs

1. CLS, Inc. Estimate #373 MES Repair Pond D-3 near Lot 90

2. CLS, Inc. Estimate #374 MES Repair Pond D-3

3. Crosscreek Environmental, Inc. Estimate #13666

4. Finn Outdoor, LLC Estimate #2366 MES Maintenance

7. Consent Agenda Items

A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)

B. Acceptance of Financials

1. May 2025

2. June 2025

C. Acceptance of the Check Registers

1. May 2025

2. June 2025

D. Consideration of Operations and Maintenance Reports

1. May 2025

2. June 2025

8. Staff Reports

A. District Counsel

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

B. District Engineer**C. District Manager****1. Field Inspection Report (*July*)****2. Discussion of Access Company****9. Other Business, Updates, and Supervisor Comments****10. Adjournment****District Office:**

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Fourth Order of Business

4A

Fourth Order of Business

4B

Fourth Order of Business

4C

Fourth Order of Business

4D

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, on May 28, 2025, to the Board of Supervisors (“**Board**”) of the Hilltop Point Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 202-2025 and/or revised projections for fiscal year 2025-2026.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Hilltop

Point Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$949,364.07, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$390,335.07
Debt Service Series 2022-1 Funds	\$331,868.00
Debt Service Series 2022-2 Funds	\$227,161.00
Total All Funds*	\$949,364.07

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 30, 2025.

Attested By:

**Hilltop Point Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2025-2026 Adopted Budget

EXHIBIT “A”
Fy 2025-2026 ADOPTED BUDGET

Hilltop Point
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved FY2026 Proposed Operations Budget



Hilltop Point
Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	4 - 8
Exhibit A - Allocation of Fund Balances	9
Budget Narrative	10 - 16
<u>DEBT SERVICE BUDGETS</u>	
Series 2022 Area 1	
Summary of Revenues, Expenditures and Changes in Fund Balances	18
Amortization Schedule	19 - 20
Series 2022 Area 2	
Summary of Revenues, Expenditures and Changes in Fund Balances	21
Amortization Schedule	22 - 23
Budget Narrative	24
<u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	26

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

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.

Fourth Order of Business

4E

Fourth Order of Business

4F

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A DEVELOPER FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hilltop Point Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in the City of Dade City, in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, M/I Homes of Tampa, LLC ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget in accordance with a Budget Funding Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2025
 2. 25% due no later than February 1, 2026
 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Developer Funding Agreement with Developer. The Developer Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. 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.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 30, 2026.

Attested By:

**Hilltop Point Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2025-2026 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Exhibit “A”
FY 2025-2026 Budget

Hilltop Point
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved FY2026 Proposed Operations Budget



Hilltop Point
Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	4 - 8
Exhibit A - Allocation of Fund Balances	9
Budget Narrative	10 - 16
<u>DEBT SERVICE BUDGETS</u>	
Series 2022 Area 1	
Summary of Revenues, Expenditures and Changes in Fund Balances	18
Amortization Schedule	19 - 20
Series 2022 Area 2	
Summary of Revenues, Expenditures and Changes in Fund Balances	21
Amortization Schedule	22 - 23
Budget Narrative	24
<u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	26

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

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.

Exhibit “B”
Form of Budget Funding Agreement with Developer

Hilltop Point Community Development District
Fiscal Year 2025/2026 Budget Funding Agreement

This Agreement is made and entered into this 30th day of July, 2025 by and between:

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

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

Recitals:

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

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

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

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2025-2026, which year commences on October 1, 2025, and concludes on September 30, 2026; and

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

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

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

is timely provided; and

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

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

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

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2025-2026 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

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

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

4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2025 and ending September 30, 2026. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

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

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

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

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

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

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

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

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

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

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

Hilltop Point Community Development District

ATTEST:

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

Hilltop Point CDD Secretary/Asst. Secretary

WITNESSES:

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

Name: _____

Name: _____

By: _____
Name: _____
As: _____

Exhibit A: Fiscal Year 2025-2026 Budget
Assessment Roll – On File with the District’s Office, and incorporated herein by reference

Exhibit "A"
Fiscal Year 2025-2026 Budget

Hilltop Point
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved FY2026 Proposed Operations Budget



Hilltop Point
Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	4 - 8
Exhibit A - Allocation of Fund Balances	9
Budget Narrative	10 - 16
<u>DEBT SERVICE BUDGETS</u>	
Series 2022 Area 1	
Summary of Revenues, Expenditures and Changes in Fund Balances	18
Amortization Schedule	19 - 20
Series 2022 Area 2	
Summary of Revenues, Expenditures and Changes in Fund Balances	21
Amortization Schedule	22 - 23
Budget Narrative	24
<u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	26

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

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.

Fourth Order of Business

4G

Hilltop Point Community Development District
Fiscal Year 2025/2026 Budget Funding Agreement

This Agreement is made and entered into this 30th day of July, 2025 by and between:

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

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

Recitals:

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

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

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

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2025-2026, which year commences on October 1, 2025, and concludes on September 30, 2026; and

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

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

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

is timely provided; and

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

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

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

1. The Developer agrees to make available to the District the monies necessary for the operation of the District based on actual expenditures of the District as called for in the budget attached hereto as Exhibit "A" (and as Exhibit "A" may be amended from time to time), within thirty (30) days of written request by the District. Amendments to the District's 2025-2026 Fiscal Year Budget as shown on Exhibit "A" adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The funds provided under this Agreement shall be placed in the District's general checking account. These payments are made by the Developer in lieu of the collection of special assessments that might otherwise be collected by the District.

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

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

4. District and Developer agree that the Budget shall be revised at the end of the fiscal year to reflect the actual expenditures for the District for the period beginning October 1, 2025 and ending September 30, 2026. Developer shall not be responsible for any costs other than those costs provided for in the Budget, as so amended.

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

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

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

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

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

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

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

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

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

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

Hilltop Point Community Development District

ATTEST:

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

Hilltop Point CDD Secretary/Asst. Secretary

WITNESSES:

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

Name: _____

Name: _____

By: _____
Name: _____
As: _____

Exhibit A: Fiscal Year 2025-2026 Budget
Assessment Roll – On File with the District’s Office, and incorporated herein by reference

Exhibit "A"
Fiscal Year 2025-2026 Budget

Hilltop Point
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved FY2026 Proposed Operations Budget



Hilltop Point
Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	4 - 8
Exhibit A - Allocation of Fund Balances	9
Budget Narrative	10 - 16
<u>DEBT SERVICE BUDGETS</u>	
Series 2022 Area 1	
Summary of Revenues, Expenditures and Changes in Fund Balances	18
Amortization Schedule	19 - 20
Series 2022 Area 2	
Summary of Revenues, Expenditures and Changes in Fund Balances	21
Amortization Schedule	22 - 23
Budget Narrative	24
<u>SUPPORTING BUDGET SCHEDULES</u>	
Non-Ad Valorem Assessment Summary	26

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

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.

Sixth Order of Business

6A

RESOLUTION 2025-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Dade City and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 30th DAY OF JULY, 2025.

ATTEST:

**HILLTOP POINT
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

October 22, 2025	10:15 a.m.
November 26, 2025	10:15 a.m.
December 24, 2025	10:15 a.m.
January 28, 2026	10:15 a.m.
February 25, 2026	10:15 a.m.
March 25, 2026	10:15 a.m.
April 22, 2026	10:15 a.m.*
May 27, 2026	10:15 a.m.
June 24, 2026	10:15 a.m.
July 22, 2026	10:15 a.m.
August 26, 2026	10:15 a.m.
September 23, 2026	10:15 a.m.

All meetings will convene at:

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

***Meeting date is subject to change due to the holiday.**

Sixth Order of Business

6B



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

Sixth Order of Business

6C

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: _____ Signature	 Brian Malmberg PE Print Name Coastal Engineering Associates, INC. Company Name 966 Candlelight Blvd, Brooksville, FL Company Address	59405 Fla. Lic. or Reg. No 4/2/24 Date
------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------

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

By: _____ Signature	_____ Print Name _____ Company Name _____ Company Address	_____ Date
------------------------	----------------------------------------------------------------------------------	---------------



Sixth Order of Business

6D

April 18, 2024

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

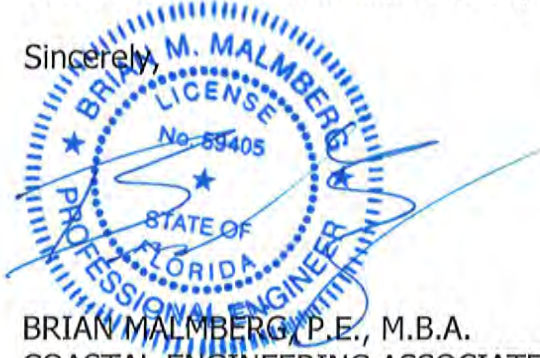
PROJECT: Hilltop Point II
Engineer's Request Final Subdivision Inspection
APPLICATION NO: 89

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.

Sixth Order of Business

6E

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

()

Witness

Business Telephone

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. Simcik
(Name of Notary Typed, Printed, or Stamped)



Personally Known ☒ OR Produced Identification _____
Type of Identification _____
Produced _____

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

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 ~~FLORIDA~~ Ohio) Shelley M. Kuhn
(Name of Notary Typed, Printed, or Stamped) Shelley M. Kuhn

Personally Known ☒ OR Produced Identification _____

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

Sixth Order of Business

6F



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

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IT ONE
PB 8 PG 136

Show search results for 11-25-...

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

Class	Tax Area
009	DC

Res Code	Comm Code
3ROW	3ROW

[Click for Parcel Information](#)

Zoom to ***

11-25-21-0050
ADE CITY
100 A3 PG 200m
28.330 -82.182 Degrees

Sixth Order of Business


6G

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

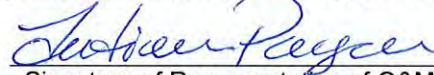
Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation 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: <u></u> Signature of Permittee M/I Homes of Tampa, LLC. Company (813) 290-7900 Phone	Scott Griffith / Vice President Name and Title 4343 Anchor Plaza Parkway, Suite 200 Company Address Tampa, FL, 33634 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: <u></u> Signature of Representative of O&M Entity <u>Tatiana Pagan, Chairman</u> Name and Title <u>tpagan@mihomes.com</u> Email Address <u>813-393-5791</u> Phone	<u>Hilltop Point CDD c/o Inframark</u> Name of Entity for O&M <u>2005 Pan Am Circle, Suite 300</u> Address <u>Tampa FL, 33607</u> City, State, Zip <u>3/25/2024</u> 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)



Sixth Order of Business

6H

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Hilltop Point Community Development District
City of Dade City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Hilltop Point Community Development District, City of Dade City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 24, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Hilltop Point Community Development District, City of Dade City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$567,774).
- The change in the District's total net position in comparison with the prior fiscal year was (\$246,548), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$637,693, a decrease of (\$1,040,427) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2024	2023
Assets, excluding capital assets	\$ 659,658	\$ 1,913,544
Capital assets, net of depreciation	7,074,716	5,970,621
Total assets	7,734,374	7,884,165
Current liabilities	202,433	419,517
Long-term liabilities	8,099,715	8,278,970
Total liabilities	8,302,148	8,698,487
Net Position		
Net investment in capital assets	(1,022,071)	(2,308,349)
Restricted	454,297	1,480,786
Unrestricted	-	13,241
Total net position	\$ (567,774)	\$ (814,322)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 764,439	\$ 400,901
Operating grants and contributions	334,953	95,855
General revenues	13	50
Total revenues	1,099,405	496,806
Expenses:		
General government	111,264	76,526
Maintenance and operations	302,585	247,759
Interest	439,008	372,643
Total expenses	852,857	696,928
Change in net position	246,548	(200,122)
Net position - beginning	(814,322)	(614,200)
Net position - ending	\$ (567,774)	\$ (814,322)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$852,857. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised assessments, Developer contributions and investments earnings. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was the result of an increase in maintenance and operations expenses which includes depreciation expense on the Districts capital assets.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$7,468,754 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$394,038 has been taken, which resulted in a net book value of \$7,074,716. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$8,120,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Hilltop Point Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 20,047
Due from Developer	2,034
Restricted assets:	
Cash	13,681
Investments	623,896
Capital assets:	
Nondepreciable	1,558,192
Depreciable, net	5,516,524
Total assets	<u>7,734,374</u>
LIABILITIES	
Accounts payable and accrued expenses	21,965
Accrued interest payable	180,468
Non-current liabilities:	
Due within one year	130,000
Due in more than one year	7,969,715
Total liabilities	<u>8,302,148</u>
NET POSITION	
Net investment in capital assets	(1,022,071)
Restricted for debt service	454,297
Total net position	<u>\$ (567,774)</u>

See notes to the financial statements

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 111,264	\$ 47,052	\$ -	\$ -	\$ (64,212)
Maintenance and operations	302,585	-	278,806	-	(23,779)
Interest on long-term debt	439,008	717,387	28,716	27,431	334,526
Total governmental activities	852,857	764,439	307,522	27,431	246,535
General revenues:					
Unrestricted investment earnings					13
Total general revenues					13
Change in net position					246,548
Net position - beginning					(814,322)
Net position - ending					<u>\$ (567,774)</u>

See notes to the financial statements

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 20,047	\$ 13,681	\$ -	\$ 33,728
Investments	-	618,904	4,992	623,896
Due from Developer	2,034	-	-	2,034
Due from other funds	-	2,180	-	2,180
Total assets	<u>\$ 22,081</u>	<u>\$ 634,765</u>	<u>\$ 4,992</u>	<u>\$ 661,838</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 21,965	\$ -	\$ -	\$ 21,965
Due to other funds	116	-	2,064	2,180
Total liabilities	<u>22,081</u>	<u>-</u>	<u>2,064</u>	<u>24,145</u>
Fund balances:				
Restricted for:				
Debt service	-	634,765	-	634,765
Capital projects	-	-	2,928	2,928
Total fund balances	<u>-</u>	<u>634,765</u>	<u>2,928</u>	<u>637,693</u>
Total liabilities and fund balances	<u>\$ 22,081</u>	<u>\$ 634,765</u>	<u>\$ 4,992</u>	<u>\$ 661,838</u>

See notes to the financial statements

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 637,693

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	7,468,754	
Accumulated depreciation	<u>(394,038)</u>	7,074,716

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(180,468)	
Bonds payable	<u>(8,099,715)</u>	<u>(8,280,183)</u>
Net position of governmental activities		<u>\$ (567,774)</u>

See notes to the financial statements

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 47,052	\$ 717,387	\$ -	\$ 764,439
Developer contributions	278,806	-	-	278,806
Interest income	13	28,716	27,431	56,160
Total revenues	325,871	746,103	27,431	1,099,405
EXPENDITURES				
Current:				
General government	111,264	-	-	111,264
Maintenance and operations	105,566	-	-	105,566
Debt Service:				
Principal	-	180,000	-	180,000
Interest	-	441,888	-	441,888
Capital outlay	122,282	-	1,178,832	1,301,114
Total expenditures	339,112	621,888	1,178,832	2,139,832
Excess (deficiency) of revenues over (under) expenditures	(13,241)	124,215	(1,151,401)	(1,040,427)
Fund balances - beginning	13,241	510,550	1,154,329	1,678,120
Fund balances - ending	\$ -	\$ 634,765	\$ 2,928	\$ 637,693

See notes to the financial statements

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds \$ (1,040,427)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	1,301,114
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	180,000
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Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(197,019)
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue discount	(745)
Change in accrued interest	3,625
Change in net position of governmental activities	<u>\$ 246,548</u>

See notes to the financial statements

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Hilltop Point Community Development District ("District") was established on January 11, 2022, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by City of Dade City Ordinance 2021-25. The District's boundaries were amended on April 12, 2022 by City of Dade City Ordinance 2022-12 to add approximately 54 acres. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, three of the Board members are affiliated with MI Homes (the Developer).

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements Other Than Buildings	30

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 623,896	N/A	Not available
Total Investments	<u>\$ 623,896</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 257,078	\$ 1,301,114	\$ -	\$ 1,558,192
Total capital assets, not being depreciated	257,078	1,301,114	-	1,558,192
Capital assets, being depreciated				
Improvements Other Than Buildings	5,910,562	-	-	5,910,562
Total capital assets, being depreciated	5,910,562	-	-	5,910,562
Less accumulated depreciation for:				
Improvements Other Than Buildings	197,019	197,019	-	394,038
Total accumulated depreciation	197,019	197,019	-	394,038
Total capital assets, being depreciated, net	5,713,543	(197,019)	-	5,516,524
Governmental activities capital assets, net	\$ 5,970,621	\$ 1,104,095	\$ -	\$ 7,074,716

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$19,570,931 to be built in two phases. The infrastructure will include water management and control facilities, potable water, sewer and wastewater management, roadways, recreational facilities, landscaping and hardscape. The Series 2022 Bonds are expected to finance a portion of the Series 2022 Project, with the remainder to be completed by the Developer. Upon completion, certain infrastructure improvements are to be conveyed to others for ownership and maintenance responsibilities. The Developer is managing the construction project, therefore all of the partially constructed infrastructure was acquired from the Developer in the current period.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2022

In June 2022, the District issued \$5,010,000 of Special Assessment Revenue Bonds, Series 2022-1 and \$3,365,000 of Special Assessment Revenue Bonds, Series 2022-2. The Series 2022-1 Bonds consists of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2052, and interest rates ranging from 4.6% - 5.375%. The Series 2022-2 Bonds consists of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2053, and interest rates ranging from 4.75% - 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2022. Principal on the Series 2022-1 Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052. Principal on the Series 2022-2 Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$60,000 of the Series 2021-1 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable					
Series 2022-1	\$ 4,935,000	\$ -	\$ 135,000	\$ 4,800,000	\$ 80,000
Less Bond discount	(12,761)	-	(465)	(12,296)	-
Series 2022-2	3,365,000	-	45,000	3,320,000	50,000
Less Bond discount	(8,269)	-	(280)	(7,989)	-
Total	<u>\$ 8,278,970</u>	<u>\$ -</u>	<u>\$ 179,255</u>	<u>\$ 8,099,715</u>	<u>\$ 130,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 130,000	\$ 433,123	\$ 563,123
2026	135,000	427,069	562,069
2027	140,000	420,784	560,784
2028	150,000	414,261	564,261
2029	155,000	406,701	561,701
2030-2034	910,000	1,907,561	2,817,561
2035-2039	1,175,000	1,642,651	2,817,651
2040-2044	1,555,000	1,292,589	2,847,589
2045-2049	2,030,000	822,769	2,852,769
2050-2053	1,740,000	218,695	1,958,695
Total	<u>\$ 8,120,000</u>	<u>\$ 7,986,203</u>	<u>\$ 16,106,203</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns the land within the District and has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$278,806.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. Subsequent to the end of the current period, the District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original and Final	Actual Amounts	
REVENUES			
Assessments	\$ -	\$ 47,052	\$ 47,052
Interest	-	13	13
Developer contributions	390,335	278,806	(111,529)
Total revenues	390,335	325,871	(64,464)
EXPENDITURES			
Current:			
General government	76,435	111,264	(34,829)
Maintenance and operations	279,097	105,566	173,531
Parks and recreation	6,000	-	6,000
Capital outlay	28,803	122,282	(93,479)
Total expenditures	390,335	339,112	51,223
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	(13,241)	<u>\$ (13,241)</u>
Fund balance - beginning		<u>13,241</u>	
Fund balance - ending		<u><u>\$ -</u></u>	

See notes to required supplementary information

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
CITY OF DADE CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	6
Employee compensation	\$0
Independent contractor compensation	\$100,399
Construction projects to begin on or after October 1; (\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance- \$193.61 - \$1,326.90
	Debt Service - \$1,435.69 - \$1,436.17
Special assessments collected	\$764,439
Outstanding Bonds:	
Series 2022-1, due May 1, 2052	\$4,800,000
Series 2022-2, due May 1, 2053	\$3,320,000



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Hilltop Point Community Development District
City of Dade City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Hilltop Point Community Development District, City of Dade City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 24, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Hilltop Point Community Development District
City of Dade City, Florida

We have examined Hilltop Point Community Development District, City of Dade City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Hilltop Point Community Development District, City of Dade City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 24, 2025



1001 W. Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Hilltop Point Community Development District
City of Dade City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Hilltop Point Community Development District, City of Dade City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 24, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Hilltop Point Community Development District, City of Dade City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Hilltop Point Community Development District, City of Dade City, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 24, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Sixth Order of Business

6I

**Flock Safety + FL - Hilltop Point
CDD**

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Christian Hillhouse
christian.hillhouse@flocksafety.com
813-694-8869

Created Date: 07/10/2025
Expiration Date: 08/09/2025
Quote Number: Q-150896
PO Number:



Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

Ship To: 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

Billing Company Name: FL - Hilltop Point CDD

Billing Contact Name:

Billing Email Address:

Billing Phone:

Subscription Term: 24 Months

Payment Terms: Net 15

Retention Period: 30 Days

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$2,750.00
Flock Safety Platform			
Flock Safety Platform - Community	Included	1	Included
Flock Safety Video Products			
Solar Video Camera Fixed, fka Condor	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Video Camera Professional Services - Standard Implementation Fee	\$750.00	1	\$750.00

Subtotal Year 1: \$3,500.00

Annual Recurring Subtotal: \$2,750.00

Discounts: \$1,500.00

Estimated Tax: \$0.00

Contract Total: \$6,250.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$3,500.00
Annual Recurring after Year 1	\$2,750.00
Contract Total	\$6,250.00

*Tax not included

Discounts Applied	Amount (USD)
Flock Safety Platform	\$0.00
Flock Safety Add-ons	\$0.00
Flock Safety Professional Services	\$0.00

Product and Services Description

FlockOS Features	Description
Flock Safety Platform - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Solar Video Camera Fixed, fka Condor	Community grade live streamed Solar powerd Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming. AC power is also available if needed.
Video Camera Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

**Flock Safety + FL - Hilltop Point
CDD**

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Christian Hillhouse
christian.hillhouse@flocksafety.com
813-694-8869

Created Date: 07/10/2025
Expiration Date: 08/09/2025
Quote Number: Q-150881
PO Number:



Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To: 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

Ship To: 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

Billing Company Name: FL - Hilltop Point CDD

Billing Contact Name:

Billing Email Address:

Billing Phone:

Subscription Term: 24 Months

Payment Terms: Net 15

Retention Period: 30 Days

Billing Frequency: Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			\$4,200.00
Flock Safety Platform			
Flock Safety Platform - Community	Included	1	Included
Flock Safety Bundles			
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Bundle Implementation Fee	\$900.00	1	\$900.00

Subtotal Year 1: \$5,100.00

Annual Recurring Subtotal: \$4,200.00

Estimated Tax: \$0.00

Contract Total: \$9,300.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	\$5,100.00
Annual Recurring after Year 1	\$4,200.00
Contract Total	\$9,300.00

*Tax not included

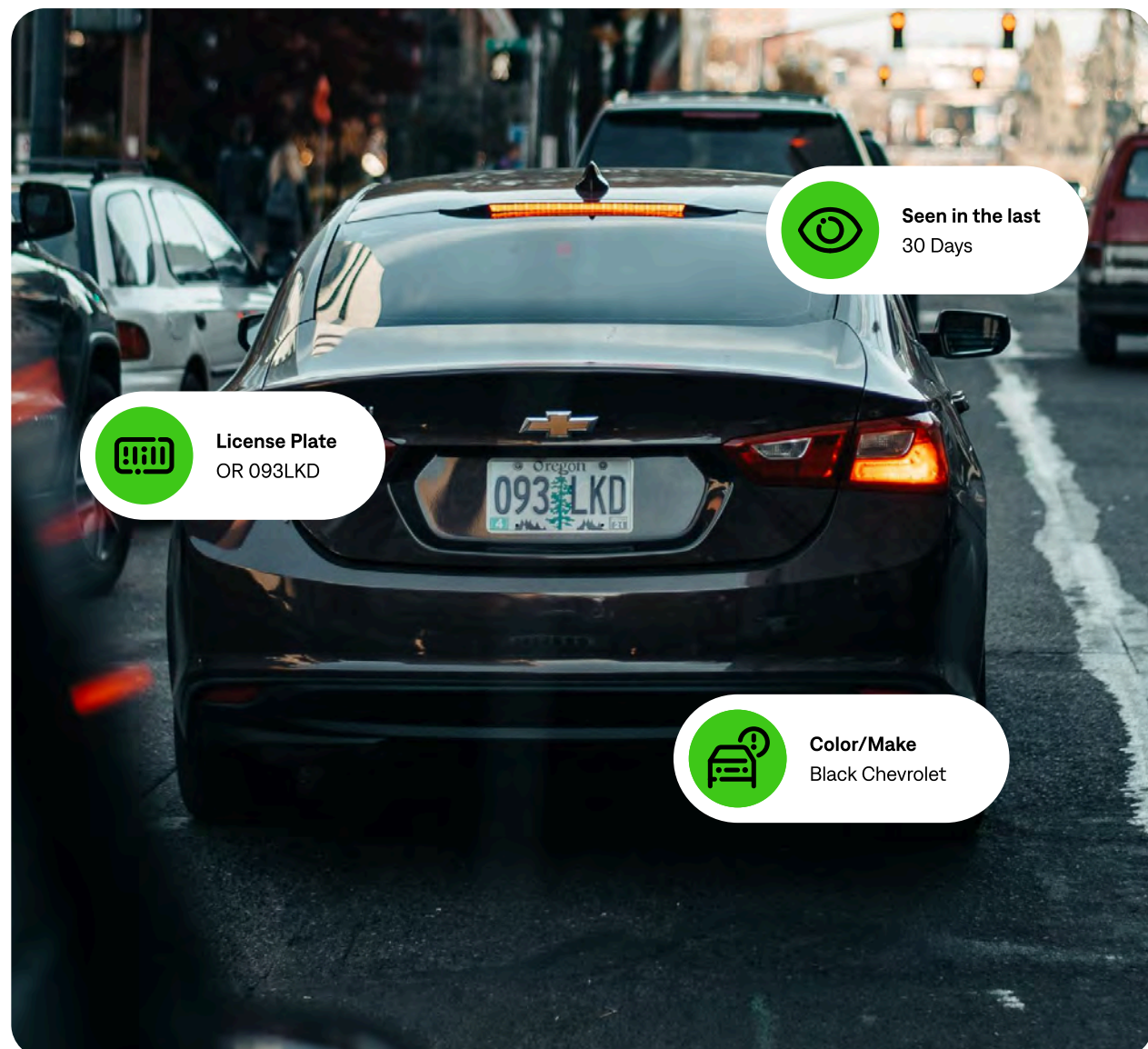
Product and Services Description

FlockOS Features	Description
Flock Safety Platform - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety Solar Multi-Purpose LPR and Video Fixed w/ LTE Service	Community grade bundled standard range license plate recognition camera and live streamed solar powered fixed camera with 30 days of edge storage, with LTE. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users
Professional Services - Bundle Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.
Solar Video Camera Fixed, fka Condor	Community grade live streamed Solar powered Fixed camera with 30 days of edge storage. VMS included and server free. Installed and maintained by Flock Safety, turn key-no additional software or integrations required. *Flock provided sim card camera is limited to 25 hours per month of live streaming.
Flock Safety LPR - Neighborhoods, fka Sparrow	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

Better Together: LPR + Video



PROBLEM

At a time when budgets are tight and staffing is a challenge, effective public safety tools are needed more than ever. Yet, many agencies struggle with complex technology integrations and difficulties with efficient deployment.

SOLUTION

The Flock Safety **LPR + video bundles seamlessly integrate video and license plate recognition technology from a single, solar powered installation.** Access layered evidence quickly, with a solution that is cost-effective and saves you time and money to deploy.



STREAMLINED DEPLOYMENT

Get up and running faster with an entirely solar powered, infrastructure-free camera bundle. Our team handles end-to-end installation, mounting multiple devices in one go with no need for electricity. If additional permitting is needed, we'll handle it.



EXPAND YOUR REACH

Improve outcomes with both live and recorded video, along with capturing license plates and Vehicle Fingerprint® data at the same time for improved situational context.



MORE ANGLES. MORE EVIDENCE.

Get two video streams -- one wide, one narrow -- for a complete view. The dedicated video camera lets you customize angle and zoom to capture intersections, exit and entry points.



REDUCE CASE BACKLOGS

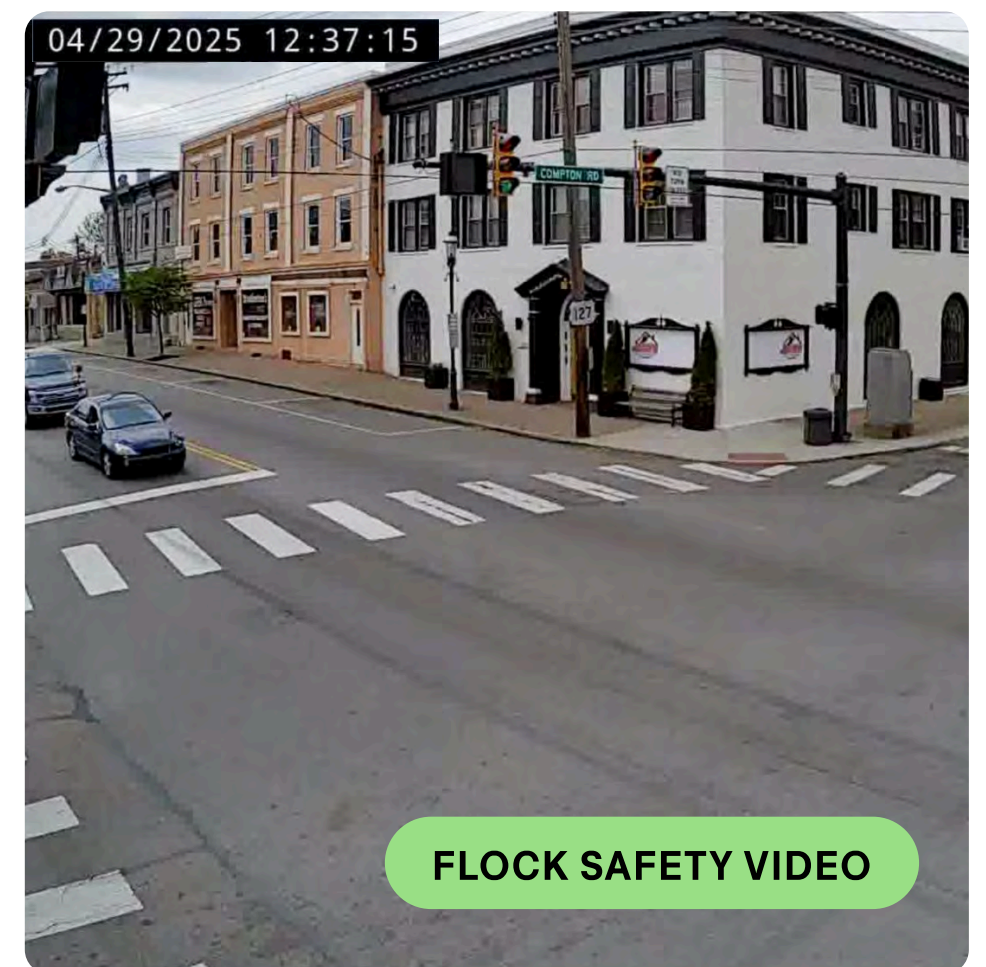
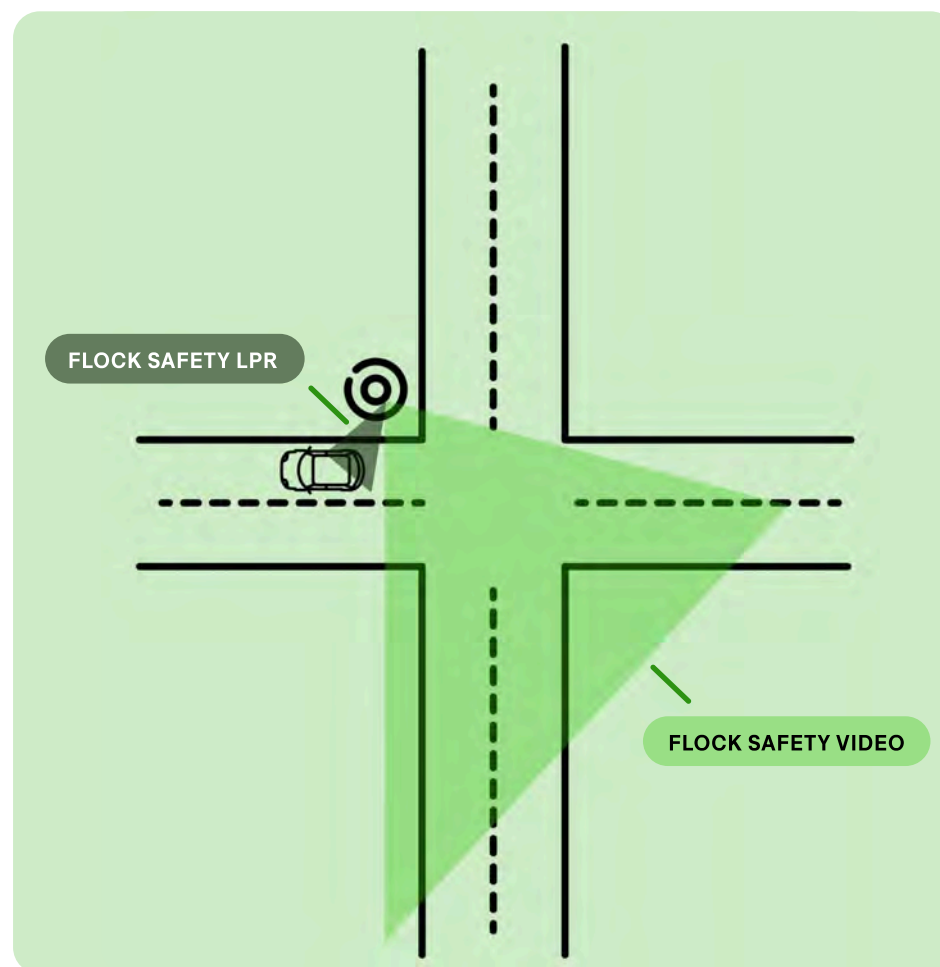
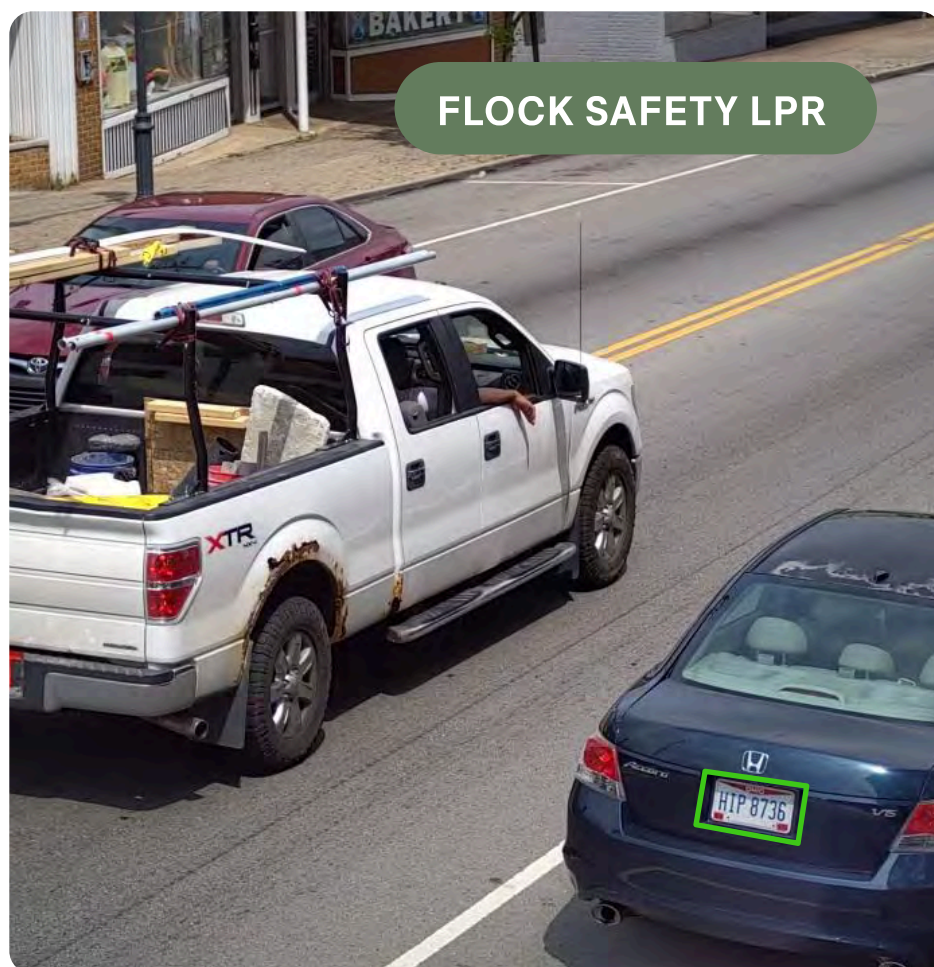
Gather layered evidence efficiently, leading to faster case resolution and a reduction in backlogs.



Better Together:

More angles, more insight, **better outcomes.**

By integrating video and license plate recognition, you gain a **broader field of view** and a **layered approach to evidence gathering**. This translates to stronger cases, quicker resolutions, and less strain on your resources when managing case backlogs.



Why Choose Two Cameras?

- ✓ Higher image quality from a dedicated video camera
- ✓ Much wider field of view
- ✓ Customizable angle and zoom capabilities
- ✓ Richer situational awareness for real-time investigative needs



BUNDLE DISCOUNTS

Deploy solar-powered LPR and video together, or for a limited time add a Flock Safety Video Camera to your existing LPR Camera on the same pole at a discounted rate. Talk to your sales representative for details.



Sixth Order of Business

6J



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
7/21/2025	00000373

Name / Address

Hilltop Point CDD
C/O Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

MES Repair Pond D-3 near Lot 90

Description	Qty	U/M	Rate	Total
<p>Washout - Pond D-3 Behind Lot 90 / 38357 Palomino Dr.: MES Structure Repair</p> <p>Material: C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System. Project Location: Pond D-3 Behind Lot 90 / 38357 Palomino Dr.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap to add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install C350 Turf Reinforcement Mat (Soft) Armoring System with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Re-vegetate with Sod 6. De-mobilize</p> <p>*CLS will conduct an evaluation to determine if any additional damage has occurred to MES Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair.</p>	1	ea	6,799.68	6,799.68
Approved by:		<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total		\$6,799.68



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
7/21/2025	00000374

Name / Address

Hilltop Point CDD
C/O Stantec
Stantec
777 S Harbour Island Boulevard Suite 600
Tampa FL 33602-5729

Project

MES Repair Pond D-3 (Recommendation)

Description	Qty	U/M	Rate	Total
<p>Washout - Pond D-3 Behind Lot 90 / 38357 Palomino Dr.: MES Structure Repair</p> <p>Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System Project Location: Pond D-3 Behind Lot 90 / 38357 Palomino Dr.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap 5. Mortar joint between MES structure and Hard Armoring System 6. Re-vegetate with Sod 7. De-mobilize</p> <p>*CLS will conduct an evaluation to determine if any additional damage has occurred to MES Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair upon request.</p>	1	ea	8,249.62	8,249.62
Approved by:		<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>		
		Total \$8,249.62		



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
7/17/2025	13666

Name / Address

Hilltop Point CDD
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

* Estimate Good For 30 Days

Description	Qty	Rate	Total
<p>Hilltop Point CDD MES Repair</p> <p>Supply all labor, equipment, and materials needed to complete the repair of one erosional area around and in front of the Mitered End Section (MES) in the pond as shown on the Stantec supplied aerial. Fill will be imported then compacted, graded and leveled around and in front of the MES. Woven geotextile will be placed over the newly graded areas. Limestone rip rap will be placed around the MES in an 18"-24" radius to prevent future erosion. A rip rap splash pad will be added to the front of the MES to prevent future undermining.</p> <p>30% deposit due prior to commencement of work. Amount to be deducted from final invoice.</p> <p>**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.</p>	1	8,400.00	8,400.00
Please sign and return if accepted		Total	\$8,400.00

** All warranties exclude acts of God.
** There is a 3.5% fee for all payments made via credit card.
** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Hilltop Point CDD

Ship to
Hilltop Point CDD

Estimate details
Estimate no.: 2366
Estimate date: 07/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MES Maintenance	Restore MES and vicinity at Pond D-3 - - Fill, compact, grade voids under and around MES including scour in front of MES with a mixture of #57 limestone gravel and fill soil; Cover all project area with geotextile fabric; Install 6-12" limestone rip rap pad at base of MES (approximately 60 sq ft); Sod all disturbed areas to match surroudings	1	\$3,250.00	\$3,250.00

Total \$3,250.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

Seventh Order of Business

7A

**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

Seventh Order of Business

7B

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



Paul Young
District Field Inspector

HILLTOP POINT CDD

Field Inspection Report - July - Steadfast

Friday, July 11, 2025

Prepared For Board of Supervisors

17 Items Identified

Green – Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

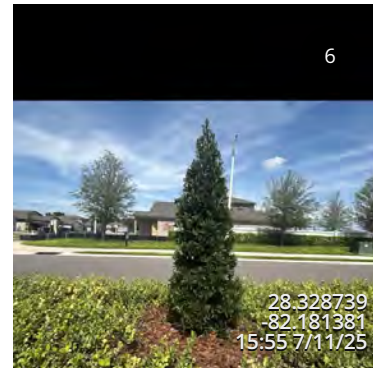
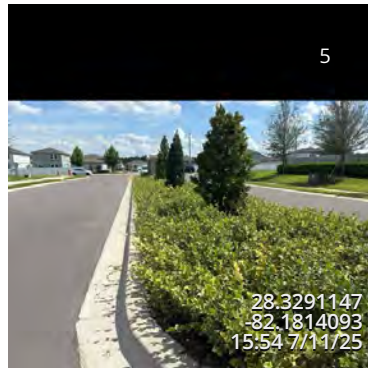
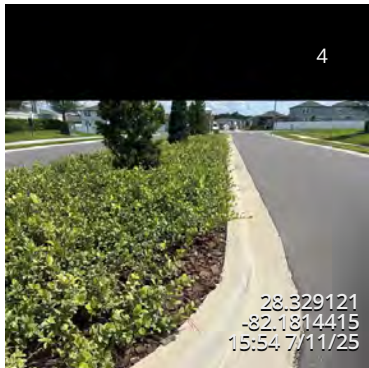
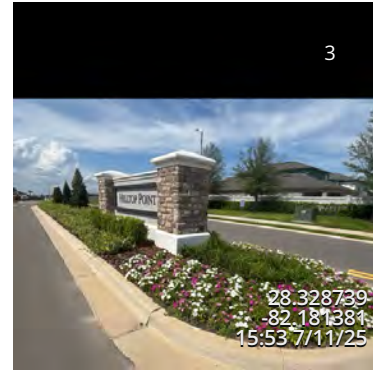
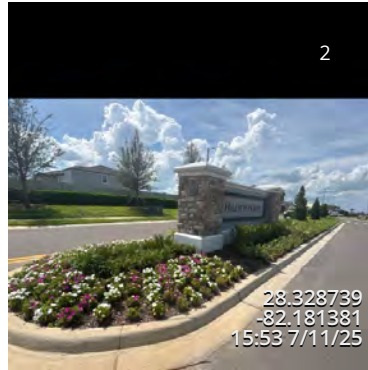
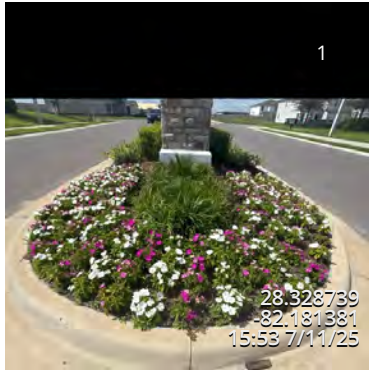
Red - Indicates Item has not been addressed by vendor.

ITEM 1 - HILLTOP ENTRANCE MEDIAN

Assigned To: Steadfast

Item Completed: Yes

- 1). Pull weeds out of annual bed
- 2). East view
- 3). West view
- 4). Trim jasmine back beyond inside curb line
- 5). Trim back jasmine beyond inside curb line
- 6). Newly installed Japanese Blueberry tree look healthy and vibrant.

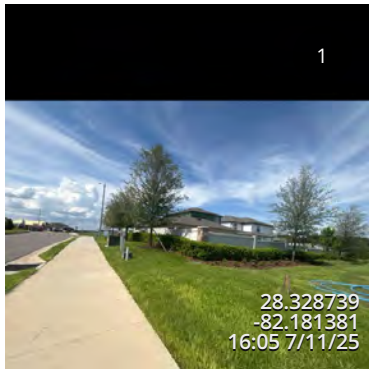


ITEM 2 - CLINTON AVENUE EAST LANDSCAPE

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

1). Landscape beds and Sod is well maintained.



ITEM 3 - CLINTON AVE WEST LANDSCAPE BEDS

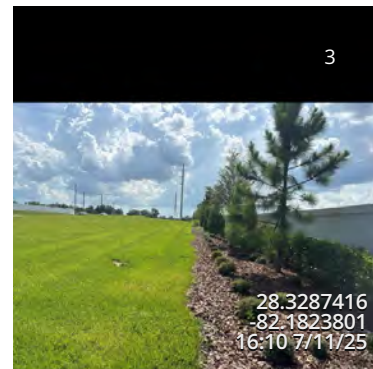
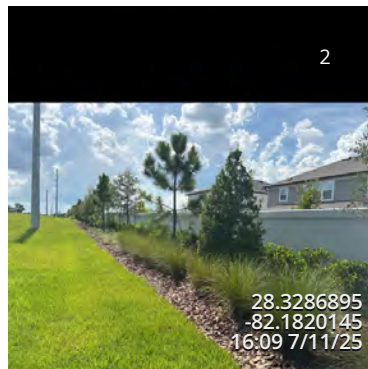
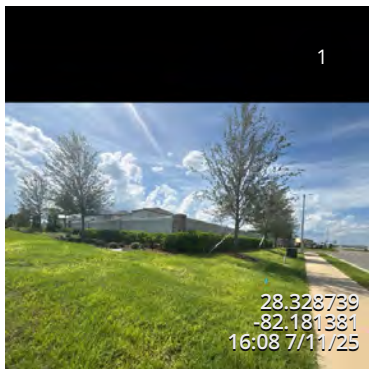
Assigned To: Steadfast

Item Completed: Yes

1). West view

2). Mulch application has been newly installed

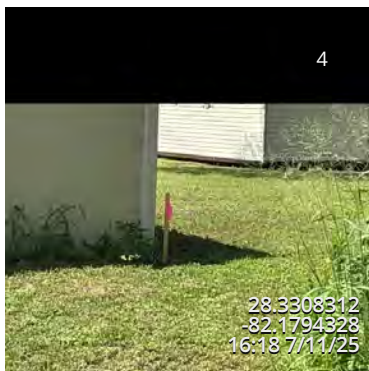
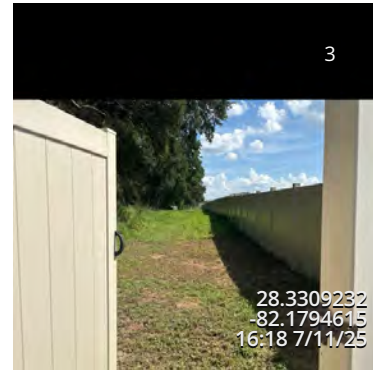
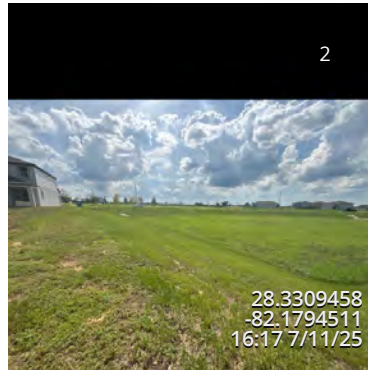
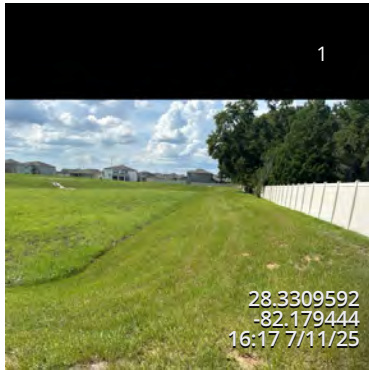
3). Define the soft edge and remove all debris and trash inside mulch bed.



ITEM 4 - TOPIANO LOOP EASEMENT

Assigned To: Steadfast

- 1). Pond banks have been mowed
- 2). Send completion date when base mowing has been completed.
- 3). Easement gate.
- 4). Maintain from red marker lines to CDD fence.
- 5). Mow area from gate access to Clinton Ave. easement. 7/28/25

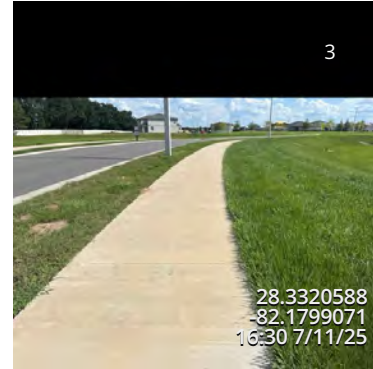


ITEM 5 - HILLTOP FARMS DRIVE

Assigned To: Steadfast

Item Completed: Yes

- 1). Tarp has been removed by Steadfast.
- 2). West pond - send service date when mowing has been completed
- 3). Edge all CDD sidewalks

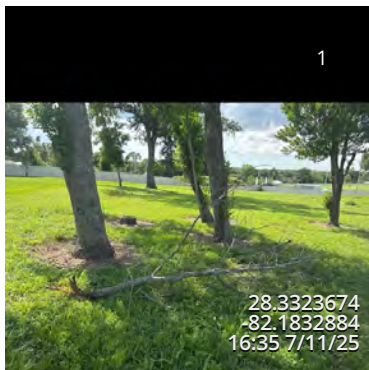


ITEM 6 - BARREL DRIVE

Assigned To: Steadfast

Item Completed: Yes

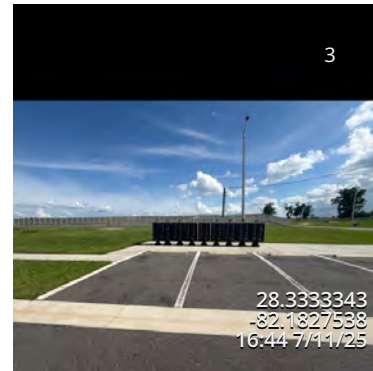
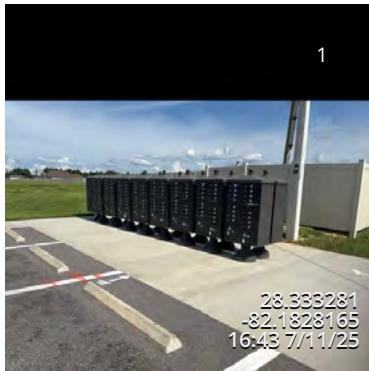
- 1). Remove fallen branch
- 2). Keep overgrowth off of all CDD fencing
- 3). Perimeter spraying and tree rings are well managed.



ITEM 7 - PINDROS MAILBOX KIOSK

Assigned To: District

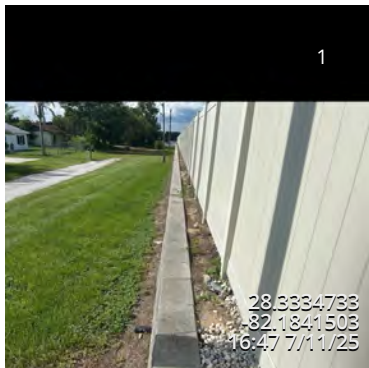
Mailboxes are clean and orderly.



ITEM 8 - MICHAEL STREET FENCE LINE

Assigned To: Steadfast

- 1). Outside fence line is being maintained. ***Spray the new weed growth on the next visit
- 2). Farrier Dr slope is well maintained
- 3). Al street wall is well maintained

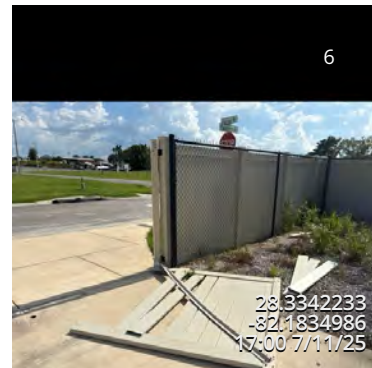
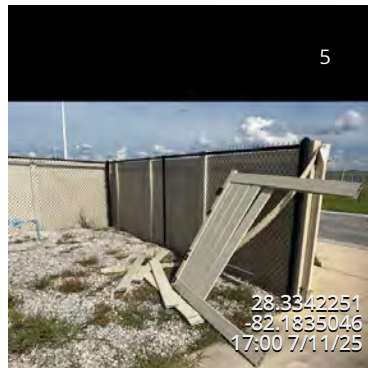
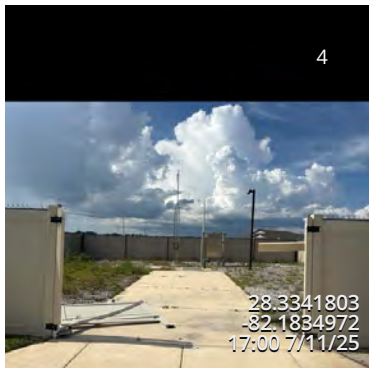
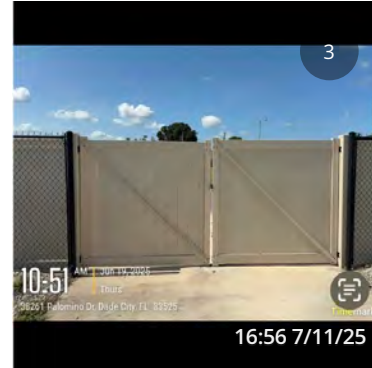
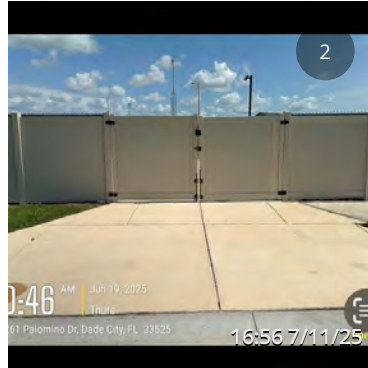
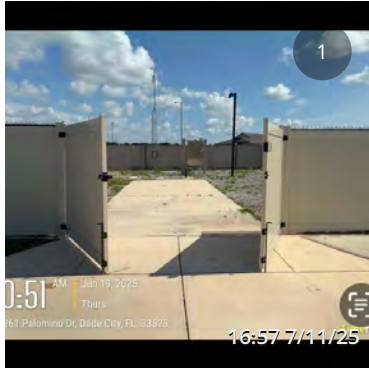


ITEM 9 - PALOMINO DRIVE - LIFT STATION

Assigned To: District

1-2-3). After photos taken on 6/19/25 by Inframark Maintenance Solutions after completing fence damage repair.

4-5-6). Fence has been damaged again. While standing in this area the wind gust is steady and may be could the cause of damages.



ITEM 10 - PALOMINO POND

Assigned To: District Engineer

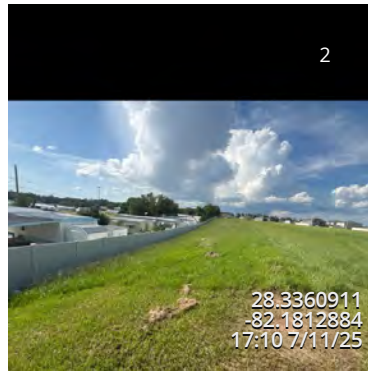
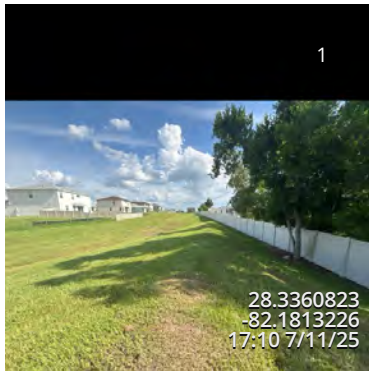
Control structure is being investigated by the District Engineer



ITEM 11 - STIRRUP DRIVE

Assigned To: Steadfast

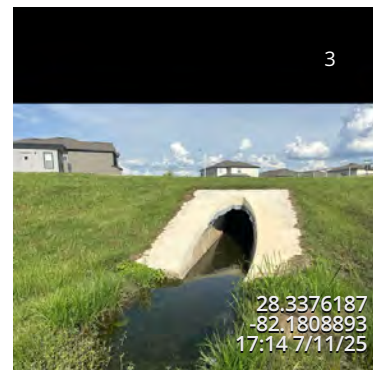
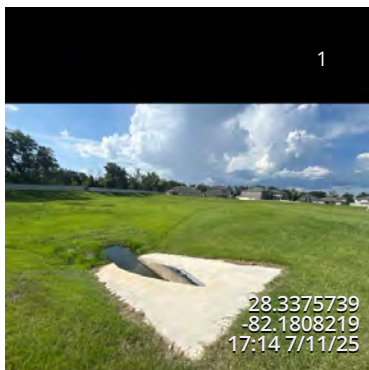
Banks and base mowing is maintained.



ITEM 12 - MCDONALD STREET POND

Assigned To: Steadfast

Control structure is clear of debris



ITEM 13 - NORTH EAST POND

Assigned To: Steadfast

Item Completed: Yes

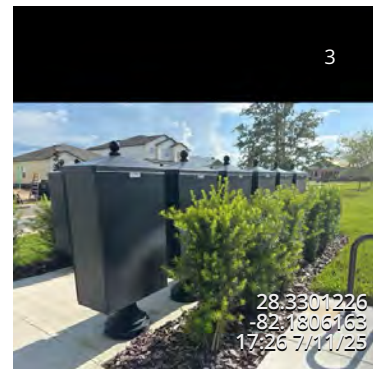
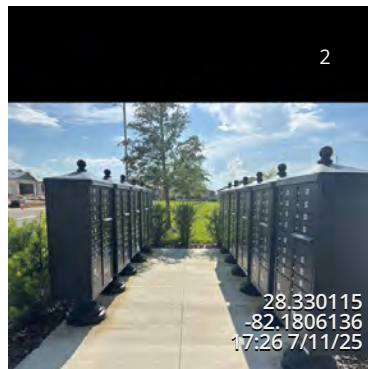
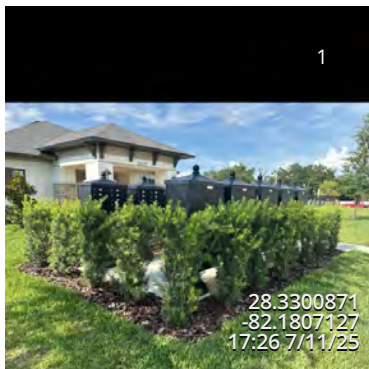
- 1). North east pond - banks have been mowed.
- 2-3). Send date when base mowing have been completed.
- 4). Clear around control structures.



ITEM 14 - AMENITY CENTER MAILBOX KIOSK

Assigned To: District

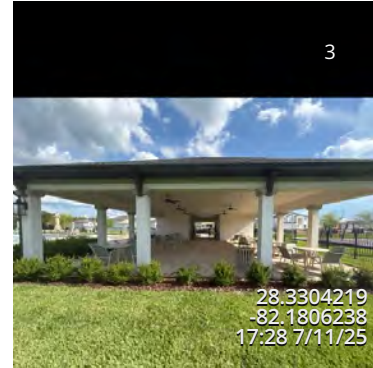
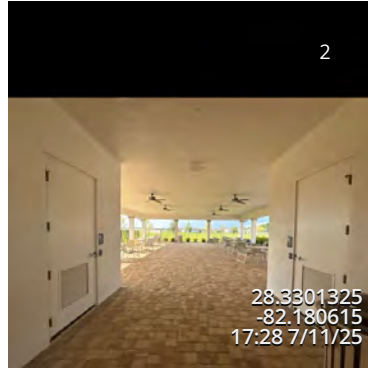
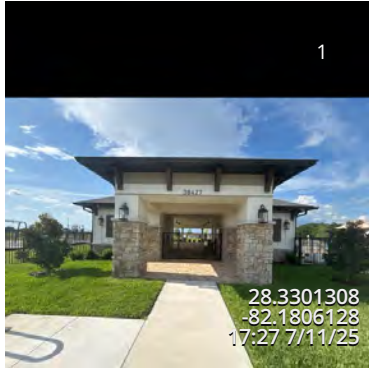
Mailbox kiosk is well maintained.



ITEM 15 - AMENITY CENTER

Assigned To: District

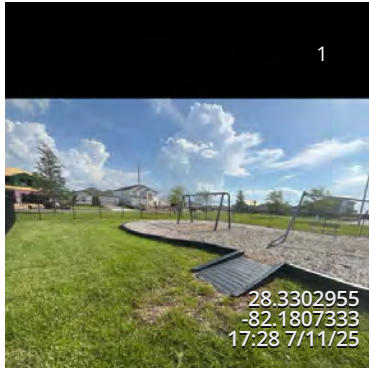
- 1). Amenity center is clean and orderly.
- 2). Bathrooms are clean and operational.
- 3). Pool furniture is clean.



ITEM 16 - AMENITY PLAYGROUND

Assigned To: Steadfast

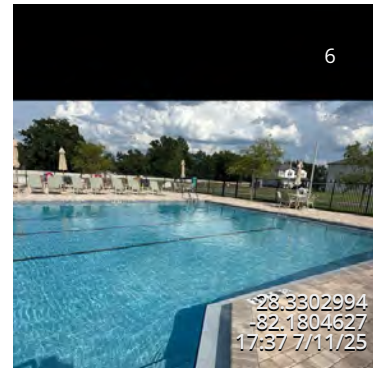
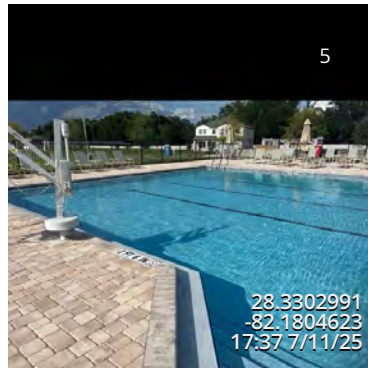
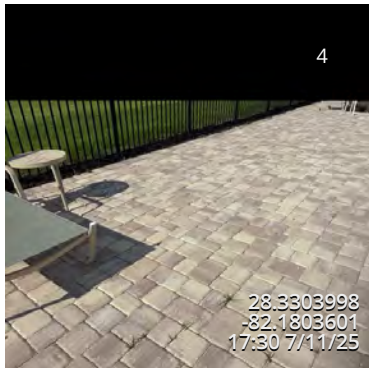
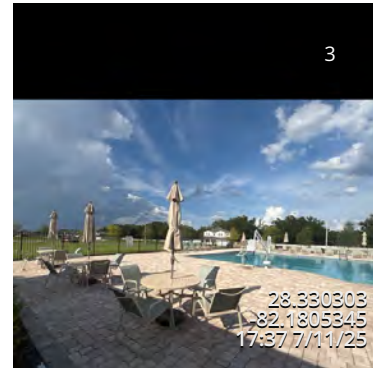
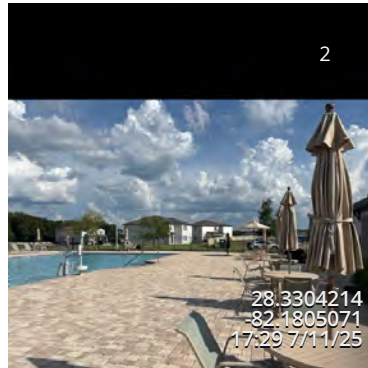
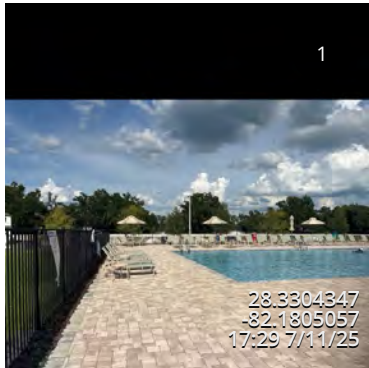
Playground sod and area is well maintained.



ITEM 17 - AMENITY CENTER POOL

Assigned To: Steadfast

- 1). Pool area is clean and orderly
- 2). Pool furniture operational
- 3). Umbrellas are functioning
- 4). Treat and remove all crack weeds on pool deck
- 5). ADA chair functioning and out of water.
- 6). Pool is clear and blue



Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 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	\$ 12,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,807
Cash in Transit	8,130	2,033	-	-	-	-	-	10,163
Due From Other Funds	3,401	-	109,744	-	-	-	-	113,145
Investments:								
Acquisition & Construction Account	-	-	-	4,822	362	-	-	5,184
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	220,067	129,804	-	-	-	-	349,871
Amount To Be Provided	-	-	-	-	-	-	8,245,000	8,245,000
TOTAL ASSETS	\$ 24,338	\$ 389,576	\$ 355,648	\$ 4,822	\$ 362	\$ 8,245,000	\$ 9,019,746	
LIABILITIES								
Accounts Payable	\$ 24,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,693
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	-	111,058	-	3	2,084	-	-	113,145
TOTAL LIABILITIES	74,693	111,058	-	3	2,084	8,245,000	8,432,838	
FUND BALANCES								
Restricted for:								
Debt Service	-	278,518	355,648	-	-	-	-	634,166
Capital Projects	-	-	-	4,819	-	-	-	4,819
Unassigned:	(50,355)	-	-	-	(1,722)	-	-	(52,077)
TOTAL FUND BALANCES	(50,355)	278,518	355,648	4,819	(1,722)	-	586,908	
TOTAL LIABILITIES & FUND BALANCES	\$ 24,338	\$ 389,576	\$ 355,648	\$ 4,822	\$ 362	\$ 8,245,000	\$ 9,019,746	

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 465	\$ 465	0.00%
Special Assmnts- Tax Collector	74,837	128,088	53,251	171.16%
Special Assmnts- CDD Collected	-	71,096	71,096	0.00%
Developer Contribution	315,498	25,000	(290,498)	7.92%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	224,674	(165,661)	57.56%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	4,200	3,000	58.33%
ProfServ-Dissemination Agent	5,000	4,167	833	83.34%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	3,750	1,250	75.00%
Assessment Roll	-	4,167	(4,167)	0.00%
District Counsel	15,000	27,292	(12,292)	181.95%
District Engineer	5,400	5,161	239	95.57%
Administrative Services	4,500	4,613	(113)	102.51%
District Manager	25,000	21,670	3,330	86.68%
Accounting Services	12,000	13,900	(1,900)	115.83%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	134	366	26.80%
Rentals & Leases	500	1,666	(1,166)	333.20%
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	(56)	5,056	-1.12%
Website Administration	1,200	2,000	(800)	166.67%
Information Technology	500	500	-	100.00%
Miscellaneous Expenses	250	32	218	12.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	605	(430)	345.71%
Total Administration	109,725	98,425	11,300	89.70%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	834	666	55.60%
Electricity - Streetlights	42,275	26,858	15,417	63.53%
Utility - Water	10,000	2,591	7,409	25.91%
Total Electric Utility Services	53,775	30,283	23,492	56.31%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	96,132	20,403	82.49%
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	110,516	51,419	68.25%
<u>Parks and Recreations</u>				
Field Services	12,000	15,000	(3,000)	125.00%
Clubhouse - Facility Janitorial Service	7,200	4,500	2,700	62.50%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	640	310	67.37%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	11,167	(8,667)	446.68%
Access Control Maintenance & Repair	2,000	3,246	(1,246)	162.30%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	35,600	35,953	(353)	100.99%
<u>Contingency</u>				
Misc-Contingency	18,800	8,060	10,740	42.87%
Total Contingency	18,800	8,060	10,740	42.87%
TOTAL EXPENDITURES	384,835	283,237	101,598	73.60%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(58,563)	(64,063)	-1064.78%
<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	\$ (58,563)	\$ (75,063)	-1064.78%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,208		
FUND BALANCE, ENDING		\$ (50,355)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 12,787	\$ 12,787	0.00%
Special Assmnts- Tax Collector	333,303	336,690	3,387	101.02%
TOTAL REVENUES	333,303	349,477	16,174	104.85%
<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	-	17,446	17,446	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		261,072		
FUND BALANCE, ENDING		\$ 278,518		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 8,209	\$ 8,209	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	232,200	232,200	0.00%
TOTAL REVENUES	229,905	240,409	10,504	104.57%
<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	-	9,316	9,316	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		346,332		
FUND BALANCE, ENDING		\$ 355,648		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 157	\$ 157	0.00%
TOTAL REVENUES	-	157	157	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	157	157	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		\$ 4,819		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 13	\$ 13	0.00%
TOTAL REVENUES	-	13	13	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	13	13	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,735)		
FUND BALANCE, ENDING		<u>\$ (1,722)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	12,806.96	Statement Balance	49,537.43
		Outstanding Deposits	6,160.18
Positive Adjustments	0.00		
Subtotal	12,806.96	Subtotal	55,697.61
Negative Adjustments	0.00	Outstanding Checks	-42,890.65
Ending G/L Balance	12,806.96	Ending Balance	12,806.96

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/03/2025	Payment	BD00052	Special Assmnts-CDD Collected	Deposit No. BD00052	1,247.29	1,247.29	0.00
06/10/2025		JE000607	Special Assmnts-Tax Collector	Pasco County Tax Distrib. - May'25	8,365.68	8,365.68	0.00
06/17/2025	Payment	BD00054	Special Assmnts-Tax Collector	Deposit No. BD00054	2,788.56	2,788.56	0.00
06/18/2025	Payment	BD00055	Special Assmnts-CDD Collected	Deposit No. BD00055	16,214.77	16,214.77	0.00
06/26/2025	Payment	BD00056	Special Assmnts-CDD Collected	Deposit No. BD00056	2,494.58	2,494.58	0.00
Total Deposits					31,110.88	31,110.88	0.00
Checks							
							0.00
05/21/2025	Payment	1323	INFRAMARK LLC	Check for Vendor V00014	-7,650.00	-7,650.00	0.00
05/28/2025	Payment	1324	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
05/29/2025	Payment	1326	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
05/29/2025	Payment	1327	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
06/04/2025	Payment	1328	CITY OF DADE CITY	Check for Vendor V00044	-575.35	-575.35	0.00
06/04/2025	Payment	1329	GRAU AND ASSOCIATES	Check for Vendor V00023	-3,000.00	-3,000.00	0.00
06/04/2025	Payment	1330	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00024	-190.00	-190.00	0.00
06/04/2025	Payment	1331	TAMPA ELECTRIC	Check for Vendor V00015	-3,689.23	-3,689.23	0.00
06/19/2025	Payment	1332	COOPER POOLS INC.	Check for Vendor V00053	-1,446.92	-1,446.92	0.00
06/19/2025	Payment	1334	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005	-70.32	-70.32	0.00
06/19/2025	Payment	1335	REDWIRE LLC	Check for Vendor V00033	-2,836.10	-2,836.10	0.00
06/19/2025	Payment	1336	STEADFAST MAINTENANCE CHARTER	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
06/26/2025	Payment	DD430	COMMUNICATION S ACH	Payment of Invoice 000778	-79.98	-79.98	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 06-25

Statement Date 06/30/2025

Total Checks				-28,115.90	-28,115.90	0.00
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Adjustments

Total Adjustments

Outstanding Checks

05/29/2025	Payment	1325	INFRAMARK LLC	Check for Vendor V00014	-165.86
06/09/2025		JE000608	Special Assmnts- Tax Collector	REV WRONG DATE: Pasco County Tax Distrib. - Apr'25	-2,788.56
06/09/2025		JE000609	Interest - Tax Collector	REV WRONG DATE: Pasco County Tax - Q1'25 Interest	-102.81
06/19/2025	Payment	1333	HILLTOP POINT CDD	Check for Vendor V00018	-10,162.90
06/25/2025	Payment	1337	INFRAMARK LLC	Check for Vendor V00014	-29,270.52
06/27/2025	Payment	1338	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00
06/27/2025	Payment	1339	LEE R. THOMPSON	Check for Vendor V00011	-200.00
Total Outstanding Checks					-42,890.65

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
06/09/2025	JE000605	Pasco County Tax - Q1'25	102.81
06/09/2025	JE000606	Pasco County Tax Distrib. -	2,788.56
Total Outstanding Deposits			6,160.18

Seventh Order of Business

7C

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2025 to 05/31/2025

(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	1317	05/08/25	BLUE LIFE POOL SERVICE LLC	18227	pool maintenance- April	pool maintenance - April 25	534078-57200	\$1,200.00
001	1317	05/08/25	BLUE LIFE POOL SERVICE LLC	18228	pool maintenance - May 25	Contracts-Pools	534078-57200	\$1,200.00
001	1318	05/08/25	JOHN C. BLAKLEY	JB-043025	BOARD 4/30/25	Supervisor Fees	511100-51101	\$200.00
001	1319	05/08/25	LEE R. THOMPSON	LT-043025	BOARD 4/30/25	Supervisor Fees	511100-51101	\$200.00
001	1320	05/08/25	STEADFAST MAINTENANCE	SA-11711	landscape Maintenance - May 25	Landscape Maintenance	546300-53908	\$7,478.00
001	1321	05/08/25	TAMPA ELECTRIC	042925 211032797113	ELECTRIC 03/25/25-04/23/25	ELECTRIC	543007-53100	\$629.45
001	1321	05/08/25	TAMPA ELECTRIC	042925 211030340973	ELECTRIC 03/25/25-04/23/25	ELECTRIC	543007-53100	\$35.57
001	1321	05/08/25	TAMPA ELECTRIC	042925 221008717698	ELECTRIC 03/25/25-04/23/25	ELECTRIC	543007-53100	\$212.36
001	1321	05/08/25	TAMPA ELECTRIC	042925 221009022809	ELECTRIC 03/25/25-04/23/25	ELECTRIC	543007-53100	\$978.08
001	1321	05/08/25	TAMPA ELECTRIC	042925 221008717680	ELECTRIC 03/25/25-04/23/25	ELECTRIC	543007-53100	\$37.85
001	1321	05/08/25	TAMPA ELECTRIC	042925 221008701015	ELECTRIC 03/25/25-04/23/25	ELECTRIC	543007-53100	\$1,875.34
001	1322	05/21/25	ERIN MCCORMICK LAW PA	10827	Legal through 05/13	District Counsel	531146-51401	\$1,001.15
001	1323	05/21/25	INFRAMARK LLC	149118	Inframark Management Inv - May 25	Accounting Services - May 25	532001-51301	\$750.00
001	1323	05/21/25	INFRAMARK LLC	149118	Inframark Management Inv - May 25	Administration - May 25	531148-51301	\$375.00
001	1323	05/21/25	INFRAMARK LLC	149118	Inframark Management Inv - May 25	District Management May 25	531150-51301	\$2,083.33
001	1323	05/21/25	INFRAMARK LLC	149118	Inframark Management Inv - May 25	Technology / Data Storage - May 25	549942-51301	\$50.00
001	1323	05/21/25	INFRAMARK LLC	149118	Inframark Management Inv - May 25	Website Maintenance / Admin - May 25	549936-51301	\$100.00
001	1323	05/21/25	INFRAMARK LLC	149118	Inframark Management Inv - May 25	Dissemination Services - May 25	531012-51301	\$416.67
001	1323	05/21/25	INFRAMARK LLC	149118	Inframark Management Inv - May 25	Rentals & Leases - May 25	544025-51301	\$50.00
001	1323	05/21/25	INFRAMARK LLC	149119	Inframark Management Inv - May 25	Retrobilling April 25	532001-51301	\$750.00
001	1323	05/21/25	INFRAMARK LLC	149119	Inframark Management Inv - May 25	Administration Retrobilling April 25	531148-51301	\$375.00
001	1323	05/21/25	INFRAMARK LLC	149119	Inframark Management Inv - May 25	District Management Retrobilling April 25	531150-51301	\$2,083.33
001	1323	05/21/25	INFRAMARK LLC	149119	Inframark Management Inv - May 25	Technology / Data Storage Retrobilling April 25	549942-51301	\$50.00
001	1323	05/21/25	INFRAMARK LLC	149119	Inframark Management Inv - May 25	Website Maintenance Retrobilling April 25	549936-51301	\$100.00
001	1323	05/21/25	INFRAMARK LLC	149119	Inframark Management Inv - May 25	Dissemination Services Retrobilling April 25	531012-51301	\$416.67
001	1323	05/21/25	INFRAMARK LLC	149119	Inframark Management Inv - May 25	Rental / Leases Retrobilling April 25	544025-51301	\$50.00
001	1324	05/28/25	JNJ AMENITY SERVICES LLC	0555	janitorial service	Miscellaneous Services	549001-57200	\$700.00
001	1325	05/29/25	INFRAMARK LLC	150092	Meeting Room Rental / Domain Renewal	Meeting room rental cost	544025-51301	\$165.86
001	1326	05/29/25	JOHN C. BLAKLEY	JB-032625	BOARD 3/26/25	Supervisor Fees	511100-51101	\$200.00
001	1327	05/29/25	LEE R. THOMPSON	LT-032625	BOARD 3/26/25	Supervisor Fees	511100-51101	\$200.00
001	DD429	05/26/25	CHARTER COMMUNICATIONS ACH	0162402050925	ELECTRIC 05/09/25-06/08/25	INTERNET SERVICE	541016-57200	\$79.98
Fund Total								\$24,043.64

Total Checks Paid	\$24,043.64
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(Sorted by Check / ACH No.)

201	1333	06/19/25	HILLTOP POINT CDD	06162025 - 01	FY25 TAX DIST ID 06.17.2025	SERIES 2022-1 FY25 TAX DIST ID 06.17.2025	103200	\$2,032.58
							Fund Total	\$2,032.58

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$59,199.32
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Seventh Order of Business

7D

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	4/1/2025	18227	\$1,200.00	\$1,200.00	pool maintenance - April 25
BLUE LIFE POOL SERVICE LLC	5/2/2025	18228	\$1,200.00	\$1,200.00	pool maintenance - May 25
CHARTER COMMUNICATIONS ACH	5/9/2025	0162402050925	\$79.98	\$79.98	INTERNET SERVICE
INFRAMARK LLC	5/2/2025	149118	\$750.00		Accounting Services - May 25
INFRAMARK LLC	5/2/2025	149118	\$375.00		Administration - May 25
INFRAMARK LLC	5/2/2025	149118	\$2,083.33		District Management May 25
INFRAMARK LLC	5/2/2025	149118	\$50.00		Technology / Data Storage - May 25
INFRAMARK LLC	5/2/2025	149118	\$100.00		Website Maintenance / Admin - May 25
INFRAMARK LLC	5/2/2025	149118	\$416.67		Dissemination Services - May 25
INFRAMARK LLC	5/2/2025	149118	\$50.00	\$3,825.00	Rentals & Leases - May 25
INFRAMARK LLC	5/2/2025	149119	\$750.00		Retrobilling April 25
INFRAMARK LLC	5/2/2025	149119	\$375.00		Administration Retrobilling April 25
INFRAMARK LLC	5/2/2025	149119	\$2,083.33		District Management Retrobilling April 25
INFRAMARK LLC	5/2/2025	149119	\$50.00		Technology / Data Storage Retrobilling April 25
INFRAMARK LLC	5/2/2025	149119	\$100.00		Website Maintenance Retrobilling April 25
INFRAMARK LLC	5/2/2025	149119	\$416.67		Dissemination Services Retrobilling April 25
INFRAMARK LLC	5/2/2025	149119	\$50.00	\$3,825.00	Rental / Leases Retrobilling April 25
JNJ AMENITY SERVICES LLC	5/21/2025	0555	\$700.00	\$700.00	Janitorial Service
STEADFAST MAINTENANCE	5/1/2025	SA-11711	\$7,478.00	\$7,478.00	LANDSCAPE MAINTENANCE - May 25
Monthly Contract Subtotal			\$18,307.98	\$18,307.98	
Variable Contract					
CITY OF DADE CITY	5/22/2025	052225-7-01	\$575.35	\$575.35	Water Services 3/21 - 04/21
ERIN MCCORMICK LAW PA	5/13/2025	10827	\$1,001.15	\$1,001.15	Legal through 05/13
Variable Contract Subtotal			\$1,576.50	\$1,576.50	
Utilities					
TAMPA ELECTRIC	4/29/2025	042925 211032797113	\$629.45	\$629.45	ELECTRIC
TAMPA ELECTRIC	4/29/2025	042925 211030340973	\$35.57	\$35.57	ELECTRIC

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	4/29/2025	042925 221008717698	\$212.36	\$212.36	ELECTRIC
TAMPA ELECTRIC	4/29/2025	042925 221009022809	\$978.08	\$978.08	ELECTRIC
TAMPA ELECTRIC	4/29/2025	042925 221008717680	\$37.85	\$37.85	ELECTRIC
TAMPA ELECTRIC	4/29/2025	042925 221008701015	\$1,875.34	\$1,875.34	ELECTRIC
Utilities Subtotal			\$3,768.65	\$3,768.65	
Regular Services					
JOHN C. BLAKLEY	4/30/2025	JB-043025	\$200.00	\$200.00	BOARD 4/30/25
JOHN C. BLAKLEY	3/26/2025	JB-032625	\$200.00	\$200.00	BOARD 3/26/25
LEE R. THOMPSON	4/30/2025	LT-043025	\$200.00	\$200.00	BOARD 4/30/25
LEE R. THOMPSON	3/26/2025	LT-032625	\$200.00	\$200.00	BOARD 3/26/25
Regular Services Subtotal			\$800.00	\$800.00	
Additional Services					
INFRAMARK LLC	5/28/2025	150092	\$165.86	\$165.86	Meeting room rental cost
Additional Services Subtotal			\$165.86	\$165.86	
TOTAL			\$24,618.99	\$24,618.99	

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18227	04/01/2025	\$1,200.00	05/01/2025	Net 30	

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

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18228	05/02/2025	\$1,200.00	06/01/2025	Net 30	

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

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

May 9, 2025
Invoice Number: 0162402050925
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 05/09/25 through 06/08/25
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 05/26/25	
Total Due by Auto Pay	\$79.98

NEWS AND INFORMATION

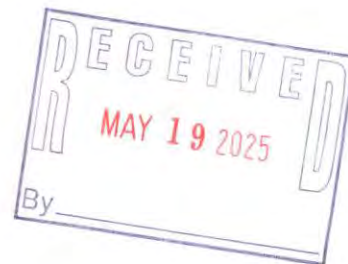
NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, **we have upgraded your Internet speed to 750 Mbps at no additional cost.** Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Call 1-866-738-0242 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 1-844-939-0524 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 05102025 NNNNNNNN 01 001015 0004

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

May 9, 2025

HILLTOP POINT CDD

Invoice Number: 0162402050925
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: 0162402050925
 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 05102025 NNNNNNNN 01 001015 0004

Charge Details

Previous Balance		79.98
EFT Payment	04/26	-79.98
Remaining Balance		\$0.00

Payments received after 05/09/25 will appear on your next bill.

Service from 05/09/25 through 06/08/25

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**.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149118

DATE

5/2/2025

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

BILL TO

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

Services provided for the Month of: May 2025

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

Subtotal \$3,825.00

Tax \$0.00

Total Due \$3,825.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149119

DATE

5/2/2025

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

BILL TO

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services (Retrobilling April 2025)	1	Ea	750.00		750.00
Administration (Retrobilling April 2025)	1	Ea	375.00		375.00
District Management (Retrobilling April 2025)	1	Ea	2,083.33		2,083.33
Technology/Data Storage (Retrobilling April 2025)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling April 2025)	1	Ea	100.00		100.00
Dissemination Services (Retrobilling April 2025)	1	Ea	416.67		416.67
Rental & Leases(Retrobilling April 2025)	1	Ea	50.00		50.00
Subtotal					3,825.00

Subtotal

\$3,825.00

Tax

\$0.00

Total Due

\$3,825.00

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

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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.

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.: 0555
Invoice date: 05/21/2025
Due date: 06/01/2025

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 - May 2025.

View and pay



Steadfast Alliance

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

Invoice

Date	Invoice #
5/1/2025	SA-11711

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
				Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Services @ Hilltop Point for the month dated on this invoice				
	Common Areas				
1	Landscape Maintenance		5,236.00		5,236.00
1	Fertilization Plan		75.00		75.00
	Amenity Center				
1	Landscape Maintenance		1,780.00		1,780.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		237.00		237.00

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

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	03/21/2025	04/21/2025	31	05/22/2025	07/01/2025	06/16/2025

-----CURRENT-----				-----PREVIOUS-----				CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE					
05/21/2025	156	04/16/2025	145	1100	WATER			49.76	
05/20/2025	3668	04/15/2025	2794	87400	IRRIGATION			312.88	
				1100	SEWER			161.18	
					GARBAGE			15.26	
					Utility Tax			36.27	

AMOUNT DUE AFTER 06/16/2025 **\$575.35**
\$580.35

CONSUMPTION COMPARISON RATE TABLE: 105
THIS YEAR LAST YEAR
CONSUMPTION: 1100 000
DAYS IN PERIOD: 35 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.

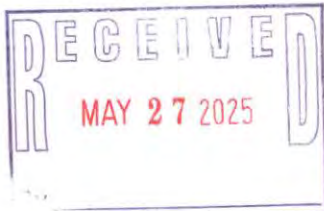
Meters are read in units. Each unit = 100 gallons. Usage is displayed in 100 gallon increments.

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



03384270100057535000580358



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

Account Number	Amount Due
03-38427-01	\$575.35
Due Date	After Due Date Pay
06/16/2025	\$580.35
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.



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
05/13/2025	10827
Terms	Service Through
	05/13/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
04/21/2025	Erin R McCormick	Review of emails from Tatiana Pagan and Bryan Radcliff regarding Policies prohibiting trespassing and fishing;	0.10	\$ 42.50
04/29/2025	Erin R McCormick	Review of Agenda, Minutes and backup materials	0.60	\$ 255.00
04/30/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	1.40	\$ 595.00
05/02/2025	Erin R McCormick	Review of notes and to-do items from Board meeting	0.20	\$ 85.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
04/30/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 23.65

Total Hours	2.30 hrs
Total Work	\$ 977.50
Total Expenses	\$ 23.65
Total Invoice Amount	\$ 1,001.15
Previous Balance	\$ 1,851.15
4/30/2025 Payment - Check Split Payment	(\$1,851.15)
Balance (Amount Due)	\$ 1,001.15



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

Statement Date: April 29, 2025

Amount Due: \$629.45

Due Date: May 20, 2025

Account #: 211032797113

Account Summary

Current Service Period: March 25, 2025 - April 23, 2025

Previous Amount Due	\$771.30
Payment(s) Received Since Last Statement	-\$771.30

Current Month's Charges	\$629.45
-------------------------	----------

Amount Due by May 20, 2025	\$629.45
----------------------------	----------

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 **16.06% lower** than it was in your previous period.



Scan here to view your account online.

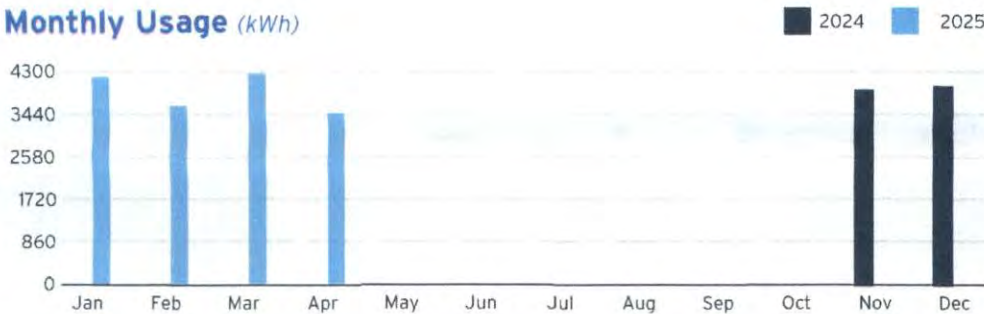
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Monthly Usage (kWh)



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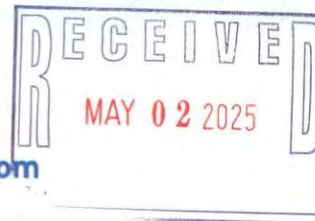
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Account #: 211032797113

Due Date: May 20, 2025

Amount Due: \$629.45

Payment Amount: \$ _____

622989361603



00002558 FTECO104292522341510 00000 03 01000000 13596 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.

6229893616032110327971130000000629453



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

Account #: 211032797113
Statement Date: April 29, 2025
Charges Due: May 20, 2025

Meter Read

Meter Location: AMENITY

Service Period: Mar 25, 2025 - Apr 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000922033	04/23/2025	43,279	39,830	3,449 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,449 kWh @ \$0.08641/kWh	\$298.03
Fuel Charge	3,449 kWh @ \$0.03083/kWh	\$106.33
Storm Protection Charge	3,449 kWh @ \$0.00577/kWh	\$19.90
Clean Energy Transition Mechanism	3,449 kWh @ \$0.00418/kWh	\$14.42
Storm Surcharge	3,449 kWh @ \$0.02121/kWh	\$73.15
Florida Gross Receipt Tax		\$13.61
Electric Service Cost		\$544.34
Franchise Fee		\$35.65
Municipal Public Service Tax		\$49.46
Total Electric Cost, Local Fees and Taxes		\$629.45

Total Current Month's Charges

\$629.45

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

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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.



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

Statement Date: April 29, 2025

Amount Due: \$35.57

Due Date: May 20, 2025

Account #: 211030340973

Account Summary

Current Service Period: March 25, 2025 - April 23, 2025

Previous Amount Due	\$37.90
Payment(s) Received Since Last Statement	-\$37.90

Current Month's Charges	\$35.57
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Amount Due by May 20, 2025 \$35.57

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

Your Energy Insight

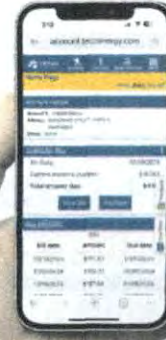


Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

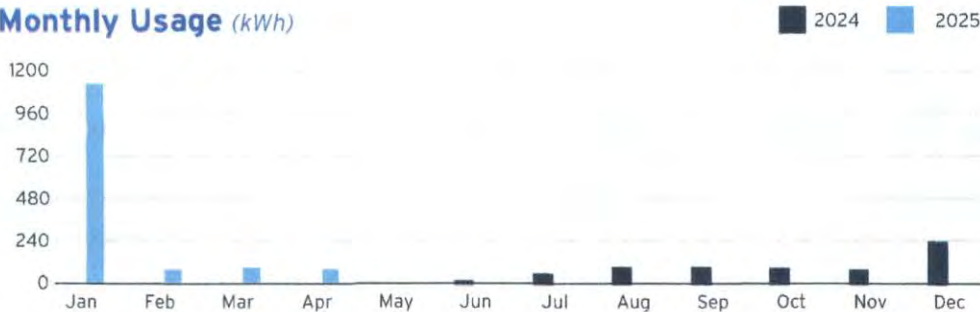
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Monthly Usage (kWh)



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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.

Account #: 211030340973

Due Date: May 20, 2025

Amount Due: \$35.57

Payment Amount: \$ _____

642742399993



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.

6427423999932110303409730000000035571



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

Account #: 211030340973
Statement Date: April 29, 2025
Charges Due: May 20, 2025

Meter Read

Service Period: Mar 25, 2025 - Apr 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	04/23/2025	1,931	1,858	73 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	73 kWh @ \$0.08641/kWh	\$6.31
Fuel Charge	73 kWh @ \$0.03083/kWh	\$2.25
Storm Protection Charge	73 kWh @ \$0.00577/kWh	\$0.42
Clean Energy Transition Mechanism	73 kWh @ \$0.00418/kWh	\$0.31
Storm Surcharge	73 kWh @ \$0.02121/kWh	\$1.55
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.50
Franchise Fee		\$2.00
Municipal Public Service Tax		\$3.07
Total Electric Cost, Local Fees and Taxes		\$35.57

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$35.57

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

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<div> Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged. </div>		<div> Phone Toll Free: 866-689-6469 </div>		<div> 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) </div>	
				<div> Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909 </div>	

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

Statement Date: April 29, 2025

Amount Due: \$212.36

Due Date: May 20, 2025

Account #: 221008717698

Account Summary

Current Service Period: March 25, 2025 - April 23, 2025

Previous Amount Due	\$58.65
Payment(s) Received Since Last Statement	-\$58.65
Current Month's Charges	\$212.36

Amount Due by May 20, 2025 \$212.36

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 **500% higher** than the same period last year.



Your average daily kWh used was **2.7% lower** than it was in your previous period.



Scan here to view your account online.

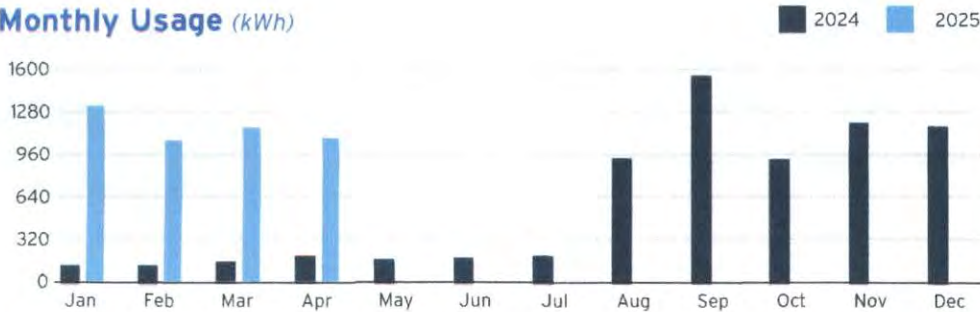
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Monthly Usage (kWh)



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



Account #: 221008717698

Due Date: May 20, 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: \$212.36

Payment Amount: \$ _____

626693073297

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.

6266930732972210087176980000000212366



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

Account #: 221008717698
Statement Date: April 29, 2025
Charges Due: May 20, 2025

Meter Read

Service Period: Mar 25, 2025 - Apr 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000809854	04/23/2025	11,942	10,864	1,078 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,078 kWh @ \$0.08641/kWh	\$93.15
Fuel Charge	1,078 kWh @ \$0.03083/kWh	\$33.23
Storm Protection Charge	1,078 kWh @ \$0.00577/kWh	\$6.22
Clean Energy Transition Mechanism	1,078 kWh @ \$0.00418/kWh	\$4.51
Storm Surcharge	1,078 kWh @ \$0.02121/kWh	\$22.86
Florida Gross Receipt Tax		\$4.59
Electric Service Cost		\$183.46
Franchise Fee		\$12.02
Municipal Public Service Tax		\$16.88
Total Electric Cost, Local Fees and Taxes		\$212.36

Total Current Month's Charges

\$212.36

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

Ways To Pay Your Bill



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Credit or Debit Card

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Phone:
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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
38427 GARRON PL
DADE CITY, FL 33525

Statement Date: April 29, 2025

Amount Due: \$978.08

Due Date: May 20, 2025

Account #: 221009022809

Account Summary

Current Service Period: March 25, 2025 - April 23, 2025

Previous Amount Due	\$83.09
Payment(s) Received Since Last Statement	-\$83.09
Current Month's Charges	\$978.08

Amount Due by May 20, 2025 \$978.08

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



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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 #: 221009022809

Due Date: May 20, 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: \$978.08

Payment Amount: \$ _____

632865892284

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.

6328658922842210090228090000000978085



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: April 29, 2025
Charges Due: May 20, 2025

Service Period: Mar 25, 2025 - Apr 23, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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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All Other

Correspondences:
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Tampa, FL 33601-0111

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TampaElectric.com

Phone:

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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
12142 FARRIER DR, LFT STAT
DADE CITY, FL 33525

Statement Date: April 29, 2025

Amount Due: \$37.85

Due Date: May 20, 2025
Account #: 221008717680

Account Summary

Current Service Period: March 25, 2025 - April 23, 2025

Previous Amount Due	\$38.25
Payment(s) Received Since Last Statement	-\$38.25
Current Month's Charges	\$37.85

Amount Due by May 20, 2025 \$37.85

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

Your Energy Insight

- Your average daily kWh used was **275% 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.

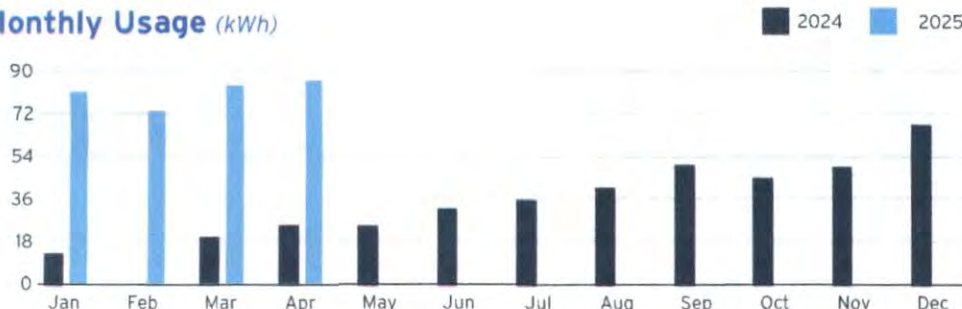
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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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Monthly Usage (kWh)



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

Account #: 221008717680
Due Date: May 20, 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: \$37.85

Payment Amount: \$ _____

626693073296

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.

6266930732962210087176800000000037854



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

Account #: 221008717680
Statement Date: April 29, 2025
Charges Due: May 20, 2025

Meter Read

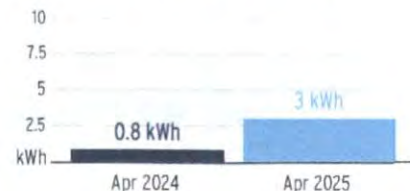
Service Period: Mar 25, 2025 - Apr 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	04/23/2025	792		706		86 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	86 kWh @ \$0.08641/kWh	\$7.43
Fuel Charge	86 kWh @ \$0.03083/kWh	\$2.65
Storm Protection Charge	86 kWh @ \$0.00577/kWh	\$0.50
Clean Energy Transition Mechanism	86 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	86 kWh @ \$0.02121/kWh	\$1.82
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.47
Franchise Fee		\$2.13
Municipal Public Service Tax		\$3.25
Total Electric Cost, Local Fees and Taxes		\$37.85

Total Current Month's Charges

\$37.85

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: April 29, 2025

Amount Due: \$1,875.34

Due Date: May 20, 2025
Account #: 221008701015

Account Summary

Current Service Period: March 25, 2025 - April 23, 2025

Previous Amount Due	\$1,875.34
Payment(s) Received Since Last Statement	-\$1,875.34

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

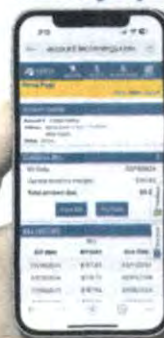
Amount Due by May 20, 2025	\$1,875.34
----------------------------	------------

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



Scan here to view your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Login at TECOaccount.com today!

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



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



Account #: 221008701015
Due Date: May 20, 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: \$1,875.34

Payment Amount: \$ _____

626693073295

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.

6266930732952210087010150000001875343



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: April 29, 2025
Charges Due: May 20, 2025

Service Period: Mar 25, 2025 - Apr 23, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

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All Other Correspondences:

Tampa Electric
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Tampa, FL 33601-0111

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Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
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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 CDD

Meeting Date: Wednesday, April 30, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NOT PAID	N/A
Aaron Spinks	✓	NOT PAID	N/A
John Blakley	✓	PAID	\$200
Lee Thompson	✓	PAID	\$200
Jared Rossi	✓	NOT PAID	N/A

DMS Staff Signature: _____

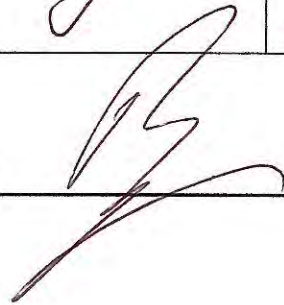
BRYAN MAXWELL

HILLTOP POINT CDD

Meeting Date: Wednesday, March 26, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NOT PAID	\$200
Aaron Spinks	✓	NOT PAID	\$200
John Blakley	✓	PAID	<u>\$200</u>
Lee Thompson	✓	PAID	<u>\$200</u>
Jared Rossi	✓	NOT PAID	\$200

DMS Staff Signature: _____

 BRYAN RADLOFF

HILLTOP POINT CDD

Meeting Date: Wednesday, April 30, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NOT PAID	N/A
Aaron Spinks	✓	NOT PAID	N/A
John Blakley	✓	PAID	\$200
Lee Thompson	✓	PAID	\$200
Jared Rossi	✓	NOT PAID	N/A

DMS Staff Signature: _____

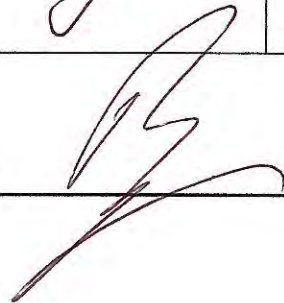
BRYAN MAXWELL

HILLTOP POINT CDD

Meeting Date: Wednesday, March 26, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	NOT PAID	\$200
Aaron Spinks	✓	NOT PAID	\$200
John Blakley	✓	PAID	<u>\$200</u>
Lee Thompson	✓	PAID	<u>\$200</u>
Jared Rossi	✓	NOT PAID	\$200

DMS Staff Signature: _____

 BRYAN RADLOFF



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150092

DATE

5/28/2025

BILL TO

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

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Bryan Radcliff 03-24-25 THE HOME DEPOT #0243 : Field Services Clubhouse Repairs \$13.36 / 03-31-25 SPRINGHILL SUITES LAND : CDD Meeting \$152.50	1	Ea	165.86		165.86
Subtotal					165.86

Subtotal	\$165.86
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Tax	\$0.00
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Total Due	\$165.86
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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.

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	6/9/2025	0162402060925	\$79.98	\$79.98	INTERNET SERVICE
COOPER POOLS INC.	6/9/2025	2025-770	\$1,446.92	\$1,446.92	June 25 - Pond Maintenance
INFRAMARK LLC	6/1/2025	150863	\$1,000.00		Accounting Services - June 25
INFRAMARK LLC	6/1/2025	150863	\$2,000.00		Accounting Serv Retro Billing 10/24-05/25
INFRAMARK LLC	6/1/2025	150863	\$458.33		Administration Serv June 25
INFRAMARK LLC	6/1/2025	150863	\$666.67		Administration Serv Retro Billing 10/24-05/25
INFRAMARK LLC	6/1/2025	150863	\$2,083.33		District Management June 25
INFRAMARK LLC	6/1/2025	150863	\$416.67		Assessment Roll June 25
INFRAMARK LLC	6/1/2025	150863	\$3,333.33		Assessment Roll Retro Billing 10/24-05/25
INFRAMARK LLC	6/1/2025	150863	\$100.00		Tech/Data Storage June 25
INFRAMARK LLC	6/1/2025	150863	\$400.00		Tech/Data Storage Retro Billing 10/24-05/25
INFRAMARK LLC	6/1/2025	150863	\$200.00		Website Admin
INFRAMARK LLC	6/1/2025	150863	\$800.00		Website Admin Retro Billing 10/24-05/25
INFRAMARK LLC	6/1/2025	150863	\$416.67		Dissemination Services - June 25
INFRAMARK LLC	6/1/2025	150863	\$100.00		Rentals/Leases June 25
INFRAMARK LLC	6/1/2025	150863	\$400.00		Rentals/Leases Retro Billing 10/24-05/25
INFRAMARK LLC	6/1/2025	150863	\$375.00		Recording Secretary June 25
INFRAMARK LLC	6/1/2025	150863	\$3,000.00		Recording Secretary Retro Billing 10/24-05/25
INFRAMARK LLC	6/1/2025	150863	\$1,500.00		Field Services June 25
INFRAMARK LLC	6/1/2025	150863	\$12,000.00	\$29,250.00	Field Services Retro Billing 10/24-05/25
INFRAMARK LLC	6/17/2025	151843	\$20.52	\$20.52	May 25 - Postage / Copies
JNJ AMENITY SERVICES LLC	6/23/2025	0566	\$700.00	\$700.00	Janitorial Service
REDWIRE LLC	6/25/2025	599128	\$60.00	\$60.00	Access Control Maintenance
STEADFAST MAINTENANCE	6/1/2025	SA-12628	\$7,478.00	\$7,478.00	LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$39,035.42	\$39,035.42	

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract					
CITY OF DADE CITY	6/23/2025	062325-7-01	\$569.43	\$569.43	04/21 - 05/21 - Water Bill
STANTEC CONSULTING SERVICES, INC.	5/30/2025	2402514	\$190.00	\$190.00	District Engineer - Period Ending 05/30
TAMPA ELECTRIC	5/29/2025	052925-1015	\$1,887.32	\$1,887.32	ELECTRIC
TAMPA ELECTRIC	5/29/2025	052925-7113	\$666.16	\$666.16	ELECTRIC
TAMPA ELECTRIC	5/29/2025	052925-4344	\$27.77	\$27.77	ELECTRIC
TAMPA ELECTRIC	5/29/2025	052925-0973	\$37.97	\$37.97	ELECTRIC
TAMPA ELECTRIC	5/29/2025	052925-2809	\$978.08	\$978.08	ELECTRIC
TAMPA ELECTRIC	5/29/2025	052925-7680	\$37.79	\$37.79	ELECTRIC
TAMPA ELECTRIC	5/29/2025	052925-7698	\$54.14	\$54.14	ELECTRIC
Variable Contract Subtotal			\$4,448.66	\$4,448.66	
Utilities					
REDWIRE LLC	6/11/2025	595536	\$20.00	\$20.00	Access Control Maintenance
Utilities Subtotal			\$20.00	\$20.00	
Regular Services					
GRAU AND ASSOCIATES	6/2/2025	27676	\$3,000.00	\$3,000.00	Auditing Services - FYE 09/30/24
JOHN C. BLAKLEY	5/28/2025	JB-052825	\$200.00	\$200.00	BOARD 5/28/25
LEE R. THOMPSON	5/28/2025	LT-052825	\$200.00	\$200.00	BOARD 5/28/25
Regular Services Subtotal			\$3,400.00	\$3,400.00	

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
COOPER POOLS INC.	6/22/2025	2025-801	\$631.98	\$631.98	ADA Battery Kit
COOPER POOLS INC.	6/25/2025	2025-809	\$688.00	\$688.00	Stenner Pump Replacement
COOPER POOLS INC.	6/24/2025	2025-808	\$1,940.00	\$1,940.00	Black Algae Treatment
HILLTOP POINT CDD	6/10/2025	06102025 - 01	\$6,097.74	\$6,097.74	SERIES 2022-1 FY25 TAX DIST ID 05.01.25-05.31.25
HILLTOP POINT CDD	6/10/2025	06102025	\$2,032.58	\$2,032.58	SERIES 2022-1 FY TAX DIST ID 04.01.25-04.30.25
HILLTOP POINT CDD	6/16/2025	06162025 - 01	\$2,032.58	\$2,032.58	SERIES 2022-1 FY25 TAX DIST ID 06.17.2025
MIKE FASANO TAX COLLECTOR	6/16/2025	061625-	\$70.32	\$70.32	Postage Assessment Fee
REDWIRE LLC	6/11/2025	595535	\$1,585.28	\$1,585.28	Installation of access gate
REDWIRE LLC	6/11/2025	595532	\$40.00	\$40.00	Access Control Maintenance
REDWIRE LLC	6/11/2025	595530	\$692.20	\$692.20	Access Control - Add Readers
REDWIRE LLC	6/11/2025	595531	\$498.62	\$498.62	Access Control - Add
STEADFAST MAINTENANCE	6/3/2025	SA-12900	\$2,500.00	\$2,500.00	Tree Trimming / Removing
STEADFAST MAINTENANCE	6/3/2025	SA-12899	\$1,800.00	\$1,800.00	Mulch Application - Amenity
STEADFAST MAINTENANCE	6/19/2025	SA-12956	\$8,659.00	\$8,659.00	LANDSCAPE MAINTENANCE
STEADFAST MAINTENANCE	6/20/2025	SA-12995	\$495.00	\$495.00	Annuals Installation
Additional Services Subtotal			\$29,763.30	\$29,763.30	
TOTAL			\$76,667.38	\$76,667.38	

June 9, 2025

Invoice Number: 0162402060925
Account Number: 8337 13 002 0162402
Security Code: 2005
Service At: 38427 GARRON PL
SB

DADE CITY FL 33525-5712

Auto Pay Notice

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

SummaryService from 06/09/25 through 07/08/25
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 06/26/25	
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.

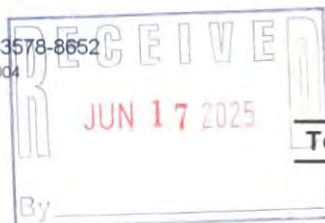
Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 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
8833 2390 NO RP 09 06102025 NNNNNNNN 01 001042 0004HILLTOP POINT CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

June 9, 2025

HILLTOP POINT CDD

Invoice Number: 0162402060925
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: 0162402060925
 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 06102025 NNNNNNNN 01 001042 0004

Charge Details

Previous Balance		79.98
EFT Payment	05/26	-79.98
Remaining Balance		\$0.00

Payments received after 06/09/25 will appear on your next bill.

Service from 06/09/25 through 07/08/25

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**.



INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Hilltop Point

Bill to
Hilltop Point
2505 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Hilltop Point
38427 Garron Place
Dade City, FL 33525

Invoice details

Invoice no.: 2025-770
Terms: Net 30
Invoice date: 06/09/2025
Due date: 07/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June 11 Prorated	9	\$160.769	\$1,446.92

Total \$1,446.92

Ways to pay



View and pay



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150863

CUSTOMER ID

C2413

PO#

INVOICE

DATE

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Accounting Services (Retrobilling Oct 2024-May 2025)	1	Ea	2,000.00		2,000.00
Administration	1	Ea	458.33		458.33
Administration (Retrobilling Oct 2024-May 2025)	1	Ea	666.67		666.67
District Management	1	Ea	2,083.33		2,083.33
Assessment Roll	1	Ea	416.67		416.67
Assessment Roll (Retrobilling Oct 2024-May 2025)	1	Ea	3,333.33		3,333.33
Technology/Data Storage	1	Ea	100.00		100.00
Technology/Data Storage (Retrobilling Oct 2024-May 2025)	1	Ea	400.00		400.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Website Maintenance / Admin (Retrobilling Oct 2024-May 2025)	1	Ea	800.00		800.00
Dissemination Services	1	Ea	416.67		416.67
Rental & Leases	1	Ea	100.00		100.00
Rental & Leases (Retrobilling Oct 2024-May 2025)	1	Ea	400.00		400.00
Recording Secretary	1	Ea	375.00		375.00
Recording Secretary (Retrobilling Oct 2024-May 2025)	1	Ea	3,000.00		3,000.00
Field Services	1	Ea	1,500.00		1,500.00
Field Services (Retrobilling Oct 2024-May 2025)	1	Ea	12,000.00		12,000.00
Subtotal					29,250.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

150863

CUSTOMER ID

C2413

PO#**DATE**

6/1/2025

NET TERMS

Net 30

DUE DATE

7/1/2025

Services provided for the Month of: June 2025

Subtotal	\$29,250.00
Tax	\$0.00
Total Due	\$29,250.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151843

DATE

6/17/2025

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

BILL TO

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	18	Ea	0.69		12.42
B/W Copies	54	Ea	0.15		8.10
Subtotal					20.52

Subtotal \$20.52

Tax \$0.00

Total Due \$20.52

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.



INVOICE

JNJ Amenity Services

7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES

Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0566
Invoice Date: Jun 23, 2025
Due Date: Jul 1, 2025



\$700.00 USD
AMOUNT DUE

BILL TO
Hilltop Point CDD c/o Inframark
Inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$700.00	\$700.00
Subtotal			\$700.00
TOTAL			\$700.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - June 2025



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number

599128

Date

6/25/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$60.00

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

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

Customer Number

W4C5596

PO Number

Invoice Date

6/25/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

CS Access Control Management and Maintenance
07/01/2025 - 07/31/2025

1.00

\$60.00

\$60.00

Subtotal:

\$60.00

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

6/25/2025

599128

Recurring Services

\$60.00

\$60.00

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

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	04/21/2025	05/21/2025	30	06/23/2025	07/30/2025	07/15/2025

-----CURRENT-----				-----PREVIOUS-----				CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE					
06/11/2025	159	05/21/2025	156	300	WATER			48.02	
06/20/2025	4541	05/20/2025	3668	87300	IRRIGATION			312.56	
				300	SEWER			157.53	
					GARBAGE			15.26	
					Utility Tax			36.06	
								AMOUNT DUE	\$569.43
								AMOUNT DUE AFTER 07/15/2025	\$574.43

CONSUMPTION COMPARISON RATE TABLE: 105
THIS YEAR LAST YEAR
CONSUMPTION: 300 000
DAYS IN PERIOD: 21 0
AVG DAILY USE: 14 0

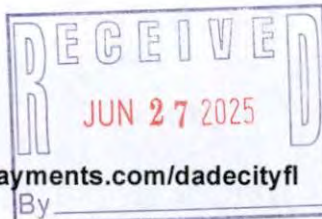
NEW NUMBER FOR PHONE PAYMENTS 866-297-2888
LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected, the entire balance owed, inclusive of any additional late fees and other penalties, must be paid prior to reconnecting service.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



03384270100056943000574432



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

Account Number	Amount Due
03-38427-01	\$569.43
Due Date	After Due Date Pay
07/15/2025	\$574.43
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.

Invoice Number	2402514
Invoice Date	May 30, 2025
Purchase Order	238202134
Customer Number	183575
Project Number	238202134

Bill To

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

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

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

Project Hilltop Point CDD.

Project Manager	Stewart, Tonja L	Contract Upset	2,208.00
Current Invoice Total (USD)	190.00	Contract Billed to Date	2,173.00
		For Period Ending	May 30, 2025

Top Task 2025 2025 FY General Consulting
Professional Services

Billing Level		Current Hours	Rate	Current Amount
	Prebill (Fixed Fee - Labor)	190.00	1.00	190.00
	Subtotal Professional Services	<u>190.00</u>		<u>190.00</u>

Top Task Subtotal	2025 FY General Consulting	190.00
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Total Fees & Disbursements	<u>190.00</u>
INVOICE TOTAL (USD)	190.00

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

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

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-01-29	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW MONTHLY MEETING AGENDA AND MEETING ATTENDANCE. FOLLOW UP WITH CROSSCREEK REGARDING EXECUTED CONTRACT AND REPAIR START DATE.	
2025-03-03	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH VENDOR AND DM REGARDING THE POND EROSION REPAIR SCHEDULE	
2025-03-04	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH VENDOR AND DM REGARDING BILLING FOR POND EROSION REPAIR.	
2025-03-07	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	PROVIDE ROADWAY OWNERSHIP TO DM. REVIEW CROSSCREEK REPAIR PHOTOS AND PROVIDE RESPONSE TO DM.	
2025-05-02	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.00	190.00	380.00	SITE VISIT TO REVIEW REPAIR AT POND 2.	
Total Project 238202134					4.00		\$760.00		



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

Statement Date: May 29, 2025

Amount Due: \$1,887.32

Due Date: June 19, 2025

Account #: 221008701015

Account Summary

Current Service Period: April 24, 2025 - May 22, 2025

Previous Amount Due	\$1,875.34
Payment(s) Received Since Last Statement	-\$1,875.34

Current Month's Charges	\$1,887.32
-------------------------	------------

Amount Due by June 19, 2025	\$1,887.32
-----------------------------	------------

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



Scan here to view
your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 221008701015

Due Date: June 19, 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: \$1,887.32

Payment Amount: \$ _____

631631340737

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.

6316313407372210087010150000001887323



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: May 29, 2025
Charges Due: June 19, 2025

Service Period: Apr 24, 2025 - May 22, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	692 kWh @ \$0.03412/kWh	\$23.61
Fixture & Maintenance Charge	44 Fixtures	\$405.92
Lighting Pole / Wire	44 Poles	\$1422.47
Lighting Fuel Charge	692 kWh @ \$0.03059/kWh	\$21.17
Storm Protection Charge	692 kWh @ \$0.00559/kWh	\$3.87
Clean Energy Transition Mechanism	692 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	692 kWh @ \$0.01230/kWh	\$8.51
Florida Gross Receipt Tax		\$1.47
Lighting Charges		\$1,887.32

Total Current Month's Charges

\$1,887.32

Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

00000045-0000-462- Page 12 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: May 29, 2025

Amount Due: \$666.16

Due Date: June 19, 2025

Account #: 211032797113

Account Summary

Current Service Period: April 24, 2025 - May 22, 2025

Previous Amount Due	\$629.45
Payment(s) Received Since Last Statement	-\$629.45

Current Month's Charges	\$666.16
-------------------------	----------

Amount Due by June 19, 2025	\$666.16
-----------------------------	----------

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 **9.57% higher** than it was in your previous period.



Scan here to view your account online.



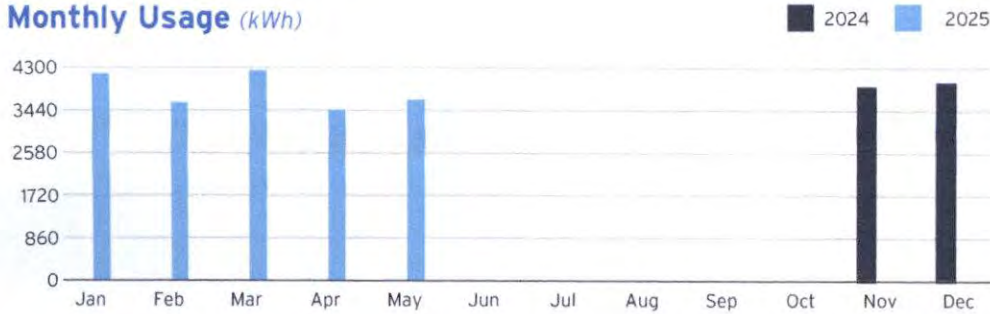
DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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: June 19, 2025

Amount Due: \$666.16

Payment Amount: \$ _____

666199043130



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.

00000234 FTECO105292523565710 00000 03 01000000 13421 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.

6661990431302110327971130000000666169



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

Account #: 211032797113
Statement Date: May 29, 2025
Charges Due: June 19, 2025

Meter Read


Meter Location: AMENITY

Service Period: Apr 24, 2025 - May 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000922033	05/22/2025	46,941	43,279	3,662 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3,662 kWh @ \$0.08641/kWh	\$316.43
Fuel Charge	3,662 kWh @ \$0.03083/kWh	\$112.90
Storm Protection Charge	3,662 kWh @ \$0.00577/kWh	\$21.13
Clean Energy Transition Mechanism	3,662 kWh @ \$0.00418/kWh	\$15.31
Storm Surcharge	3,662 kWh @ \$0.02121/kWh	\$77.67
Florida Gross Receipt Tax		\$14.40
Electric Service Cost		\$576.11
Franchise Fee		\$37.74
Municipal Public Service Tax		\$52.31
Total Electric Cost, Local Fees and Taxes		\$666.16

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges \$666.16

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

Ways To Pay Your Bill

- **Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- **In-Person**
Find list of Payment Agents at TampaElectric.com
- **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- **Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: May 29, 2025

Amount Due: \$20.24

Due Date: June 19, 2025
Account #: 211030874344

Account Summary

Current Service Period: April 24, 2025 - May 22, 2025

Previous Amount Due	-\$7.53
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$7.53
Current Month's Charges	\$27.77

Amount Due by June 19, 2025 \$20.24

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 **42.86% 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.

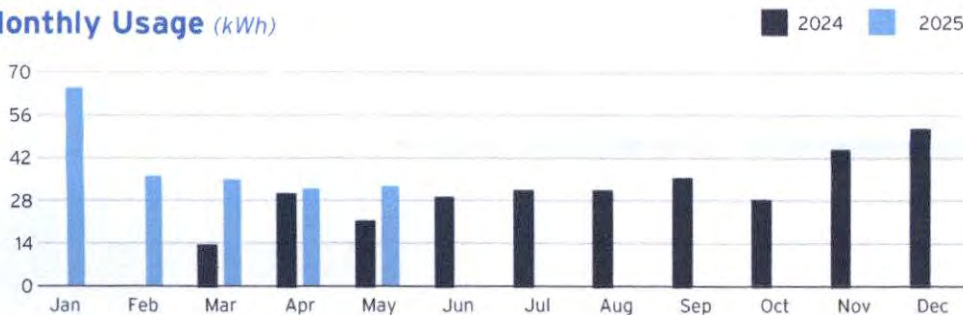


DOWNED IS DANGEROUS!

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TampaElectric.com/PowerLineSafety

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 #: 211030874344

Due Date: June 19, 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: \$20.24

Payment Amount: \$ _____

685952081416

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.

6859520814162110308743440000000020249



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

Account #: 211030874344
Statement Date: May 29, 2025
Charges Due: June 19, 2025

Meter Read

Meter Location: ENTRY

Service Period: Apr 24, 2025 - May 22, 2025

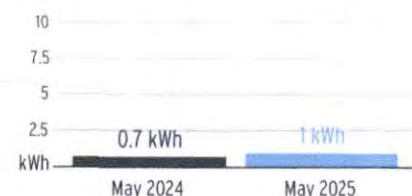
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000900389	05/22/2025	541	508	33 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	33 kWh @ \$0.08641/kWh	\$2.85
	Fuel Charge	33 kWh @ \$0.03083/kWh	\$1.02
	Storm Protection Charge	33 kWh @ \$0.00577/kWh	\$0.19
	Clean Energy Transition Mechanism	33 kWh @ \$0.00418/kWh	\$0.14
	Storm Surcharge	33 kWh @ \$0.02121/kWh	\$0.70
	Florida Gross Receipt Tax		\$0.59
	Electric Service Cost		\$23.76
	Franchise Fee		\$1.56
	Municipal Public Service Tax		\$2.45
	Total Electric Cost, Local Fees and Taxes		\$27.77

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$27.77

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



In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 221008717680
Statement Date: May 29, 2025
Charges Due: June 19, 2025

Meter Read

Service Period: Apr 24, 2025 - May 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	05/22/2025	882		792		90 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	90 kWh @ \$0.08641/kWh	\$7.78
	Fuel Charge	90 kWh @ \$0.03083/kWh	\$2.77
	Storm Protection Charge	90 kWh @ \$0.00577/kWh	\$0.52
	Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
	Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
	Florida Gross Receipt Tax		\$0.81
	Electric Service Cost		\$32.44
	Franchise Fee		\$2.12
	Municipal Public Service Tax		\$3.23
	Total Electric Cost, Local Fees and Taxes		\$37.79

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$37.79

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

Ways To Pay Your Bill

	Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.		In-Person Find list of Payment Agents at TampaElectric.com		Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.
	Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.		Phone Toll Free: 866-689-6469	All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Energy-Saving Programs: 813-275-3909

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

Statement Date: May 29, 2025

Amount Due: \$37.97

Due Date: June 19, 2025
Account #: 211030340973

Account Summary

Current Service Period: April 24, 2025 - May 22, 2025

Previous Amount Due	\$35.57
Payment(s) Received Since Last Statement	-\$35.57
Current Month's Charges	\$37.97

Amount Due by June 19, 2025 \$37.97

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.



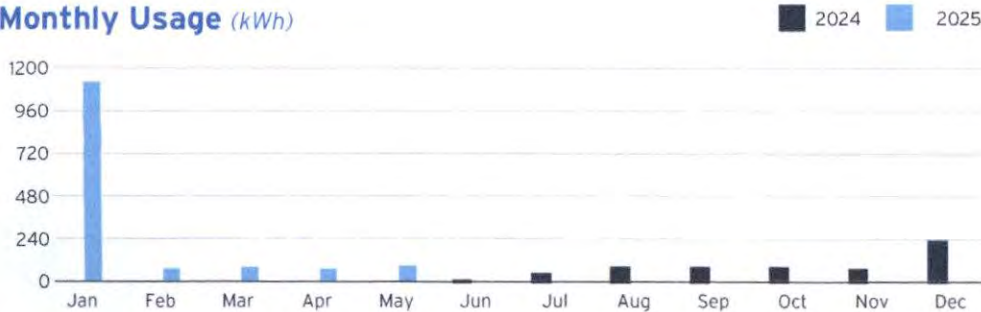
DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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: June 19, 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: \$37.97

Payment Amount: \$ _____

629162211610

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.

6291622116102110303409730000000037977



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

Statement Date: May 29, 2025

Amount Due: \$978.08

Due Date: June 19, 2025

Account #: 221009022809

Account Summary

Current Service Period: April 24, 2025 - May 22, 2025

Previous Amount Due \$978.08

Payment(s) Received Since Last Statement -\$978.08

Current Month's Charges \$978.08

Amount Due by June 19, 2025 \$978.08

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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a safe distance away and call 911.

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TampaElectric.com/PowerLineSafety

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

Account #: 221009022809

Due Date: June 19, 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: \$978.08

Payment Amount: \$ _____

631631340740

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.

6316313407402210090228090000000978081



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: May 29, 2025
Charges Due: June 19, 2025

Service Period: Apr 24, 2025 - May 22, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

00000045-0000-464- Page 16 of 18

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 29, 2025

Amount Due: \$37.79

Due Date: June 19, 2025

Account #: 221008717680

Account Summary

Current Service Period: April 24, 2025 - May 22, 2025

Previous Amount Due	\$37.85
Payment(s) Received Since Last Statement	-\$37.85
Current Month's Charges	\$37.79

Amount Due by June 19, 2025 \$37.79

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

Your Energy Insight

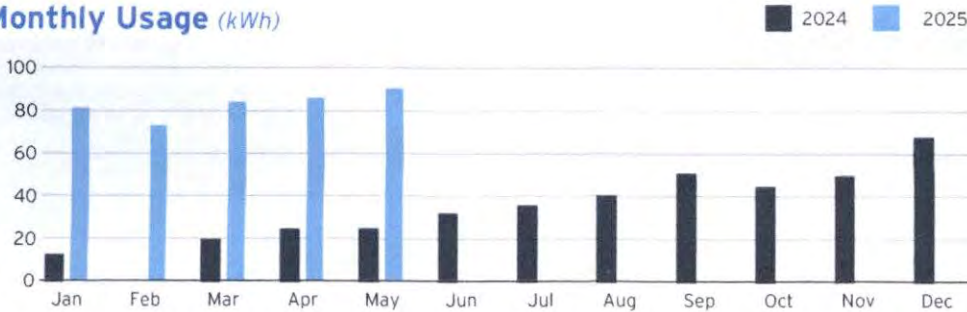
Your average daily kWh used was **275% higher** than the same period last year.

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



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety



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

Account #: 221008717680

Due Date: June 19, 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: \$37.79

Payment Amount: \$ _____

631631340738

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.

631631340738221008717680000000037798



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

Account #: 211030340973
Statement Date: May 29, 2025
Charges Due: June 19, 2025

Meter Read

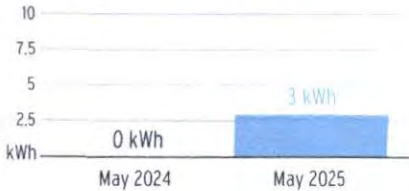
Service Period: Apr 24, 2025 - May 22, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	05/22/2025	2,022	1,931	91 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	91 kWh @ \$0.08641/kWh	\$7.86
Fuel Charge	91 kWh @ \$0.03083/kWh	\$2.81
Storm Protection Charge	91 kWh @ \$0.00577/kWh	\$0.53
Clean Energy Transition Mechanism	91 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	91 kWh @ \$0.02121/kWh	\$1.93
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.59
Franchise Fee		\$2.13
Municipal Public Service Tax		\$3.25
Total Electric Cost, Local Fees and Taxes		\$37.97

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges \$37.97

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

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
12433 HILLTOP FARMS DR, LFT STAT
DADE CITY, FL 33525

Statement Date: May 29, 2025

Amount Due: \$54.14

Due Date: June 19, 2025

Account #: 221008717698

Account Summary

Current Service Period: April 24, 2025 - May 22, 2025

Previous Amount Due	\$212.36
Payment(s) Received Since Last Statement	-\$212.36
Current Month's Charges	\$54.14

Amount Due by June 19, 2025 \$54.14

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 **20% higher** than the same period last year.

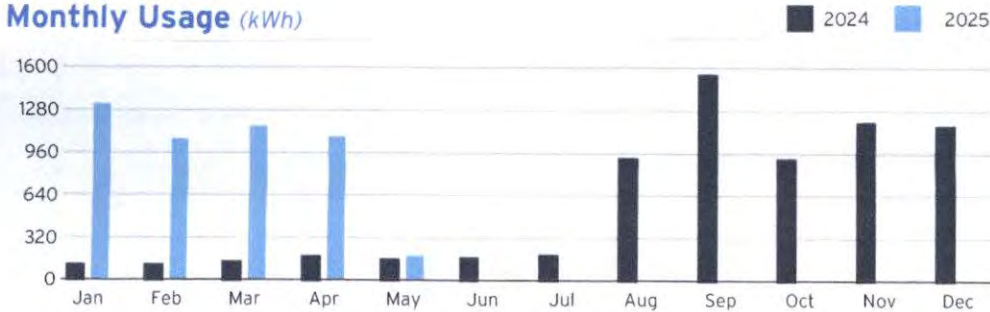


Your average daily kWh used was **83.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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DOWNED IS DANGEROUS!

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For more safety tips, visit

TampaElectric.com/PowerLineSafety



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

Account #: 221008717698

Due Date: June 19, 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: \$54.14

Payment Amount: \$ _____

631631340739

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.

6316313407392210087176980000000054140



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

Account #: 221008717698
Statement Date: May 29, 2025
Charges Due: June 19, 2025

Meter Read

Service Period: Apr 24, 2025 - May 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809854	05/22/2025	12,125	11,942	183 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	183 kWh @ \$0.08641/kWh	\$15.81
Fuel Charge	183 kWh @ \$0.03083/kWh	\$5.64
Storm Protection Charge	183 kWh @ \$0.00577/kWh	\$1.06
Clean Energy Transition Mechanism	183 kWh @ \$0.00418/kWh	\$0.76
Storm Surcharge	183 kWh @ \$0.02121/kWh	\$3.88
Florida Gross Receipt Tax		\$1.16

Electric Service Cost **\$46.58**

Franchise Fee \$3.05

Municipal Public Service Tax \$4.51

Total Electric Cost, Local Fees and Taxes **\$54.14**

Total Current Month's Charges

\$54.14

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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	

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
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redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number

595536

Date

6/11/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$20.00

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

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

Customer Number

W4C5596

PO Number

Invoice Date

6/11/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD - 38459 Barrel Dr., Dade City, FL			
CS Access Control Management and Maintenance	1.00	\$20.00	\$20.00
06/01/2025 - 06/30/2025			
Subtotal:			\$20.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
6/11/2025	595536	Recurring Services	\$20.00	\$20.00

Online Date 10/4/24 Job 25478-1 Invoice for the period 6/1/25-6/30/25

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Hilltop Point Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 27676
Date 06/02/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,000.00</u>
Current Amount Due	\$ <u><u>3,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

HILLTOP POINT CDD

Meeting Date: Wednesday, May 28, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	<input checked="" type="checkbox"/>	NOT PAID	\$200
Aaron Spinks	<input checked="" type="checkbox"/>	NOT PAID	\$200
John Blakley	<input checked="" type="checkbox"/>	PAID	\$200
Lee Thompson	<input checked="" type="checkbox"/>	PAID	\$200
Jared Rossi	<input checked="" type="checkbox"/>	NOT PAID	\$200

DMS Staff Signature: _____

Bryan Carlier

HILLTOP POINT CDD

Meeting Date: Wednesday, May 28, 2025

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	<input checked="" type="checkbox"/>	NOT PAID	\$200
Aaron Spinks	<input checked="" type="checkbox"/>	NOT PAID	\$200
John Blakley	<input checked="" type="checkbox"/>	PAID	<u>\$200</u>
Lee Thompson	<input checked="" type="checkbox"/>	PAID	<u>\$200</u>
Jared Rossi	<input checked="" type="checkbox"/>	NOT PAID	\$200

DMS Staff Signature: _____

Bryan Carlier

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Hilltop Point

Bill to
Hilltop Point
2505 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Hilltop Point
38427 Garron Place
Dade City, FL 33525

Invoice details
Invoice no.: 2025-801
Terms: Net 30
Invoice date: 06/22/2025
Due date: 07/22/2025

Technician: Bob
PO#: ADA Chair Battery Replacement

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SR SMITH BATTERY LIFT OPERATORRR-KIT	SR SMITH BATTERY LIFT OPERATOR R-KIT	1	\$631.98	\$631.98

Total \$631.98

Ways to pay



View and pay

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Hilltop Point

Bill to
Hilltop Point
2505 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Hilltop Point
38427 Garron Place
Dade City, FL 33525

Invoice details Technician: Joey
Invoice no.: 2025-809
Terms: Net 30
Invoice date: 06/25/2025
Due date: 07/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		STENNER FEED PUMP W/ 1/4" TUBE 45M5	STENNER FEED PUMP W/ 1/4" TUBE 45M5	1	\$688.00	\$688.00

Total \$688.00

Ways to pay



View and pay

INVOICE

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4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Inframark Community Management:Hilltop Point

Bill to
Hilltop Point
2505 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Hilltop Point
38427 Garron Place
Dade City, FL 33525

Invoice details Technician: Joey
Invoice no.: 2025-808
Terms: Net 30
Invoice date: 06/24/2025
Due date: 07/24/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		QT SILVER ALGAEDYNE	QT SILVER ALGAEDYNE	5	\$100.00	\$500.00
2.		Black Algae Treatment / Removal	Black Algae Treatment / Removal	8	\$180.00	\$1,440.00
3.			Technician reports black algae in the pool			

Total \$1,940.00

Ways to pay



View and pay

HILLTOP POINT CDD
DISTRICT CHECK REQUEST

Today's Date 6/10/2025

Check Amount \$6,097.74

Check Description Series 2022-1 05.01.25/05.31.25

Payable To HILLTOP POINT CDD

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Stephen Rudd

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

HILLTOP POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 131,363.10	27.11%	0.271100
Net DS 22-1	\$ 353,179.74	72.89%	0.728900
Net DS 22-2	\$ -	0.00%	0.000000
Net Total	484,542.84	100.00%	100.00%

95%

Date Received	Amount Received	27.11%	27.11%	72.89%	72.89%	0.00%	0.00%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2022-1 Debt Service Revenue	Rounded 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Rounded 2022-2 Debt Service Revenue			
11/15/2024	\$ 17,354.35	\$ 4,704.76	\$ 4,704.76	\$ 12,649.59	\$ 12,649.59	\$ -	\$ -	-	11.1.24/11.8.24	1243
11/20/2024	\$ 5,198.09	\$ 1,409.20	\$ 1,409.20	\$ 3,788.89	\$ 3,788.89	\$ -	\$ -	-	11.9.24/11.17.24	1243
11/6/2024	\$ 1,567.47	\$ 424.94	\$ 424.94	\$ 1,142.53	\$ 1,142.53	\$ -	\$ -	-	11.18.24/11.21.24	1243
11/27/2024	\$ 11,746.87	\$ 3,184.58	\$ 3,184.58	\$ 8,562.29	\$ 8,562.29	\$ -	\$ -	-	11.18.24/11.21.24	1243
12/13/2024	\$ 178,802.45	\$ 48,473.34	\$ 48,473.34	\$ 130,329.11	\$ 130,329.11	\$ -	\$ -	-	12.01.24/12.10.24	1239
12/9/2024	\$ 124,958.90	\$ 33,876.36	\$ 33,876.36	\$ 91,082.54	\$ 91,082.54	\$ -	\$ -	-	11.22.24/11.30.24	1256
1/8/2025	\$ 11,869.23	\$ 3,217.75	\$ 3,217.75	\$ 8,651.48	\$ 8,651.48	\$ -	\$ -	-	12.11.24/12.31.24	1248
2/7/2025	\$ 76,942.61	\$ 20,859.14	\$ 20,859.14	\$ 56,083.47	\$ 56,083.47	\$ -	\$ -	-	1.1-1.31.25	1267
3/10/2025	\$ 2,680.27	\$ 726.62	\$ 726.62	\$ 1,953.65	\$ 1,953.65	\$ -	\$ -	-	02.01.25/02.28.25	1296
		\$ -	\$ -	\$ -	\$ -		\$ -	-		
4/9/2025	\$ 14,063.19	\$ 3,812.53	\$ 3,812.53	\$ 10,250.66	\$ 10,250.66	\$ -	\$ -	-	03.01.25/03.31.25	1309
6/9/2025	\$ 2,788.56	\$ 755.98	\$ 755.98	\$ 2,032.58	\$ 2,032.58	\$ -	\$ -	(0.00)	04.01.25/04.30.25	
6/10/2025	\$ 8,365.68	\$ 2,267.94	\$ 2,267.94	\$ 6,097.74	\$ 6,097.74	\$ -	\$ -	-	05.01.25/05.31.25	
6/16/2025	\$ 2,788.56	\$ 755.98	\$ 755.98	\$ 2,032.58	\$ 2,032.58	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		
TOTAL	\$ 459,126.23	\$ 124,469.12	\$ 124,469.12	\$ 334,657.11	\$ 334,657.11	\$ -	\$ -	(0.00)		
Net Total on Roll	\$ 484,542.84		\$ 131,363.10		\$ 353,179.74		\$ -			
Collection Surplus / (Deficit)	\$ (25,416.61)		\$ (6,893.98)		\$ (18,522.63)		\$ -			

HILLTOP POINT CDD
DISTRICT CHECK REQUEST

Today's Date 6/10/2025

Check Amount \$2,032.58

Check Description Series 2022-1 04.01.25/04.30.25

Payable To HILLTOP POINT CDD

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Stephen Rudd

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date

HILLTOP POINT CDD
DISTRICT CHECK REQUEST

Today's Date 6/16/2025

Check Amount \$2,032.58

Check Description Series 2022-1 06.17/2025

Payable To HILLTOP POINT CDD

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Stephen Rudd

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date

HILLTOP POINT CDD
DISTRICT CHECK REQUEST

Today's Date 6/16/2025

Check Amount \$2,032.58

Check Description Series 2022-1 06.17/2025

Payable To HILLTOP POINT CDD

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Stephen Rudd

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#		Date

HILLTOP POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2025, Tax Year 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	\$ 131,363.10	27.11%	0.271100
Net DS 22-1	\$ 353,179.74	72.89%	0.728900
Net DS 22-2	\$ -	0.00%	0.000000
Net Total	484,542.84	100.00%	100.00%

95%

Date Received	Amount Received	27.11%	27.11%	72.89%	72.89%	0.00%	0.00%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2022-1 Debt Service Revenue	Rounded 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue	Rounded 2022-2 Debt Service Revenue			
11/15/2024	\$ 17,354.35	\$ 4,704.76	\$ 4,704.76	\$ 12,649.59	\$ 12,649.59	\$ -	\$ -	-	11.1.24/11.8.24	1243
11/20/2024	\$ 5,198.09	\$ 1,409.20	\$ 1,409.20	\$ 3,788.89	\$ 3,788.89	\$ -	\$ -	-	11.9.24/11.17.24	1243
11/6/2024	\$ 1,567.47	\$ 424.94	\$ 424.94	\$ 1,142.53	\$ 1,142.53	\$ -	\$ -	-	11.18.24/11.21.24	1243
11/27/2024	\$ 11,746.87	\$ 3,184.58	\$ 3,184.58	\$ 8,562.29	\$ 8,562.29	\$ -	\$ -	-	11.18.24/11.21.24	1243
12/13/2024	\$ 178,802.45	\$ 48,473.34	\$ 48,473.34	\$ 130,329.11	\$ 130,329.11	\$ -	\$ -	-	12.01.24/12.10.24	1239
12/9/2024	\$ 124,958.90	\$ 33,876.36	\$ 33,876.36	\$ 91,082.54	\$ 91,082.54	\$ -	\$ -	-	11.22.24/11.30.24	1256
1/8/2025	\$ 11,869.23	\$ 3,217.75	\$ 3,217.75	\$ 8,651.48	\$ 8,651.48	\$ -	\$ -	-	12.11.24/12.31.24	1248
2/7/2025	\$ 76,942.61	\$ 20,859.14	\$ 20,859.14	\$ 56,083.47	\$ 56,083.47	\$ -	\$ -	-	1.1-1.31.25	1267
3/10/2025	\$ 2,680.27	\$ 726.62	\$ 726.62	\$ 1,953.65	\$ 1,953.65	\$ -	\$ -	-	02.01.25/02.28.25	1296
		\$ -	\$ -	\$ -	\$ -		\$ -	-		
4/9/2025	\$ 14,063.19	\$ 3,812.53	\$ 3,812.53	\$ 10,250.66	\$ 10,250.66	\$ -	\$ -	-	03.01.25/03.31.25	1309
6/9/2025	\$ 2,788.56	\$ 755.98	\$ 755.98	\$ 2,032.58	\$ 2,032.58	\$ -	\$ -	(0.00)	04.01.25/04.30.25	
6/10/2025	\$ 8,365.68	\$ 2,267.94	\$ 2,267.94	\$ 6,097.74	\$ 6,097.74	\$ -	\$ -	-	05.01.25/05.31.25	
6/16/2025	\$ 2,788.56	\$ 755.98	\$ 755.98	\$ 2,032.58	\$ 2,032.58	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-		
TOTAL	\$ 459,126.23	\$ 124,469.12	\$ 124,469.12	\$ 334,657.11	\$ 334,657.11	\$ -	\$ -	(0.00)		
Net Total on Roll	\$ 484,542.84		\$ 131,363.10		\$ 353,179.74		\$ -			
Collection Surplus / (Deficit)	\$ (25,416.61)		\$ (6,893.98)		\$ (18,522.63)		\$ -			



MIKE FASANO
TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Hilltop Point CDD
Inframark
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Re: Hilltop Point CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as invoice for \$70.32 for cost of collection of the Hilltop Point CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 852.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O' LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number

595535

Date

6/11/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$1,585.28

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

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

Customer Number

W4C5596

PO Number

Invoice Date

6/11/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

Install Access Control System-Pedestrian Gate

0.50

\$3,170.56

\$1,585.28

Subtotal:

\$1,585.28

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

6/11/2025

595535

Installation

\$1,585.28

\$1,585.28

Online Date 10/4/24 Job 25478-1 Invoice for the remaining 50% of installation



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number

595532

Date

6/11/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$40.00

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

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

Customer Number

W4C5596

PO Number

0

Invoice Date

6/11/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

CS Access Control Management and Maintenance
06/01/2025 - 06/30/2025

1.00

\$40.00

\$40.00

Subtotal:

\$40.00

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

6/11/2025

595532

Recurring Services

\$40.00

\$40.00

Completion date 11.13.2024 Job 26089-1 invoice for the period 6/1/25-6/30/25



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number

595530

Date

6/11/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$692.20

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

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

Customer Number

W4C5596

PO Number

0

Invoice Date

6/11/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

Access Control System-Add Awid Readers CO

0.50

\$1,384.40

\$692.20

Subtotal:

\$692.20

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

6/11/2025

595530

Installation

\$692.20

\$692.20

Completion Date 12.4.2024 invoice for the remaining 50% of installation



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number

595531

Date

6/11/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$498.62

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

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

Customer Number

W4C5596

PO Number

0

Invoice Date

6/11/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD - 38459 Barrel Dr., Dade City, FL			
Access Control-Add	1.00	\$498.62	\$498.62
Subtotal:			\$498.62
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
6/11/2025	595531	Installation	\$498.62	\$498.62

Completion date 11.13.2024 invoice for the remaining 50% Job 26089-1

Total	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00



Steadfast Alliance

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

Invoice

Date	Invoice #
6/3/2025	SA-12899

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-SCA1782			Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
30	Landscape Maintenance Service @ Hilltop Point CDD Pine Bark Mini Nugget Mulch - Per Cubic Yard Mulch for entire amenity center. Inside pool fencing. Mailbox and surrounding tree rings.		60.00		1,800.00

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	\$1,800.00
Payments/Credits	\$0.00
Balance Due	\$1,800.00



Steadfast Alliance

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

Invoice

Date	Invoice #
6/19/2025	SA-12956

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-SCA1812			Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Service @ Hilltop Point CDD				
	- Replace construction impacted plant material at the main entrance and along Clinton Ave frontage.				
	Work Area: Main Entrance Island				
1	Japanese Blueberry - 30 Gallon		350.00		350.00
10	Jasmine - Confederate - Variegated - 1 Gallon		7.50		75.00
10	Pine Bark Mini Nugget Mulch - Per Cubic Yard		60.00		600.00
	*touch up entire entrance				
	Work Area: East Side Clinton Ave Frontage				
1	Pine - Slash - 30 Gallon -		350.00		350.00
12	Viburnum - Odortrassimum - 7 Gallon		37.00		444.00
25	Holly - Dwarf Yaupon - Shillings - 3 Gallon		12.00		300.00
40	Jasmine - Confederate - Variegated - 1 Gallon		7.50		300.00
30	Mini Pine Bark Nuggets Bulk		60.00		1,800.00
	Work Area: West Side Clinton Ave Frontage				
15	Viburnum - Odortrassimum - 7 Gallon		74.00		1,110.00
15	Holly - Dwarf Yaupon - Shillings - 3 Gallon		12.00		180.00
40	Jasmine - Confederate - Variegated - 1 Gallon		7.50		300.00
40	Pine Bark Mini Nugget Mulch - Per Cubic Yard		60.00		2,400.00
1	Irrigation - Add/Adjust as needed		450.00		450.00

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	\$8,659.00
Payments/Credits	\$0.00
Balance Due	\$8,659.00



Steadfast Alliance

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

Invoice

Date	Invoice #
6/20/2025	SA-12995

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
180	Summer Mix - Annuals Installation @ Hilltop Point CDD		2.75		495.00

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	\$495.00
Payments/Credits	\$0.00
Balance Due	\$495.00

Eighth Order of Business

8A

Eighth Order of Business

8B

Eighth Order of Business

8C



Paul Young
District Field Inspector

HILLTOP POINT CDD

Field Inspection Report - July - Steadfast

Friday, July 11, 2025

Prepared For Board of Supervisors

17 Items Identified

Green – Indicates Item is completed.

Orange - Indicates Item is scheduled and in progress.

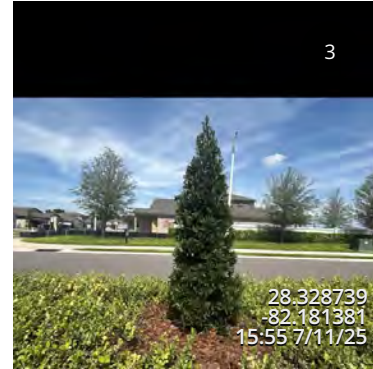
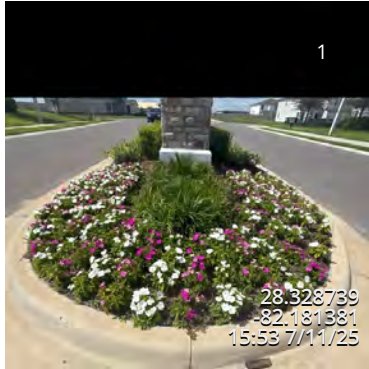
Red - Indicates Item has not been addressed by vendor.

ITEM 1 - HILLTOP ENTRANCE MEDIAN

Assigned To: Steadfast

Item Completed: Yes

- 1). Annuals are full and vibrant, remove weeds - **completed.**
- 2). Trim jasmine back beyond inside curb line - **completed.**
- 3). Newly installed Japanese Blueberry tree is healthy and vibrant.

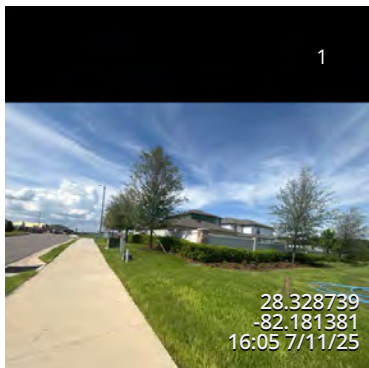


ITEM 2 - CLINTON AVENUE EAST LANDSCAPE

Due By: Thursday, July 17, 2025

Assigned To: Steadfast

- 1). East view landscape is **well maintained.**
- 2). Landscape beds along CDD frontage is **well maintained.**
- 3). Frontage sod is **maintained.**

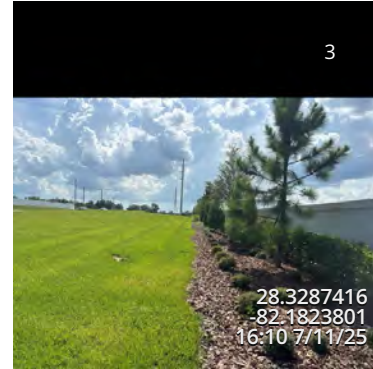
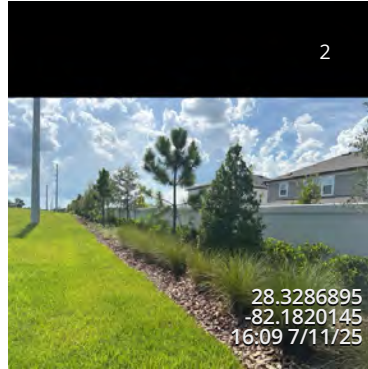
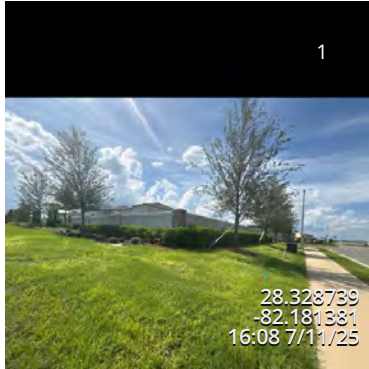


ITEM 3 - CLINTON AVE WEST LANDSCAPE BEDS

Assigned To: Steadfast

Item Completed: Yes

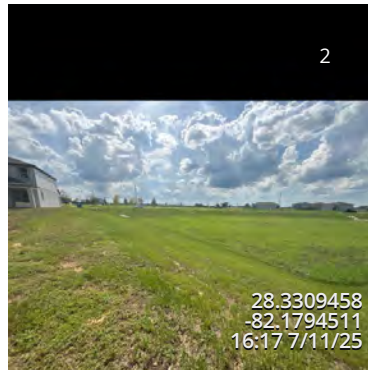
- 1). West view landscape is **well maintained**.
- 2). Mulch application has been newly installed.
- 3). Define the soft edge and remove all debris and trash inside mulch bed - **completed**.



ITEM 4 - TOPIANO LOOP EASEMENT

Assigned To: Steadfast

- 1). Pond bank mowing - **well maintained**.
- 2). Pond base mowing has been **completed**.
- 3). **Mow easement behind CDD fence.**

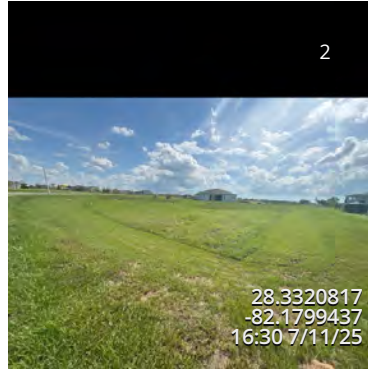


ITEM 5 - HILLTOP FARMS DRIVE

Assigned To: Steadfast

Item Completed: Yes

- 1). Tarp has been removed by Steadfast.
- 2). West pond has been mowed - **completed**
- 3). Edge all CDD sidewalks - **completed**.

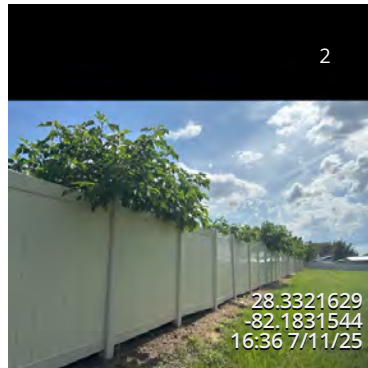
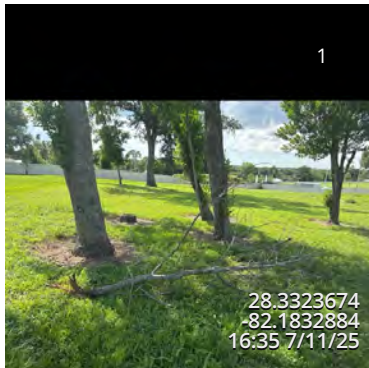


ITEM 6 - BARREL DRIVE

Assigned To: Steadfast

Item Completed: Yes

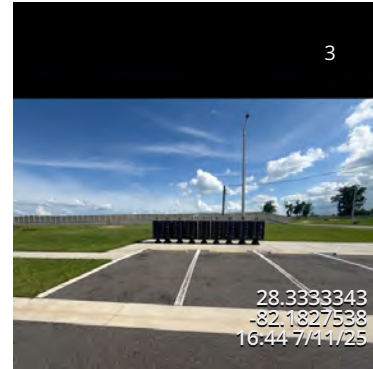
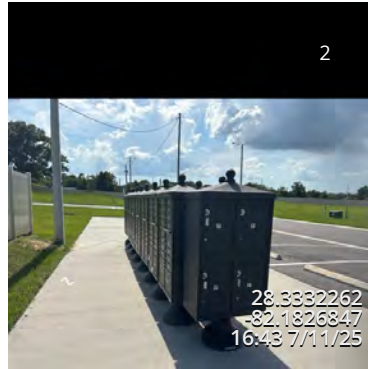
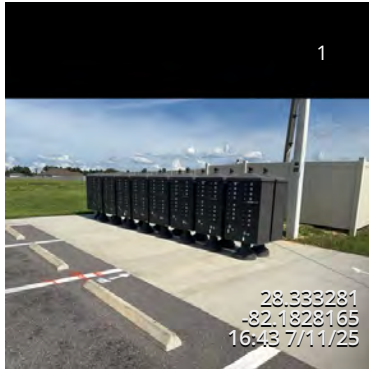
- 1). Remove fallen branch - **completed**
- 2). Keep overgrowth off of all CDD fencing - **completed**.
- 3). Perimeter spraying and tree rings are well managed.



ITEM 7 - PINDROS MAILBOX KIOSK

Assigned To: District

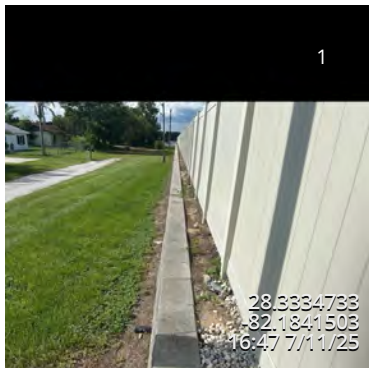
Mailboxes are clean and orderly.



ITEM 8 - MICHAEL STREET FENCE LINE

Assigned To: Steadfast

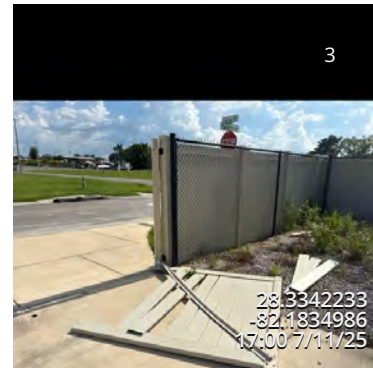
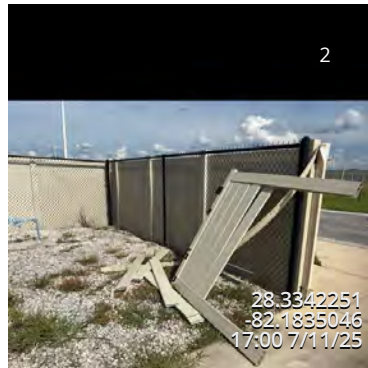
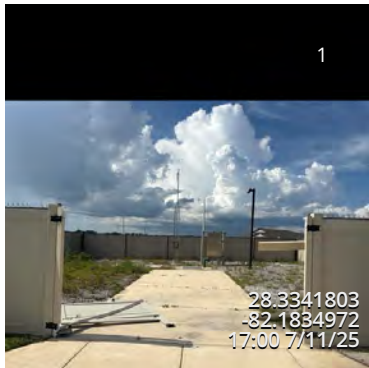
- 1). Outside fence line - treat weeds. **Completed**
- 2). Farrier Dr slope is **well maintained**
- 3). Al street wall is **well maintained**



ITEM 9 - PALOMINO DRIVE - LIFT STATION

Assigned To: District

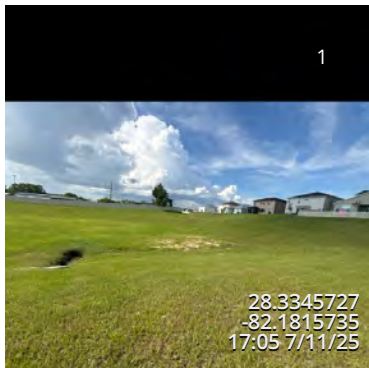
1). Lift station fence - District **monitoring repair.**



ITEM 10 - PALOMINO POND

Assigned To: District Engineer

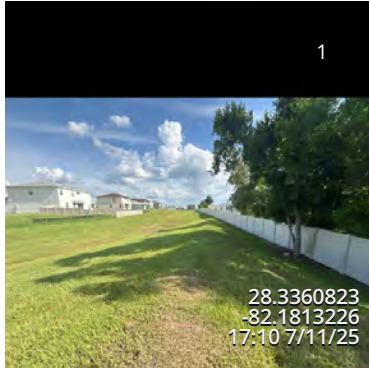
Control structure is being investigated by the District Engineer



ITEM 11 - STIRRUP DRIVE

Assigned To: Steadfast

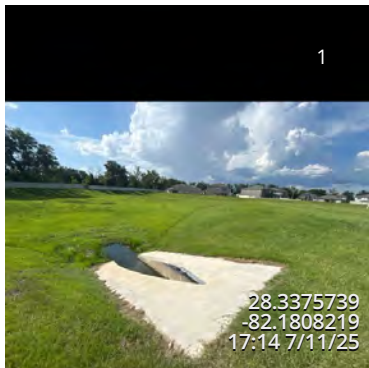
- 1). Bank mowing has been **completed**.
- 2). Base mowing has been **completed**.



ITEM 12 - MCDONALD STREET POND

Assigned To: Steadfast

Control structure is clear of debris

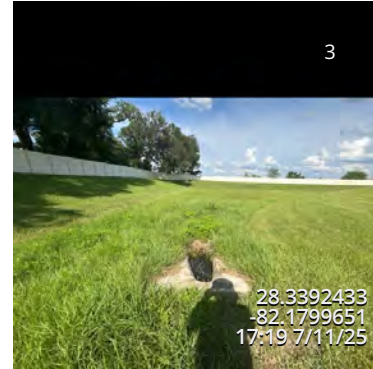
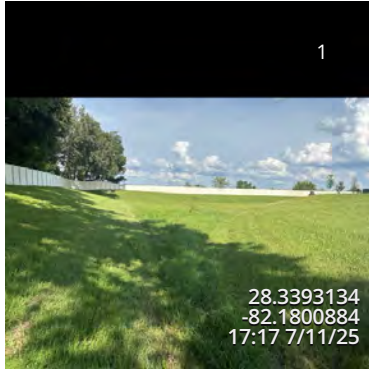


ITEM 13 - NORTH EAST POND

Assigned To: Steadfast

Item Completed: Yes

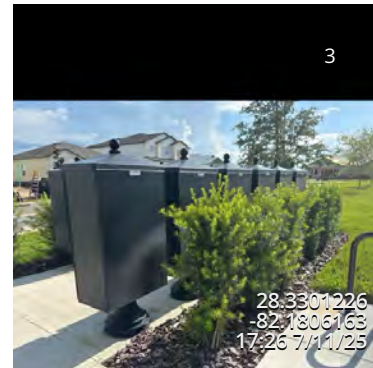
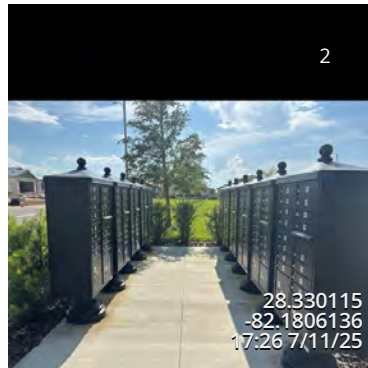
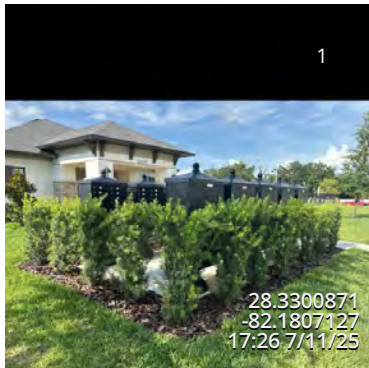
- 1). North east pond banks have been mowed.
- 2). Base mowing has been **completed**.
- 3) Clear around control structures - **completed**.



ITEM 14 - AMENITY CENTER MAILBOX KIOSK

Assigned To: District

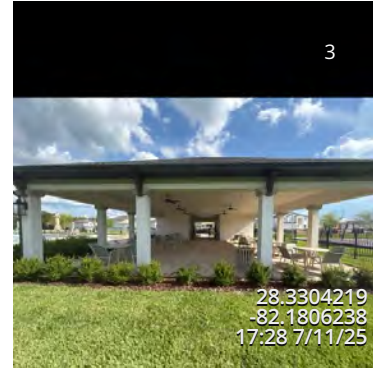
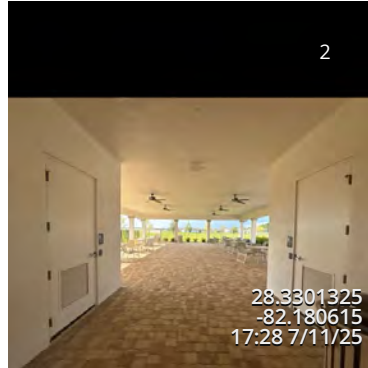
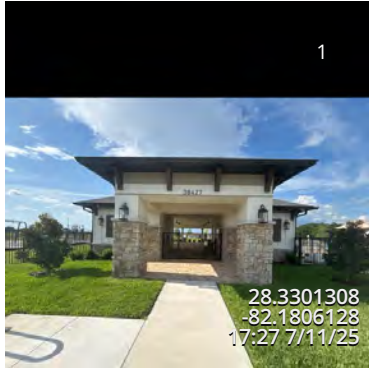
Mailbox kiosk is well maintained.



ITEM 15 - AMENITY CENTER

Assigned To: District

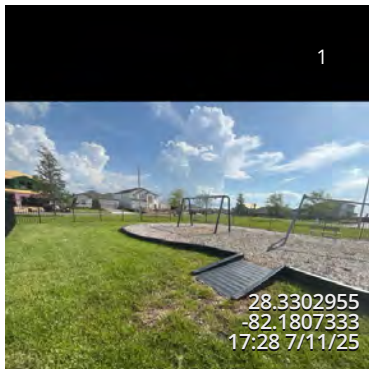
- 1). Amenity center is clean and orderly.
- 2). Bathrooms are clean and operational.
- 3). Pool furniture is clean.



ITEM 16 - AMENITY PLAYGROUND

Assigned To: Steadfast

- 1). Playground sod is well maintained.
- 2). Playground equipment is operational.



ITEM 17 - AMENITY CENTER POOL

Assigned To: Steadfast

- 1). Pool area is clean and orderly
- 2). Pool furniture operational
- 3). Umbrellas are functioning
- 4). Treat and remove all crack weeds on pool deck - **completed**
- 5). ADA chair functioning and out of water.
- 6). Pool is clear and blue

