

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, September 22, 2023, at 10:15 am.

The Regular Meetings of the Hilltop Point Community Development District will be held on, **September 22, 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=WW80SjlhNVNSOEJqWW1peDI0b3VBUT09>

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. BUSINESS ITEMS

- A. Discussion of City Maintenance Agreement for Utility Stations
- B. Discussion of Yellowstone Landscaping
- C. General Matters of the District

4. CONSENT AGENDA ITEMS

- A. Consideration of Regular Meeting Minutes August 23, 2023, Tab 01
- B. Consideration of Operations and Maintenance Expenditures August 2023 Tab 02
- C. Review of Financial Reports for Month Ending August 31, 2023, Tab 03

5. VENDOR AND STAFF REPORTS

- A. District Counsel
- B. District Manager *Under Separate Cover*
 - i. Community Inspection Reports
- C. District Engineer

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

District Office

Inframark Community Development Services
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

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

www.hilltoppointcdd.com

Permit No. 20230935Parcel ID No. 02 25 21 0040 0P500 0000**NOTICE OF COMMENCEMENT**State of FloridaCounty of Pasco

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of Property: Parcel Identification No. 02 25 21 0040 0P500 0000Street Address: 38296 Pindos Drive, Dade City FL 335252. General Description of Improvement Construction of modular block retaining wall(s)

3. Owner Information or Lessee information if the Lessee contracted for the improvement: _____

Hilltop Point Community Development DistrictName
2005 Pan Am Circle Ste 300Tampa
CityFL
State

Interest in Property: _____

Name of Fee Simple Titleholder: _____

(If different from Owner listed above)

Address _____

City _____

State _____

4. Contractor: Associated Construction Products, Inc.Name
25352 Wesley Chapel BlvdLutz
CityFL
State

Address _____

Contractor's Telephone No.: 813 973 4425

5. Surety: _____

Name _____

Address _____

City _____

State _____

Amount of Bond: \$ _____

Telephone No.: _____

6. Lender: _____

Name _____

Address _____

City _____

State _____

Lender's Telephone No.: _____

7. Persons within the State of Florida designated by the owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)(7), Florida Statutes:

Name _____

Address _____

City _____

State _____

Telephone Number of Designated Person: _____

8. In addition to himself, the owner designates _____ of _____
_____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Telephone Number of Person or Entity Designated by Owner: _____

9. Expiration date of Notice of Commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be one year from the date of recording unless a different date is specified): _____

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

STATE OF FLORIDA
COUNTY OF PASCOSignature of Owner or Lessee, or Owner's or Lessee's Authorized
Officer/Director/Partner/Manager

Signatory's Title/Office

The foregoing instrument was acknowledged before me this ____ day of _____, 20 __, by _____
_____ as _____ (type of authority, e.g., officer, trustee, attorney in fact) for
_____ (name of party on behalf of whom instrument was executed).

Personally Known ☐ OR Produced Identification ☐

Notary Signature _____

Type of Identification Produced _____

Name (Print) _____

September 11, 2023

NEW ADDRESS ASSIGNMENT NOTIFICATION FORM

PROPERTY OWNER INFORMATION

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: **02 25 21 0040 0P500 0000**

Dear **Property Owner**,

In order to ensure emergency response to your home or business, the County is notifying you of your newly established address.

If an address is assigned to a structure, and after construction the structure does not face the road to which the address was assigned; or the site plan changes at a later date and structures no longer references the original addressing plan; the address(es) may be subject to change.

New Address:

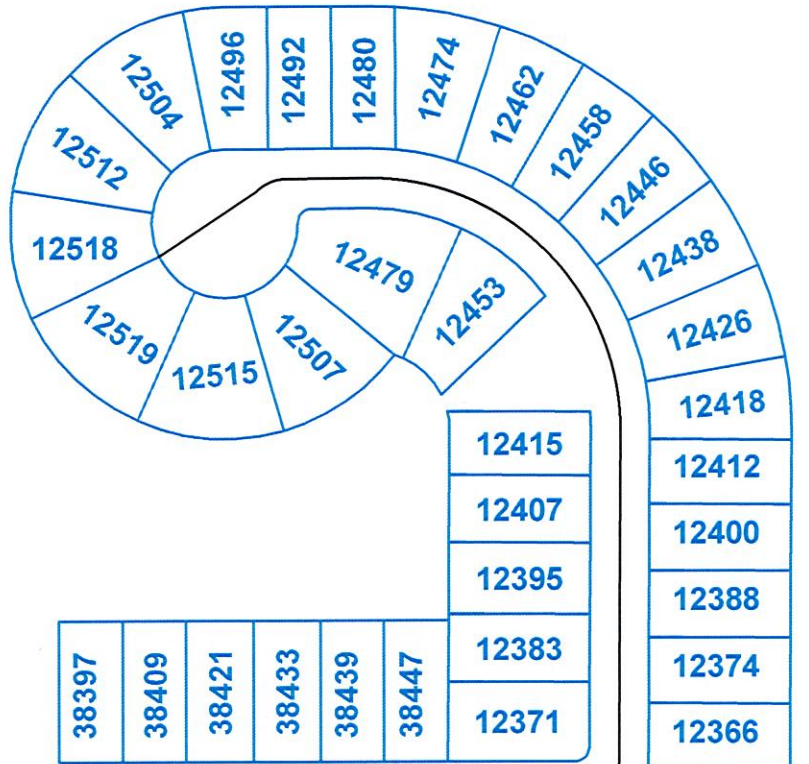
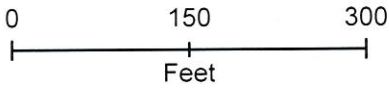
**Community Park and Wall
38296 Pindos Drive
Dade City, FL 33525**

Retain this notification with your important records and documents.

If you have any questions, please contact our office at (727) 815-7154.

Sincerely,

GIS Addressing



MC DONALD STREET

MARTIN STREET

WILLIAMS AIRE STREET

LEO STREET

AL STREET

CARL LOOP

STIRRUP DRIVE

HILLTOP FARMS DRIVE

MICHAEL STREET

FARRIER DRIVE

PALOMINO DRIVE

PINDOS DRIVE

BARREL DRIVE

PROPOSED
RETAINING
WALL

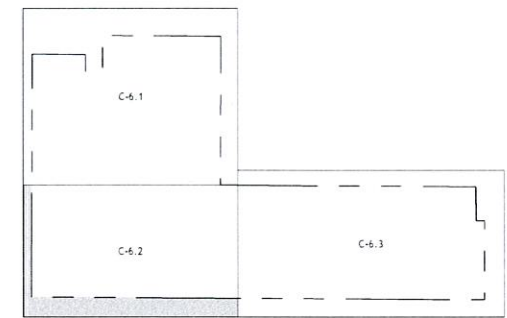
COMMON
AREA
PARK
(COP)

Pasco County, Florida
Geographic Information Systems
(G.I.S.)
8731 Citizens Drive
New Port Richey, FL 34654



HILLTOP POINT

Author: MLA Date: 12/17/2021



KEY MAP
N.T.S

STRUCTURE TABLE		
NAME	STRUCTURE TYPE	STRUCTURE DATA
10UT1	FDOT TYPE C	Rpm: 104.11 STP 10-1 RE: OUT: 102.05
10UT2	18 MES	Rpm: 103.59 STP 10-7 RE: IN: 99.05
ST 11-1	42 MES	Rpm: 108.99 STP 11-2 RE: IN: 94.00
ST 11-2	TYPE 2	Rpm: 103.22 STP 11-2-1 RE: OUT: 97.76 STP 11-3-2 RE: OUT: 97.96
ST 11-3	TYPE 2	Rpm: 103.37 STP 11-3-1 RE: IN: 97.96 STP 11-4-3 RE: IN: 97.96
ST 11-4	TYPE 2	Rpm: 103.38 STP 11-5-4 RE: IN: 98.19 STP 11-4-3 RE: OUT: 98.16
ST 11-5	TYPE 2	Rpm: 103.79 STP 11-10-5 RE: IN: 98.57 STP 11-4-5 RE: OUT: 98.57 STP 11-5-4 RE: IN: 98.57
ST 11-6	TYPE 2	Rpm: 103.78 STP 11-6-5 RE: IN: 99.57 STP 11-7-4 RE: IN: 99.57
ST 11-7	TYPE 2	Rpm: 104.65 STP 11-8-7 RE: IN: 100.72 STP 11-7-7 RE: IN: 100.72 STP 11-7-6 RE: OUT: 100.72
ST 11-8	TYPE 2	Rpm: 104.66 STP 11-8-7 RE: OUT: 100.87 STP 11-9-7 RE: OUT: 100.87
ST 11-9	TYPE 2	Rpm: 105.14 STP 11-9-7 RE: OUT: 105.14 STP 11-10-5 RE: OUT: 99.66
ST 11-10	TYPE 2	Rpm: 105.41 STP 11-11-10 RE: IN: 100.34 STP 11-12-1 RE: OUT: 100.34
ST 11-11	TYPE 2	Rpm: 105.46 STP 11-13-12 RE: IN: 101.31 STP 11-12-1 RE: IN: 101.31 STP 11-13-12 RE: IN: 101.31
ST 11-13	TYPE 2	Rpm: 108.26 STP 11-13-13 RE: IN: 103.26 STP 11-13-13 RE: OUT: 103.26 STP 11-13-12 RE: OUT: 101.39
ST 11-14	FDOT TYPE C	Rpm: 107.49 STP 11-14-13 RE: OUT: 103.61
ST 11-15	TYPE 2	Rpm: 113.81 STP 11-17-15 RE: IN: 109.72 STP 11-15-14 RE: IN: 109.72 STP 11-15-13 RE: OUT: 109.72
ST 11-16	TYPE 2	Rpm: 113.77 STP 11-15-14 RE: OUT: 109.92 STP 11-17-1 RE: IN: 111.71
ST 11-17	TYPE 2	Rpm: 110.97 STP 11-20-19 RE: IN: 110.97 STP 11-19-12 RE: OUT: 115.99
ST 11-20	TYPE 2	Rpm: 115.84 STP 11-21-20 RE: IN: 115.84 STP 11-19-16 RE: OUT: 115.84
ST 11-21	TYPE 2	Rpm: 119.72 STP 11-22-21 RE: IN: 116.25 STP 11-21-20 RE: OUT: 116.01
ST 11-22	TYPE 2	Rpm: 119.96 STP 11-22-21 RE: IN: 119.96
ST 12-1	24 MES	Rpm: 96.38 STP 12-2-1 RE: IN: 94.00
ST 12-2	TYPE 2	Rpm: 104.43 STP 12-3-2 RE: IN: 105.72 STP 12-2-1 RE: OUT: 105.72
ST 12-3	TYPE 2	Rpm: 115.57 STP 12-3-4 RE: IN: 112.60 STP 12-3-2 RE: OUT: 115.57

PIPE TABLE				
PIPE NAME	ACFT	SIZE	LENGTH	SLOPE
STP 10-01	18 RCP	18	18 LF	0.5%
STP 11-2-1	42 RCP	42	162 LF	2.3%
STP 11-2-2	36 RCP	36	108 LF	0.5%
STP 11-4-3	36 RCP	36	201 LF	0.6%
STP 11-5-4	36 RCP	36	106 LF	0.35%
STP 11-6-5	24 RCP	24	63 LF	-1.55%
STP 11-7-6	18 RCP	18	214 LF	0.5%
STP 11-8-7	18 RCP	18	29 LF	0.6%
STP 11-8-7	18 RCP	18	220 LF	1.9%
STP 11-10-5	36 RCP	36	258 LF	0.46%
STP 11-11-10	30 RCP	30	64 LF	-1.13%
STP 11-11-11	30 RCP	30	189 LF	0.4%
STP 11-13-2	18 RCP	18	40 LF	3.52%
STP 11-14-3	18 RCP	18	32 LF	0.4%
STP 11-15-3	18 RCP	18	278 LF	0.23%
STP 11-15-14	18 RCP	18	30 LF	6.02%
STP 11-17-15	18 RCP	18	223 LF	2.18%
STP 11-18-19	18 RCP	18	262 LF	0.5%
STP 11-20-21	18 RCP	18	39 LF	2.28%
STP 11-21-20	18 RCP	18	289 LF	0.4%
STP 11-22-21	18 RCP	18	43 LF	0.52%
STP 12-2-1	24 RCP	24	193 LF	0.6%
STP 12-3-2	24 RCP	24	42 LF	2.27%

DESIGNED BY	DRAWN BY	MAILED	ISSUE DATE	JOB NO.	19-384
CHECKED BY	APPROVED BY	DATE	REVISION DESCRIPTION		
1	85	11/16/20	REVISE GRADING PLAN FOR BUILDERS STAGING		
2	EWAM	4/27/2021	REVISED RETAINING WALLS		
3	EWAM	6/16/2021	REVISED RETAINING WALLS		
4	EWAM	11/10/2022	REVISED GRADING		
5	EWAM	11/10/2022	REVISED GRADING		
6	EWAM	2/20/2023	REVISED GRADING		
7	EWAM	6/11/2023	REVISED GRADING		

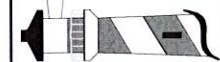
**3 WORKING DAYS
BEFORE YOU DIG
CALL SUNSHINE STATE
ONE CALL OF FLORIDA
1-800-432-4770**



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. AND HAVE NOT BEEN FIELD VERIFIED BY CONTRACTOR. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

BLACON
CIVIL ENGINEERING

LAND DEVELOPMENT ENGINEERS
8345 GUNN HIGHWAY
TAMPA, FL 33626



**HILLTOP
ESTATES**
FOR
HILLTOP POINT
LLC
38375 CLINTON AVE,
DADE CITY,
FL, 33525

SHEET NAME:

GRADING AND
DRAINAGE PLAN III

SHEET NUMBER:

C-6.3₅

C. District Engineer

On MOTION by Ms. Pagan seconded by Mr. Thompson with all in favor, *Stantec* agreement was ratified. 5-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Yellowstone Landscape Proposal

- The Board reviewed a proposal from *Yellowstone* for the removal of a Southern Live Oak which was extending over a perimeter fence.
- The Board agreed to table this proposal, pending further inspection by Field Services.

B. Discussion of Windward Group Change Order

- The Board reviewed the protocols for Windward Group change orders.
- The Board discussed approving a motion to allow the Chair outside a meeting to approve change orders limited to the amount of \$5,000
- The Board instructed District Counsel to draft a Resolution for adoption at their next meeting.

On MOTION by Mr. Blakley seconded by Mr. Thompson with all in favor, District Counsel was authorized to prepare a Resolution allowing the Chairperson to approve Change Orders outside of a meeting up to \$5,000. 5-0

C. General Matters of the District

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Consent Agenda Items

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

B. Consideration of Operations and Maintenance Expenditures July 2023

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

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

SIXTH ORDER OF BUSINESS

Board Member Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all
in favor, meeting was adjourned at 10:49 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	100145	\$3,731.75		DISTRICT INVOICE AUGUST 2023
Monthly Contract Subtotal		\$3,731.75		
Variable Contract				
BETTY VALENTI	BV 072823	\$200.00		SUPERVISOR FEE 07/28/23
BETTY VALENTI	BV 082323	\$200.00	\$400.00	SUPERVISOR FEE 08/23/23
JOHN C. BLAKLEY	JB 072823	\$200.00		SUPERVISOR FEE 07/28/23
JOHN C. BLAKLEY	JB 082323	\$200.00	\$400.00	SUPERVISOR FEE 08/23/23
LEE R. THOMPSON	LT 072823	\$200.00		SUPERVISOR FEE 07/28/23
LEE R. THOMPSON	LT 082323	\$200.00	\$400.00	SUPERVISOR FEE 08/23/23
U.S. BANK	6999650	\$4,256.13		TRUSTEE - FEES 07/01/23-06/30/24
U.S. BANK	7000828	\$3,178.63	\$7,434.76	ADMIN FEES - 07/01/23-06/30/24
Variable Contract Subtotal		\$8,634.76		
Utilities				
TAMPA ELECTRIC	221008701015 072823	\$1,488.91		ELECTRICITY SERVICES 06/23/23-07/24/23
TAMPA ELECTRIC	221008717680 072823	\$29.01		ELECTRICITY SERVICES 06/23/23-07/24/23
TAMPA ELECTRIC	221008717698 072823	\$38.23	\$1,556.15	ELECTRICITY SERVICES 06/23/23-07/24/23
Utilities Subtotal		\$1,556.15		
Regular Services				
ERIN MCCORMICK LAW PA	10674	\$4,258.09		LEGAL SERVICES 06/05/23 - 06/26/2023
Regular Services Subtotal		\$4,258.09		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		

HILLTOP POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$18,180.75		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#100145

DATE

8/28/2023

CUSTOMER ID

C2413

NET TERMS

Net 30

PO#**DUE DATE**

9/27/2023

BILL TO

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

Services provided for the Month of: August 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	61	Ea	0.20		12.20
Postage	17	Ea	0.66		11.22
Subtotal					3,731.75

Subtotal

\$3,731.75

Tax

\$0.00

Total Due

\$3,731.75

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

MEETING DATE: July 28, 2023

DMS Staff Signature _____

[Handwritten Signature]
Ryan Rancette


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	Salary Accepted	\$200
Stephen Bennett	YES NO	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Lee Thompson	✓	Salary Accepted	\$200
Betty Valenti	✓	Salary Accepted	\$200

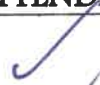


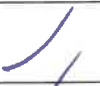

BV 072823

Hilltop Point CDD

MEETING DATE: August 23, 2023

DMS Staff Signature

 Bryan Radloff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		NO Salary Accepted	\$200
Stephen Bennett		NO Salary Accepted	\$200
John Blakley		Salary Accepted	\$200
Lee Thompson		Salary Accepted	\$200
Betty Valenti		Salary Accepted	\$200

BV082323

Hilltop Point CDD

MEETING DATE: July 28, 2023

DMS Staff Signature _____

[Signature]
Ryan Ricketts


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	Salary Accepted	\$200
Stephen Bennett	NO	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Lee Thompson	✓	Salary Accepted	\$200
Betty Valenti	✓	Salary Accepted	\$200




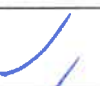

JB 072823

Hilltop Point CDD

MEETING DATE: August 23, 2023

DMS Staff Signature

 Bryan Dingle

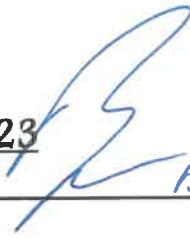
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan		Salary Accepted NO	\$200
Stephen Bennett		Salary Accepted NO	\$200
John Blakley		Salary Accepted	\$200
Lee Thompson		Salary Accepted	\$200
Betty Valenti		Salary Accepted	\$200

JB 082323

Hilltop Point CDD

MEETING DATE: July 28, 2023

DMS Staff Signature _____

 Bryan R. Wright


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	✓	Salary Accepted	\$200
Stephen Bennett	NO	Salary Accepted	\$200
John Blakley	✓	Salary Accepted	\$200
Lee Thompson	✓	Salary Accepted	\$200
Betty Valenti	✓	Salary Accepted	\$200

LT 072823

Hilltop Point CDD

MEETING DATE: August 23, 2023

DMS Staff Signature

 Bryan Kitzler

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Tatiana Pagan	<input checked="" type="checkbox"/>	Salary Accepted NO	\$200
Stephen Bennett	<input checked="" type="checkbox"/>	Salary Accepted NO	\$200
John Blakley	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Lee Thompson	<input checked="" type="checkbox"/>	Salary Accepted	\$200
Betty Valenti	<input checked="" type="checkbox"/>	Salary Accepted	\$200

LT082323



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

6999650



000001585 02 SP 106481799010261 P

HILLTOP POINT COMMUNITY DEVEL DISTR
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6999650
Account Number: 229682000
Invoice Date: 07/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

HILLTOP POINT COMMUNITY DEVEL DISTR
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-1 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$4,256.13
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-1 REVENUE FUND

Invoice Number:	6999650
Account Number:	229682000
Current Due:	\$4,256.13
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 229682000
Invoice # 6999650
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6999650
Invoice Date: 07/25/2023
Account Number: 229682000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-1 REVENUE FUND

Accounts Included 229682000 229682001 229682002 229682003 229682004 229682005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 07/01/2023 - 06/30/2024				\$3,950.00
Incidental Expenses 07/01/2023 to 06/30/2024	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7000828



000002111 02 SP 106481799010787 P

HILLTOP POINT COMMUNITY DEVEL DISTR
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7000828
Account Number: 247867000
Invoice Date: 07/25/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

HILLTOP POINT COMMUNITY DEVEL DISTR
ATTN BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-2 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	\$3,178.63
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-2 REVENUE FUND

Invoice Number:	7000828
Account Number:	247867000
Current Due:	\$3,178.63
Direct Inquiries To:	LEANNE DUFFY
Phone:	407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 247867000
Invoice # 7000828
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7000828
Invoice Date: 07/25/2023
Account Number: 247867000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-2 REVENUE FUND

Accounts Included 247867000 247867001 247867002 247867003 247867004 247867005
In This Relationship: 247867006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	2,950.00	100.00%	\$2,950.00
Subtotal Administration Fees - In Advance 07/01/2023 - 06/30/2024				\$2,950.00
Incidental Expenses 07/01/2023 to 06/30/2024	2,950.00	0.0775		\$228.63
Subtotal Incidental Expenses				\$228.63
TOTAL AMOUNT DUE				\$3,178.63





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

Statement Date: July 28, 2023

Amount Due: \$1,488.91

Due Date: August 18, 2023

Account #: 221008701015

Received

AUG 2 2023

Account Summary

Current Service Period: June 23, 2023 - July 24, 2023

Previous Amount Due	\$3,438.76
Payment(s) Received Since Last Statement	-\$3,822.98
Credit balance after payments and credits	-\$384.22
Current Month's Charges	\$1,873.13

Amount Due by August 18, 2023

\$1,488.91

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



Scan here to view
your account online.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.

TampaElectric.com/SurgeProtection



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: August 18, 2023

Amount Due: \$1,488.91

Payment Amount: \$ _____

688420814800



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.

00000873 FTECO107282322290810 00000 03 01000000 13974 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.

6884208148002210087010150000003488919



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: July 28, 2023
Charges Due: August 18, 2023

Service Period: Jun 23, 2023 - Jul 24, 2023

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	694 kWh @ \$0.03511/kWh	\$24.37
Fixture & Maintenance Charge	43 Fixtures	\$400.36
Lighting Pole / Wire	43 Poles	\$1397.98
Lighting Fuel Charge	694 kWh @ \$0.05169/kWh	\$35.87
Storm Protection Charge	694 kWh @ \$0.01466/kWh	\$10.17
Clean Energy Transition Mechanism	694 kWh @ \$0.00036/kWh	\$0.25
Storm Surcharge	694 kWh @ \$0.00326/kWh	\$2.26
Florida Gross Receipt Tax		\$1.87

Lighting Charges

\$1,873.13

Total Current Month's Charges

\$1,873.13

00000873-0002164-Page 2 of 12

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
12142 FARRIER DR, LFT STAT
DADE CITY, FL 33525

Statement Date: July 28, 2023

Amount Due: \$29.01

Due Date: August 18, 2023

Account #: 221008717680

Received

AUG 2 2023

Account Summary

Current Service Period: June 23, 2023 - July 24, 2023

Previous Amount Due	\$58.20
Payment(s) Received Since Last Statement	-\$58.20

Current Month's Charges	\$29.01
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Amount Due by August 18, 2023	\$29.01
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.



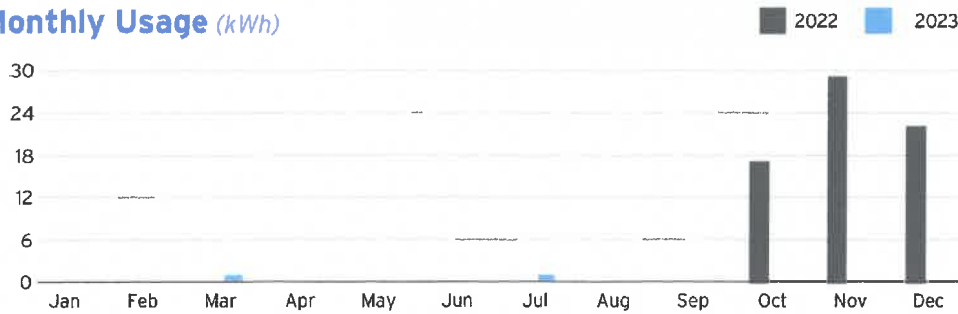
ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.

TampaElectric.com/SurgeProtection



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 #: 221008717680

Due Date: August 18, 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: \$29.01

Payment Amount: \$ _____

688420814801

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.

6884208148012210087176800000000029012



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

Account #: 221008717680
Statement Date: July 28, 2023
Charges Due: August 18, 2023

Meter Read

Service Period: Jun 23, 2023 - Jul 24, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	07/24/2023	70		69		1 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1 kWh @ \$0.07990/kWh	\$0.08
Fuel Charge	1 kWh @ \$0.05239/kWh	\$0.05
Storm Surcharge	1 kWh @ \$0.01061/kWh	\$0.01
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.76
Franchise Fee		\$1.62
Municipal Public Service Tax		\$2.63
Total Electric Cost, Local Fees and Taxes		\$29.01

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$29.01

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

Received
AUG 2 2023

Statement Date: July 28, 2023

Amount Due: \$38.23

Due Date: August 18, 2023

Account #: 221008717698

Account Summary

Current Service Period: June 23, 2023 - July 24, 2023

Previous Amount Due	\$70.76
Payment(s) Received Since Last Statement	-\$70.76
Current Month's Charges	\$38.23

Amount Due by August 18, 2023 \$38.23

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 **100% higher** than it was in your previous period.



Scan here to view
your account online.



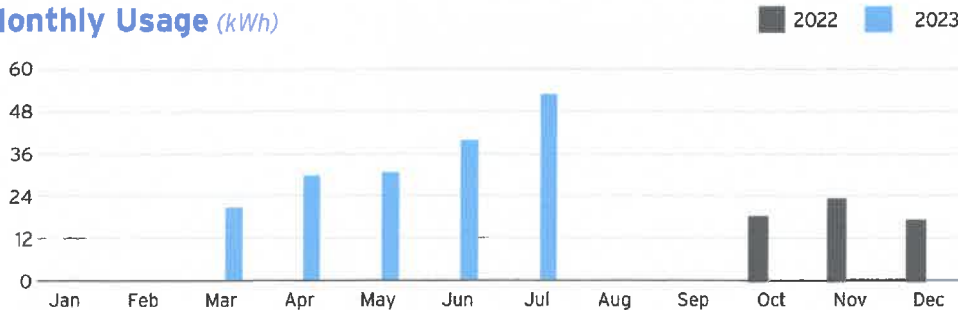
ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.
TampaElectric.com/SurgeProtection

Zap Cap
SYSTEMS™



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: August 18, 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: \$38.23

Payment Amount: \$ _____

688420814802

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.

6884208148022210087176980000000038237



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

Account #: 221008717698
Statement Date: July 28, 2023
Charges Due: August 18, 2023

Meter Read

Service Period: Jun 23, 2023 - Jul 24, 2023

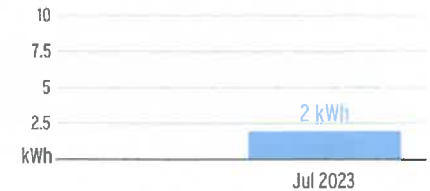
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000809854	07/24/2023	233	180	53 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	53 kWh @ \$0.07990/kWh	\$4.23
Fuel Charge	53 kWh @ \$0.05239/kWh	\$2.78
Storm Protection Charge	53 kWh @ \$0.00400/kWh	\$0.21
Clean Energy Transition Mechanism	53 kWh @ \$0.00427/kWh	\$0.23
Storm Surcharge	53 kWh @ \$0.01061/kWh	\$0.56
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.83
Franchise Fee		\$2.15
Municipal Public Service Tax		\$3.25
Total Electric Cost, Local Fees and Taxes		\$38.23

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$38.23

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

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free:
866-689-6469

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

Contact Us

Online:
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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 CDD

Brittany Crutchfield
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607
 Email: districtinvoices@inframark.com;
 teresa.farlow@inframark.com

Invoice Date	Invoice Number
07/06/2023	10674
Terms	Service Through
	07/06/2023

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
06/05/2023	Erin R McCormick	Review of Agendas for Joint Legislative Auditing Committee; emails to and from Bryan Radcliff regarding transmittal of budget to City of Dade City; telephone conference with Zeep Panaseny regarding budget and assessment issues, and transmittal of assessment rolls to Pasco County; review of assessment documents transmitted by Zeep Panaseny to Leah Popelka; left message for Leslie Porter; email to Leslie Porter; left message for Markieke vanErven at the City Manager's Office; email to Ms. VanErven and review response; email to Bryan Radcliff and Monica Alvarez; telephone conference with Monica Alvarez; follow up email to Monica Alvarez; telephone conference with Bryan Radcliff regarding towing, transmittal of assessment roll and assessment notices;	1.60	\$ 616.00
06/06/2023	Erin R McCormick	Telephone conference with Bryan Radcliff, Zeep Panaseny, Leah, Potelka, and Tatiana Pagan regarding assessment hearing, and Budget issues	0.40	\$ 154.00
06/13/2023	Erin R McCormick	Review of emails from Bryan Radcliff and Tatiana Pagan regarding shutting off electric to off-site well [CLIENT COURTESY - NO CHARGE]	0.20	\$ 0.00
06/13/2023	Erin R McCormick	Review of email and pictures from Stephen Bennett re damage to fence; review of invoice; review of Division of Corporations and Property Appraiser records;	1.00	\$ 385.00
06/13/2023	Erin R McCormick	Telephone conference with Bryan Radcliff regarding issues in preparation for CDD meeting; Prepare Resolution Setting Assessment Hearing; prepare email to Leah Potalka regarding Assessment Schedule needed for published notice of O&M assessments and review response; email to Bryan Radcliff and transmit Resolution setting public hearing;	0.90	\$ 346.50

Hilltop Point CDD

Brittany Crutchfield
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607
 Email: districtinvoices@inframark.com;
 teresa.farlow@inframark.com

Invoice Date	Invoice Number
07/06/2023	10674
Terms	Service Through
	07/06/2023

06/14/2023	Erin R McCormick	Review of emails from Stephen Bennett and Bryan Radcliff regarding letters concerning damages to perimeter fencing; [CLIENT COURTESY - NO CHARGE]	0.10	\$ 0.00
06/17/2023	Erin R McCormick	Prepare Developer Funding Agreement for FY 2023/2024	0.40	\$ 154.00
06/20/2023	Erin R McCormick	Review of emails from Bryan Radcliff regarding towing, and review of draft agreement from towing company; review of City of Dade City and Pasco County requirements for towing abandoned vehicles; review of Florida Statutes regarding towing of vehicles; telephone conference with Bryan Radcliff regarding above; review of Agenda, Minutes and back up materials and prepare for Board of Supervisors meeting; further telephone conference with Bryan Radcliff regarding towing;	2.20	\$ 847.00
06/21/2023	Erin R McCormick	Telephone conference with Zeep Panaseney and Leah Popelka; review of Assessment Schedule; email to Bryan Radcliff regarding notices to property owners and newspaper notice; review of revised Meeting Book, make comments and transmit to Aysha Torres	0.90	\$ 346.50
06/22/2023	Erin R McCormick	Email to Tonja Stewart regarding Stantec agreement; review of email from Bryan Radcliff regarding streetlights and respond to Bryan Radcliff and Tatiana Pagan; research regarding ability to enter into Promissory Note for future payment of streetlights; review of email from Bryan Radcliff; prepare for Board of Supervisors meeting	1.40	\$ 539.00
06/26/2023	Erin R McCormick	Email to Bryan Radcliff regarding final Proposed Budget and executed Resolutions, receive documents and review response; preparation of notice of assessment hearing and budget hearing to be published in newspaper; email notice to Aysha Torres, Bryan Radcliff and Monica Alvarez; prepare letters to property owners	2.20	\$ 847.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
------	----	----------	--------

Hilltop Point CDD

Brittany Crutchfield
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: districtinvoices@inframark.com;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
07/06/2023	10674
Terms	Service Through
	07/06/2023

05/26/2023	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 23.09
------------	---------------------	---	----------

Total Hours	11.30 hrs
Total Work	\$ 4,235.00
Total Expenses	\$ 23.09
Total Invoice Amount	\$ 4,258.09
Previous Balance	\$ 3,479.63
Balance (Amount Due)	\$ 7,737.72

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	
ASSETS						
Cash - Operating Account	\$ 27,731	\$ -	\$ -	\$ -	\$ -	\$ 27,731
Due From Other Funds	-	-	-	104,817	164,215	269,032
Investments:						
Acquisition & Construction Account	-	-	-	4,406	1,375,334	1,379,740
Capitalized Interest Account	-	-	-	-	92,888	92,888
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	132,110	-	-	-	132,110
TOTAL ASSETS	\$ 27,731	\$ 300,129	\$ 116,100	\$ 109,223	\$ 1,632,437	\$ 2,185,620
LIABILITIES						
Accounts Payable	\$ 9,908	\$ -	\$ -	\$ -	\$ -	\$ 9,908
Due To Other Funds	115	104,702	164,215	-	-	269,032
TOTAL LIABILITIES	10,023	104,702	164,215	-	-	278,940
FUND BALANCES						
Restricted for:						
Debt Service	-	195,427	-	-	-	195,427
Capital Projects	-	-	-	109,223	1,632,437	1,741,660
Unassigned:	17,708	-	(48,115)	-	-	(30,407)
TOTAL FUND BALANCES	17,708	195,427	(48,115)	109,223	1,632,437	1,906,680
TOTAL LIABILITIES & FUND BALANCES	\$ 27,731	\$ 300,129	\$ 116,100	\$ 109,223	\$ 1,632,437	\$ 2,185,620

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	59,206	(251,369)	19.06%
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	154,069	(156,506)	49.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	4,400	(4,400)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	2,200	(600)	137.50%
District Counsel	9,500	12,127	(2,627)	127.65%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	11,560	(8,560)	385.33%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	22,917	(6,250)	137.50%
Accounting Services	9,500	8,250	1,250	86.84%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	288	212	57.60%
Rentals & Leases	500	550	(50)	110.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,578	1,922	45.09%
Bank Fees	200	290	(90)	145.00%
Financial & Revenue Collections	2,333	1,158	1,175	49.64%
Website Administration	1,600	1,100	500	68.75%
Information Technology	400	550	(150)	137.50%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	71,043	(2,168)	103.15%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	2,672	(1,172)	178.13%
Electricity - Streetlights	30,000	13,122	16,878	43.74%
Total Electric Utility Services	31,500	15,794	15,706	50.14%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	27,323	102,677	21.02%
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	30,336	143,864	17.41%
<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	117,173	193,402	37.73%
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,896	36,896	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,188)		
FUND BALANCE, ENDING		\$ 17,708		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 1,780	\$ 1,780	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	338,247	2,929	100.87%
<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	-	27,409	27,409	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	\$ -	\$ 27,408	\$ 27,408	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 195,427		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 693	\$ 693	0.00%
TOTAL REVENUES	-	693	693	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	-	(164,214)	(164,214)	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	\$ -	\$ (164,215)	\$ (164,215)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ (48,115)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 27	\$ 27	0.00%
TOTAL REVENUES	-	27	27	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	27	27	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	\$ -	\$ 28	\$ 28	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		\$ 109,223		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 8,739	\$ 8,739	0.00%
TOTAL REVENUES	-	8,739	8,739	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	-	9,205	(9,205)	0.00%
Total Construction In Progress	-	9,205	(9,205)	0.00%
TOTAL EXPENDITURES	-	24,397	(24,397)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,658)	(15,658)	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	\$ -	\$ (15,657)	\$ (15,657)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,632,437		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 08-23
Statement Date 8/31/2023

G/L Balance (LCY)	27,731.13	Statement Balance	17,715.93
G/L Balance	27,731.13	Outstanding Deposits	10,615.20
Positive Adjustments	0.00		
		Subtotal	28,331.13
Subtotal	27,731.13	Outstanding Checks	600.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	27,731.13	Ending Balance	27,731.13
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
7/27/2023	Payment	1087	BETTY VALENTI		200.00	200.00	0.00
7/27/2023	Payment	1088	ERIN MCCORMICK LAW PA		3,479.63	3,479.63	0.00
7/27/2023	Payment	1091	LEE R. THOMPSON		200.00	200.00	0.00
8/3/2023	Payment	1093	INFRAMARK LLC		3,714.13	3,714.13	0.00
8/10/2023	Payment	1094	BETTY VALENTI		200.00	200.00	0.00
8/10/2023	Payment	1095	JOHN C. BLAKLEY		200.00	200.00	0.00
8/10/2023	Payment	1096	LEE R. THOMPSON		200.00	200.00	0.00
8/10/2023	Payment	1097	TAMPA ELECTRIC		1,556.15	1,556.15	0.00
8/10/2023	Payment	1098	U.S. BANK		7,434.76	7,434.76	0.00
8/10/2023	Payment	1099	YELLOWSTONE LANDSCAPE		2,354.00	2,354.00	0.00
8/21/2023		JE000162	Bank Fees		26.28	26.28	0.00
Total Checks					19,564.95	19,564.95	0.00
Deposits							
8/1/2023		JE000141	CK#33958#### - O&M	G/L	1,326.90	1,326.90	0.00
8/1/2023		JE000142	CK#33957#### - O&M	G/L	1,326.90	1,326.90	0.00
8/1/2023		JE000143	CK#48514##### - O&M	G/L	24,945.80	24,945.80	0.00
Total Deposits					27,599.60	27,599.60	0.00
Outstanding Checks							
8/29/2023	Payment	1100	BETTY VALENTI		200.00	0.00	200.00
8/29/2023	Payment	1101	JOHN C. BLAKLEY		200.00	0.00	200.00
8/29/2023	Payment	1102	LEE R. THOMPSON		200.00	0.00	200.00
Total Outstanding Checks.....					600.00		600.00
Outstanding Deposits							
8/24/2023		JE000153	CK#34497#### - O&M	G/L	1,326.90	0.00	1,326.90
8/24/2023		JE000154	CK#34498#### - O&M	G/L	1,326.90	0.00	1,326.90
8/24/2023		JE000155	CK#34529#### - O&M	G/L	1,326.90	0.00	1,326.90

HILLTOP POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
8/24/2023		JE000156	CK#34530#### - O&M	G/L	1,326.90	0.00	1,326.90
8/28/2023		JE000157	CK#34595#### - Off Roll O&M	G/L	1,326.90	0.00	1,326.90
8/28/2023		JE000158	CK#34591#### - Off Roll O&M	G/L	1,326.90	0.00	1,326.90
8/28/2023		JE000159	CK#34578#### - Off Roll O&M	G/L	2,653.80	0.00	2,653.80
Total Outstanding Deposits.....					10,615.20		10,615.20