

2022



HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
: FINAL ANNUAL OPERATING BUDGET

APRIL 22, 2022



HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	PROPOSED OPERATING BUDGET	2
III.	GENERAL FUND 001 DESCRIPTIONS.....	3
IV.	SCHEDULE OF ANNUAL ASSESSMENTS	5

APRIL 22, 2022

HILLTOP POINT

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Seaton Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2022, which begins on October 1, 2021. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
REVENUE COLLECTION

Fiscal Year 2022 Proposed Operating Budget

January 28th - September 30th 2022

GENERAL FUND REVENUES

SPECIAL ASSESSMENTS - SERVICE CHARGES

Operations & Maintenance Assmts-On Tax Roll	0.00
Operations & Maintenance Assmts-Off Tax Roll	310,575.00

TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES **\$310,575.00**

CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES

Landowner/Private Contributions	0.00
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TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES **\$0.00**

OTHER MISCELLANEOUS REVENUES

Miscellaneous GF 001	0.00
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TOTAL OTHER MISCELLANEOUS REVENUES **\$0.00**

TOTAL REVENUES **\$310,575.00**

Notations:

(1) Revenues shown exclude County 2% collection cost and 4% early payment discount.

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

ADMINISTRATION DETAIL

January 28th - September 30th 2022

EXPENDITURES - SHARED GF ADMINSTRATIVE

FINANCIAL & ADMINISTRATIVE

Supervisor Fees	0.00
District Manager	16,666.67
District Engineer	9,500.00
Organizational Meeting/Initial Set up	4,000.00
Administration Services	3,000.00
Recording Secretary	1,600.00
ADA Website Set Up/Compliance	1,800.00
Website Maintenance	800.00
Accounting Services	8,000.00
Construction Accounting	1,500.00
Assessment Roll Preparation	0.00
Financial & Revenue Collections	2,333.33
Auditing Services	0.00
Dissemination Services	1,250.00
Arbitrage Rebate Reporting	0.00
Postage, Phone, Faxes, Copies	500.00
Public Officials Insurance	2,500.00
Legal Advertising	3,500.00
Bank Fees	200.00
Dues, Licenses, & Fees	175.00
Rentals and Leases	500.00
Office Supplies	100.00
Website Maintenance	800.00
Technology Services	400.00
Miscellaneous Fees	250.00

LEGAL COUNSEL

District Counsel	9,500.00
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TOTAL ADMINSTRATIVE	\$68,875.00
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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

SITE OPERATIONS

January 28th - September 30th 2022

EXPENDITURES - FIELD OPERATIONS	
ELECTRIC UTILITY SERVICES	
Electric Utility Services - Streetlights	30,000.00
Electric Utility Services - All Others	1,500.00
TOTAL ELECTRIC UTILITY SERVICES	\$31,500.00
GARBAGE/SOLID WASTE SERVICES	
Garbage Recreation Center	0.00
TOTAL GARBAGE/SOLID WASTE SERVICES	\$0.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$0.00
STORMWATER CONTROL	
Aquatic Maintenance	7,500.00
Retaining Wall Maintenance	15,000.00
Annual Stormwater Report	5,000.00
TOTAL STORMWATER CONTROL	\$27,500.00
OTHER PHYSICAL ENVIRONMENT	
Property & Casualty Insurance	12,500.00
General Liability Insurance	3,200.00
Entry & Wall Maintenance	1,500.00
Landscape Maintenance	130,000.00
Irrigation Maintenance	6,000.00
Landscape Mulch	7,500.00
Landscape Annuals	7,500.00
Plant Replacement Program	5,000.00
Miscellaneous Landscape	1,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$174,200.00
ROAD & STREET FACILITIES	
Pavement & Drainage Maintenance	0.00
TOTAL ROAD & STREET FACILITIES	\$0.00
PARKS AND RECREATION	
Field Services	4,500.00
Facility Maintenance	0.00
On Site Staff	0.00
Pool Permits	0.00
Facility Janitorial Services	0.00
Facility Janitorial Supplies	0.00
Pool Service Contract	0.00
Pool Repairs	0.00
Facility A/C Maintenance	0.00
Telephone/Internet Services	0.00
Playground Equipment Maintenance	0.00
Access Control Maintenance	0.00
Dog Waste Station Service and Supplies	1,500.00
Holiday Decorations	0.00
Event Services & Supplies	0.00
TOTAL PARKS AND RECREATION	\$6,000.00
Contingency	
Miscellaneous Contingency	2,500.00
TOTAL CONTINGENCY	\$2,500.00
TOTAL SITE OPERATIONS	\$241,700.00

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT SUMMARY

Fiscal Year 2022 Proposed Operating Budget

Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment
Single Family 54'	1.000	249	249.00	\$0.00	\$1,247.29	\$1,247.29
Subtotal		249	249.00			

Notations:

- (1) Assessments shown are net of County 2% collection cost and 4% early payment discount.**
- (2) Future Expansion Area excluded. Additional 172 Single Family Units Planned for Inclusion.**