

Hilltop Point Community Development

Board of Supervisors

Tatiana Pagan, Chairman
Stephen Bennett, Assistant Secretary
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Betty Valenti, Assistant Secretary

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

Regular Meeting Agenda

Friday, August 23, 2023, at 10:15 am.

The Regular Meetings of the Hilltop Point Community Development District will be held on **Friday, August 23, 2023, at 10:15 am. at The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

Dial by your location +1 305 224 1968 Meeting ID: 827 3629 3614 Passcode: 302753

<https://us06web.zoom.us/j/82736293614?pwd=WW80SjlhNVNSOEFlQW1peDI0b3VBUT09>

All cellular phones and pagers must be turned off during the meeting.

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Manager Tab 01

i. Community Inspection Reports

C. District Engineer

4. BUSINESS ITEMS

A. Consideration of Yellowstone Landscape Proposal Tab 02

B. Discussion of Windward Group Change Order Tab 03

C. General Matters of the District

5. CONSENT AGENDA ITEMS

A. Consideration of Public Hearing & Regular Meeting Minutes July 28, 2023, Tab 04

B. Consideration of Operations and Maintenance Expenditures July 2023 Tab 05

C. Review of Financial Reports for Month Ending July 31, 2023, Tab 06

6. BOARD MEMBERS COMMENTS

7. PUBLIC COMMENTS

8. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bryan Radcliff

District Manager

HILLTOP POINT. CDD 7/22/23, 3:54 PM

Yellowstone.

Saturday, July 22, 2023

Prepared For Board Of Supervisors.

21 Issues Identified



PINDO DRIVE.

Assigned To Yellowstone

The Hilltop Point entrance is clean & looks good.



PINDO DRIVE.

Assigned To Yellowstone.

The mailbox station and parking lot is clean & looks good.



PINDO & BARREL DRIVE

Assigned To Yellowstone.

The area is well-maintained.



BARRELL DRIVE.

Assigned To Yellowstone.

The CDD property is well maintained. There are areas of dead turf next to the sidewalk.



BARREL & HILLTOP FARMS DRIVE.

Assigned To Yellowstone.

The area is well maintained.



BARREL DRIVE.

Assigned To Yellowstone

Remove the tree suckers & send an estimate to remove the dead tree.



BARRELL DRIVE.

Assigned To MI Homes.

There is a torn & missing banner.



BARREL DRIVE.

Assigned To Yellowstone.

The perimeter fence line looks good.



HILLTOP FARMS DRIVE.

Assigned To MI Homes.

Construction progress.



HILLTOP FARMS DRIVE.

Assigned To Yellowstone.

The South pond bank is well maintained.



HILLTOP POINT.

Assigned To Bryan.

Broken fence. I repaired the fence.
Yellow is scheduled to remove the overgrowth on the fence today.



HILLTOP POINT.

Assigned To Bryan

The perimeter fence was repaired.



HILLTOP FARMS DRIVE.

Assigned To Bryan.

The broken fence is scheduled to be repaired. Located behind 12474 Hilltop Farms Drive.



HILLTOP FARMS DRIVE.

Assigned To Bryan.

Close-up of the broken fence.



HILLTOP FARMS DRIVE

Assigned To Yellowstone.

The palm bank is well-maintained.



NW PERIMETER FENCE.

Assigned To Yellowstone.

Yellowstone is scheduled to trim the fence-line & remove the fence-line tree overgrowth today.



NW PERIMETER FENCE-LINE.

Assigned To Yellowstone

Yellowstone is scheduled to service this area.



HILLTOP FARMS DRIVE.

Assigned To Yellowstone.

Yellowstone will service the pump station today.



FARRIER DRIVE.

Assigned To Yellowstone

The pond bank is well-maintained.
All ponds are heavily receded.



PALOMINO DRIVE.

Assigned To Yellowstone

The electrical station is clean and
looks good.



FARRIER & PALOMINO DRIVE.

Assigned To Yellowstone.

Yellowstone will be servicing this area today.











COBBLESTONE



COBBLE



COBBLESTONE

















































Proposal #339687

Date: 08/11/2023

From: Josh Hamilton

Proposal For

Hilltop Point CDD

c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

main: 813-873-7000 ext. 330
mobile:
bryan.radcliff@inframark.com

Location

Michael Street

Dade City , FL 33525

Property Name: Hilltop Point CDD

Hilltop Large Oak Tree Branch Removal

Terms: Net 30

We Propose Removing the Southern Live Oak lateral extending over perimeter fence line that is highlighted in the yellow circle on Map Below.

- Manual climbing and rigging required
- Equipment will not be available to access work zone due to angle of pond bank
- All debris removed

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Arbor Care	1.00	\$3,000.000	\$3,000.00

Client Notes



Signature

x

SUBTOTAL	\$3,000.00
----------	------------

SALES TAX	\$0.00
-----------	--------

TOTAL	\$3,000.00
-------	------------

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Josh Hamilton

Office:

jhamilton@yellowstonelandscape.com

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

Internal CO: 1

Hilltop Amenity
38427 Garron Place
Dade City, FL 33525

Owner CO No: 1

Total this Change Order:	3,013.00
Original Contract:	875,900.00
Previously Approved Change Orders:	0.00
Revised Contract to Date:	878,913.00

Accepted By: _____

1 of 1

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

**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 Friday, July 28, 2023, at 10:15 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.

Present and constituting a quorum were:

Tatiana Pagan	Chairperson
Lee Thompson	Assistant Secretary
John Blakley	Assistant Secretary
Betty Valenti	Assistant Secretary (via audio communication)

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel (via audio communication)
Gary Schwartz	District Manager
Josh Hamilton	Yellowstone
Brian Mahar	Yellowstone
Josh Oliva	Yellowstone
Residents	

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 on Agenda Items

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearings

Mr. Radcliff requested a recess to Public Hearings.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting Fiscal Year
2024 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Blakely seconded by Mr. Thompson with all in favor the Public Hearing on Adopting Fiscal Year 2024 Final Budget, was opened. 4-0

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2024 Budget to the Board.

C. Public Comments

There being none, the next item followed.

D. Consideration of Resolution 2023-07, Adopting Final Fiscal Year 2024 Budget

On MOTION by Mr. Thompson seconded by Mr. Blakely with all in favor Resolution 2023-07, Adopting Final Fiscal Year 2024 Budget, was adopted. 4-0

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. Blakely seconded by Mr. Thompson with all in favor the Public Hearing on Adopting Fiscal Year 2024 Final Budget, was closed. 4-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Ms. Pagan seconded by Mr. Blakely with all in favor the Public Hearing on Levying O&M Assessments, was opened. 4-0

B. Staff Presentations

- Mr. Radcliff presented the Resolution to Levy O&M Assessments to the Board.

C. Public Comment

There being none, the next item followed.

D. Consideration of Resolution 2023-08; Levying O&M Assessments

On MOTION by Mr. Blakely seconded by Ms. Pagan with all in favor Resolution 2023-08, Levying O&M Assessments, was adopted. 4-0

i. Consideration of Developer Funding Agreement

The Board reviewed a Developer Funding Agreement between the District and MI Homes. The Board Approved the Developer Funding Agreement between Hilltop Point CDD and MI Homes.

On MOTION by Mr. Blakely, seconded by Ms. Pagan, with all in favor, the Developer Funding Agreement between Hilltop Point and MI Homes was approved.

E. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. Thompson seconded by Mr. Blakely with all in favor the Public Hearing on Levying O&M Assessments, was closed. 4-0

SIXTH ORDER OF BUSINESS

Return To Regular Meeting

Mr. Radcliff requested to return to the Regular Meeting.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-09, Setting Fiscal Year 2024 Meeting Schedule.

On MOTION by Mr. Thompson seconded by Mr. Blakely with all in favor Resolution 2023-09, Setting the Fiscal Year 2024 Meeting Schedule, was adopted. 4-0

B. Discussion of Lift Station Transfer

- The Board reviewed an agreement to transfer two (2) lift stations from the District to Dade City.

On MOTION by Ms. Pagan seconded by Mr. Thompson with all in favor the agreement to transfer lift stations LS-1 and LS-2 from the District to Dade City, was approved subject to any pending changes approved by the City and District staff. 4-0

C. Ratification of the Final Form of the Agreement for District Engineering Services

On MOTION by Mr. Blakely seconded by Mr. Thompson with all in favor the Final Form of the Agreement for District Engineering Services, was ratified. 4-0

D. General Matters of the District

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors Meeting Minutes of the Regular Meeting June 23, 2023

B. Consideration of Operation and Maintenance Expenditures June 2023

C. Review of Financial Statements Month Ending June 30, 2023

The Board reviewed the consent agenda pending follow-up to supervisor pay for Ms.

Valenti.

On MOTION by Mr. Blakely seconded by Ms. Pagan with all in favor the Consent Agenda items A through C were approved as discussed. 4-0

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Manager

i. Community Inspection Reports

- Mr. Schwartz presented his Field Services Report to the Board
- Mr. Hamilton spoke to the Board in reference to the report and follow up from a recent site visit.
- ILLA conversation ensued between the Board and Mr. Hamilton.
- Management agreed to meet outside of a meeting with Field Services and Yellowstone to further refine the quality of reporting for the Board.

C. District Engineer

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Board Supervisors Requests and Comments

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being none further business,

On MOTION by Mr. Thompson seconded by Mr. Blakely with all in favor the meeting was adjourned at 11:11 a.m.

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	98329	\$3,714.13		DISTRICT INVOICE JULY 2023
YELLOWSTONE LANDSCAPE	TM 551453	\$2,354.00		MONTHLY LANDSCAPE MAINTENANCE JULY 2023
Monthly Contract Subtotal		\$6,068.13		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
TAMPA ELECTRIC	221008701015 062823	\$1,922.86		ELECTRICITY SERVICES 05/24/23 - 06/22/23
TAMPA ELECTRIC	221008717680 062823	\$32.05		ELECTRICITY SERVICES 05/24/23 - 06/22/23
TAMPA ELECTRIC	221008717698 062823	\$39.13	\$1,994.04	ELECTRICITY SERVICES 05/24/23 - 06/22/23
Utilities Subtotal		\$1,994.04		
Regular Services		\$0.00		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$8,062.17		

Approved (with any necessary revisions noted):

Signature: _____

<p style="text-align: center;">HILLTOP POINT CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#98329

DATE

7/19/2023

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

8/18/2023

BILL TO

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

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Rental & Leases	1	Ea	50.00		50.00
B/W Copies	2	Ea	0.20		0.40
Postage	9	Ea	0.60		5.40
Subtotal					3,714.13

Subtotal

\$3,714.13

Tax

\$0.00

Total Due

\$3,714.13

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

INVOICE #	INVOICE DATE
TM 551453	7/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Hilltop Point CDD

Invoice Due Date: July 31, 2023

Invoice Amount: \$2,354.00

Description	Current Amount
Monthly Landscape Maintenance July 2023	\$2,354.00

Invoice Total

\$2,354.00

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



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

Statement Date: June 28, 2023

Amount Due: 1922.86 \$3,438.76

Due Date: July 19, 2023

Account #: 221008701015

Past Due – Pay Immediately

Account Summary

Current Service Period: May 24, 2023 - June 22, 2023

Previous Amount Due	\$1,515.90
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately

\$1,515.90

Current Month's Charges – Pay by July 19, 2023

\$1,922.86

Amount Due

\$3,438.76

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



Scan here to view
your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number,
register at TECOaccount.com.

** 12-digit account number and
zip code required.

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: July 19, 2023



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: \$3,438.76

Payment Amount: \$ 1922.86

658791305309

Past Due – \$1,515.90

Current – \$1,922.86

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.

6587913053092210087010150000003438761



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: June 28, 2023
Charges Due: July 19, 2023

Service Period: May 24, 2023 - Jun 22, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	704 kWh @ \$0.03511/kWh	\$24.72
Fixture & Maintenance Charge	44 Fixtures	\$406.12
Lighting Pole / Wire	44 Poles	\$1418.12
Lighting Fuel Charge	704 kWh @ \$0.05169/kWh	\$36.39
Storm Protection Charge	704 kWh @ \$0.01466/kWh	\$10.32
Clean Energy Transition Mechanism	704 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	704 kWh @ \$0.00326/kWh	\$2.30
Florida Gross Receipt Tax		\$1.90

Lighting Charges

\$1,900.12



Other Fees and Charges

Lighting Late Payment Fee	\$22.74
---------------------------	---------

Total Other Fees and Charges

\$22.74

Total Current Month's Charges

\$1,922.86

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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
12142 FARRIER DR, LFT STAT
DADE CITY, FL 33525

Statement Date: June 28, 2023

Amount Due: 32.05 \$58.20

Due Date: July 19, 2023

Account #: 221008717680

Past Due – Pay Immediately

Account Summary

Current Service Period: May 24, 2023 - June 22, 2023

Previous Amount Due \$26.15

Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately

\$26.15

Current Month's Charges – Pay by July 19, 2023

\$32.05

Amount Due

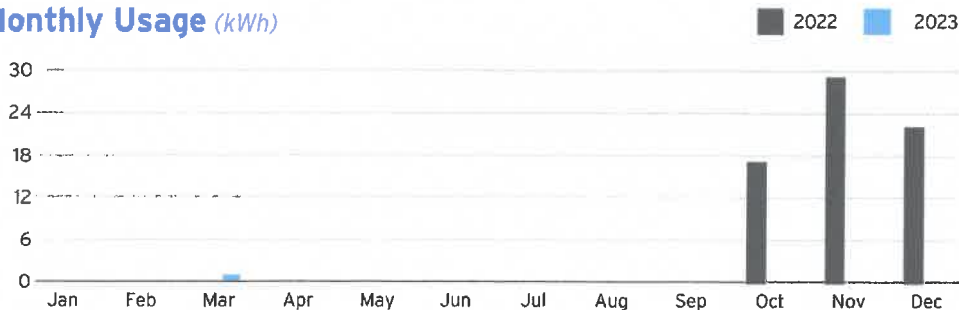
\$58.20

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



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

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number,
register at TECOaccount.com.

** 12-digit account number and
zip code required.



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

Account #: 221008717680

Due Date: July 19, 2023



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$58.20

Payment Amount: \$ 32.05

658791305310

Past Due – \$26.15

Current – \$32.05

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.

658791305310221008717680000000058209



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

Account #: 221008717680
Statement Date: June 28, 2023
Charges Due: July 19, 2023

Meter Read

Service Period: May 24, 2023 - Jun 22, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	06/22/2023	69	69		0 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge 30 days @ \$0.75000 \$22.50
Florida Gross Receipt Tax \$0.58

Electric Service Cost \$23.08

Franchise Fee \$1.51

Municipal Public Service Tax \$2.46

Total Electric Cost, Local Fees and Taxes \$27.05



Other Fees and Charges

Electric Late Payment Fee \$5.00

Total Other Fees and Charges \$5.00

Total Current Month's Charges

\$32.05

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.

Statement Date: June 28, 2023



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

Amount Due: **39.13** \$70.76

Due Date: July 19, 2023
Account #: 221008717698

JUL 3 2023

Past Due - Pay Immediately

Account Summary

Current Service Period: May 24, 2023 - June 22, 2023

Previous Amount Due	\$31.63
Payment(s) Received Since Last Statement	\$0.00

Past Due - Pay Immediately	\$31.63
Current Month's Charges - Pay by July 19, 2023	\$39.13

Amount Due **\$70.76**

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



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



Scan here to view
your account online.

USE ANY OPTION BELOW:

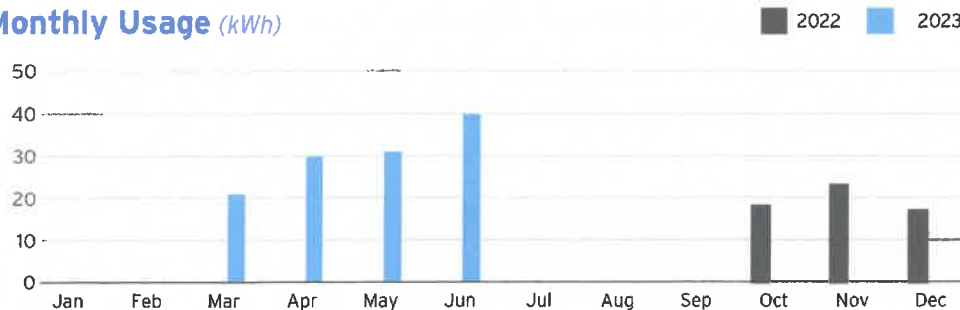
- Log into TECOaccount.com
- Report and check status at
TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number,
register at TECOaccount.com.

** 12-digit account number and
zip code required.

REPORT A POWER OUTAGE

Monthly Usage (kWh)



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



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

Account #: 221008717698

Due Date: July 19, 2023

Amount Due: **\$70.76**

Payment Amount: \$ **39.13**

658791305311

Past Due - \$31.63
Current - \$39.13



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.

00004373 02 AB 0.50 33607 FTECO106282322560910 00000 04 01000000 005 04 22043 006

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.

6587913053112210087176980000000070766



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

Account #: 221008717698
Statement Date: June 28, 2023
Charges Due: July 19, 2023

Meter Read

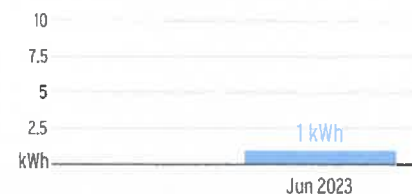
Service Period: May 24, 2023 - Jun 22, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	06/22/2023	180		140		40 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	40 kWh @ \$0.07990/kWh	\$3.20
Fuel Charge	40 kWh @ \$0.05239/kWh	\$2.10
Storm Protection Charge	40 kWh @ \$0.00400/kWh	\$0.16
Clean Energy Transition Mechanism	40 kWh @ \$0.00427/kWh	\$0.17
Storm Surcharge	40 kWh @ \$0.01061/kWh	\$0.42
Florida Gross Receipt Tax		\$0.73

Electric Service Cost **\$29.28**

Franchise Fee \$1.92

Municipal Public Service Tax \$2.93

Total Electric Cost, Local Fees and Taxes **\$34.13**



Other Fees and Charges

Electric Late Payment Fee \$5.00

Total Other Fees and Charges **\$5.00**

Total Current Month's Charges

\$39.13

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

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

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

Hearing Impaired/TTY:
7-1-1

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

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

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

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 July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022-1		SERIES 2022-2		SERIES 2022-1		SERIES 2022-2		TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	PROJECT	PROJECT		
	FUND	FUND	FUND	FUND	FUND	FUND	FUND		
ASSETS									
Cash - Operating Account	\$ 5,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,802	
Due From Other Funds	-	-	-	-	104,817	164,638		269,455	
Investments:									
Acquisition & Construction Account	-	-	-	-	4,390	1,372,918		1,377,308	
Capitalized Interest Account	-	-	-	-	-	92,130		92,130	
Reserve Fund	-	168,019	116,100	-	-	-		284,119	
Revenue Fund	-	131,022	-	-	-	-		131,022	
TOTAL ASSETS	\$ 5,802	\$ 299,041	\$ 116,100	\$ 109,207	\$ 1,629,686	\$ 2,159,836			
LIABILITIES									
Accounts Payable	\$ 3,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,714	
Due To Other Funds	115	104,702	164,638	-	-	-	-	269,455	
TOTAL LIABILITIES	3,829	104,702	164,638	-	-	-	-	273,169	
FUND BALANCES									
Restricted for:									
Debt Service	-	194,339	-	-	-	-	-	194,339	
Capital Projects	-	-	-	109,207	1,629,686			1,738,893	
Unassigned:	1,973	-	(48,538)	-	-	-	-	(46,565)	
TOTAL FUND BALANCES	1,973	194,339	(48,538)	109,207	1,629,686	1,886,667			
TOTAL LIABILITIES & FUND BALANCES	\$ 5,802	\$ 299,041	\$ 116,100	\$ 109,207	\$ 1,629,686	\$ 2,159,836			

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
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>				
Special Assmnts- CDD Collected	310,575	20,992	(289,583)	6.76%
Developer Contribution	-	89,521	89,521	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	310,575	115,855	(194,720)	37.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	3,400	(3,400)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	2,000	(400)	125.00%
District Counsel	9,500	7,869	1,631	82.83%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	3,750	(750)	125.00%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	20,833	(4,166)	125.00%
Accounting Services	9,500	7,500	2,000	78.95%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	65	435	13.00%
Rentals & Leases	500	500	-	100.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,578	1,922	45.09%
Bank Fees	200	263	(63)	131.50%
Financial & Revenue Collections	2,333	1,058	1,275	45.35%
Website Administration	1,600	1,000	600	62.50%
Information Technology	400	500	(100)	125.00%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	54,391	14,484	78.97%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	686	814	45.73%
Electricity - Streetlights	30,000	11,633	18,367	38.78%
Total Electric Utility Services	31,500	12,319	19,181	39.11%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
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	15,000	-	15,000	0.00%
Landscape- Storm Clean Up & Tree Removal	5,000	-	5,000	0.00%
Aquatic Maintenance	7,500	-	7,500	0.00%
Total Stormwater Control	27,500	-	27,500	0.00%
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,750	450	85.94%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	130,000	24,969	105,031	19.21%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Miscellaneous Services	1,000	263	737	26.30%
Total Other Physical Environment	174,200	27,982	146,218	16.06%
<u>Parks and Recreations</u>				
Field Services	4,500	-	4,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Total Parks and Recreations	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	310,575	94,692	215,883	30.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	21,163	21,163	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,190)		
FUND BALANCE, ENDING		\$ 1,973		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
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	\$ -	\$ 692	\$ 692	0.00%
Special Assmnts- Tax Collector	-	336,467	336,467	0.00%
Special Assmnts- CDD Collected	335,318	-	(335,318)	0.00%
TOTAL REVENUES	335,318	337,159	1,841	100.55%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	131,021	75,000	56,021	57.24%
Interest Expense	204,297	235,838	(31,541)	115.44%
Total Debt Service	335,318	310,838	24,480	92.70%
TOTAL EXPENDITURES	335,318	310,838	24,480	92.70%
Excess (deficiency) of revenues				
Over (under) expenditures	-	26,321	26,321	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ 26,320	\$ 26,320	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 194,339		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
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	\$ -	\$ 270	\$ 270	0.00%
TOTAL REVENUES	-	270	270	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	164,907	(164,907)	0.00%
Total Debt Service	-	164,907	(164,907)	0.00%
TOTAL EXPENDITURES	-	164,907	(164,907)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(164,637)	(164,637)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ (164,638)	\$ (164,638)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ (48,538)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
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	\$ -	\$ 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%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	\$ -	\$ 12	\$ 12	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		\$ 109,207		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2023
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	\$ -	\$ 3,408	\$ 3,408	0.00%
TOTAL REVENUES	-	3,408	3,408	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	15,192	(15,192)	0.00%
Total Administration	-	15,192	(15,192)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	6,625	(6,625)	0.00%
Total Construction In Progress	-	6,625	(6,625)	0.00%
TOTAL EXPENDITURES	-	21,817	(21,817)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,409)	(18,409)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	\$ -	\$ (18,408)	\$ (18,408)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,629,686		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	5,801.65	Statement Balance	9,681.28
G/L Balance	5,801.65	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	9,681.28
Subtotal	5,801.65	Outstanding Checks	3,879.63
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	5,801.65	Ending Balance	5,801.65
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/29/2023	Payment	1082	MIKE FASANO TAX COLLECTOR	58.26	58.26	0.00
6/29/2023	Payment	1083	YELLOWSTONE LANDSCAPE	2,354.00	2,354.00	0.00
7/6/2023	Payment	1084	TAMPA BAY TIMES	1,049.50	1,049.50	0.00
7/13/2023	Payment	1085	TAMPA BAY TIMES	122.00	122.00	0.00
7/13/2023	Payment	1086	TAMPA ELECTRIC	1,994.04	1,994.04	0.00
7/27/2023	Payment	1089	INFRAMARK LLC	15,115.29	15,115.29	0.00
7/27/2023	Payment	1090	JOHN C. BLAKLEY	200.00	200.00	0.00
7/27/2023	Payment	1092	YELLOWSTONE LANDSCAPE	2,354.00	2,354.00	0.00
7/21/2023		JE000152	Bank Fees	26.33	26.33	0.00
Total Checks				23,273.42	23,273.42	0.00
Deposits						
7/10/2023		JE000122	CK##### - TECO Bill Refund	G/L 22.31	22.31	0.00
7/21/2023		JE000138	CK#33631#### - O&M	G/L 1,326.90	1,326.90	0.00
7/21/2023		JE000139	CK#33629#### - O&M	G/L 1,326.90	1,326.90	0.00
7/25/2023		JE000140	CK#131878##### - Dev Fund	G/L 23,664.96	23,664.96	0.00
Total Deposits				26,341.07	26,341.07	0.00
Outstanding Checks						
7/27/2023	Payment	1087	BETTY VALENTI	200.00	0.00	200.00
7/27/2023	Payment	1088	ERIN MCCORMICK LAW PA	3,479.63	0.00	3,479.63
7/27/2023	Payment	1091	LEE R. THOMPSON	200.00	0.00	200.00
Total Outstanding Checks.....				3,879.63		3,879.63