

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

DECEMBER 18, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Hilltop Point Community Development District

Board of Supervisors:

Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairman
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Jere L. Earlywine, District Counsel
Tonja Stewart, District Engineer
Paul Young, Inframark Field Services
Chris Wallen, Steadfast Landscape
Jason Combee, Steadfast Landscape
Nancy Hix, Accountant II

Regular Meeting Agenda Thursday, December 18, 2025 – 10:15 a.m.

The Regular Meeting of Hilltop Point Community Development District will be held at **The Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 288 118 779 426 2 **Call in (audio only):** +1 (646) 838-1601

Passcode: 46EC3xs7 **Phone Conference ID:** 258 297 363#

1. Call to Order/Roll Call

2. Audience Comments – *Three- (3) Minute Time Limit*

3. Accounting Staff Report

4. Business Items

A. Discussion of Swale/Legal Issues.....Page 4

 1. Eastside Grading Revision 2 Markup

 2. Field Swale Photos

 3. Post Storm Pictures

B. Consideration of Revised Pressure Washing Proposal.....Page 23

 1. Service Map Phase 1

C. Discussion of Meeting Location Change.....Page 26

D. Consideration of Resolution 2026-02; Removing of the Assistant Treasurer.....Page 27

5. Consent Agenda

A. Approval of Meeting Minutes.....Page 28

 1. November 17, 2025 Regular Meeting Minutes

District Office:

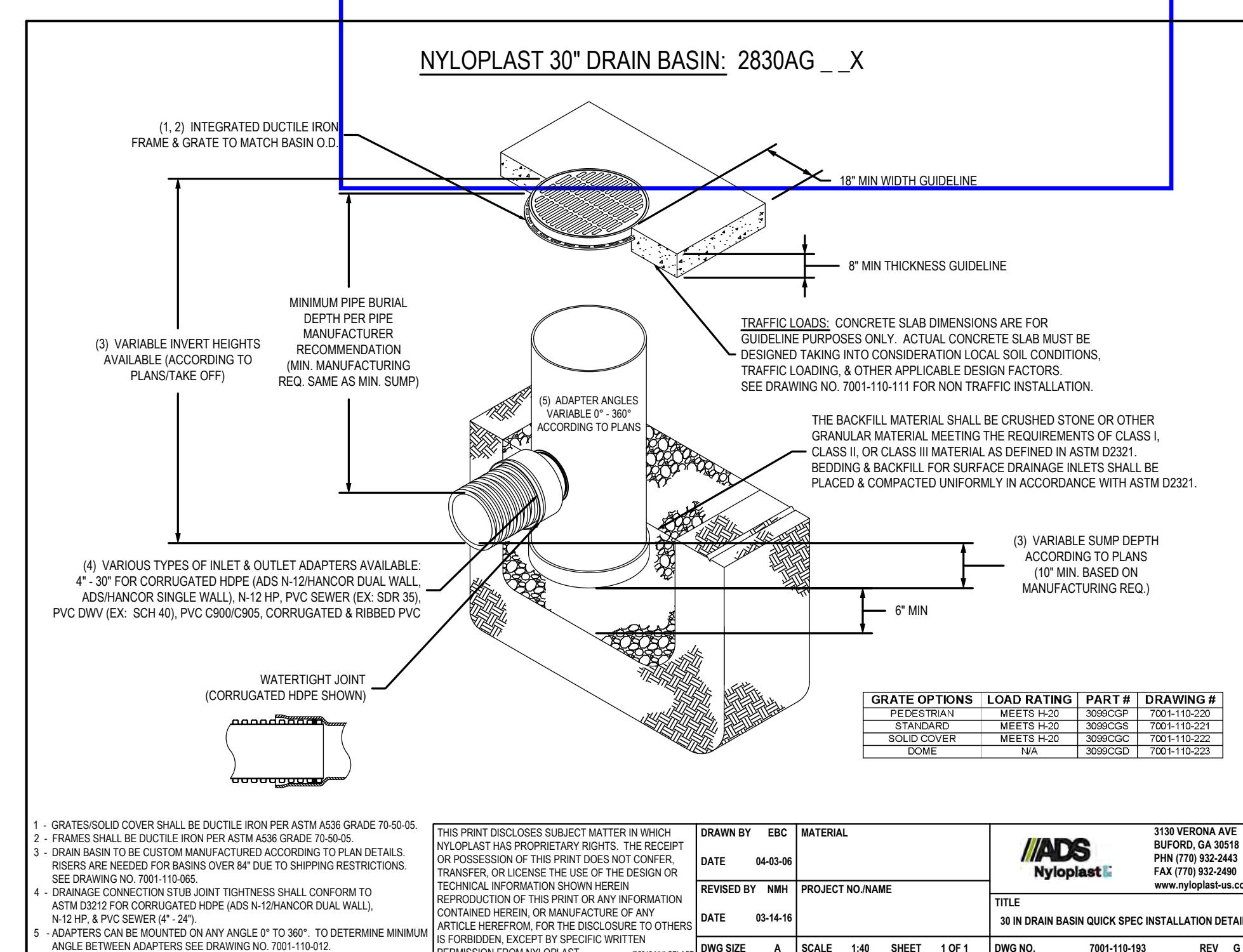
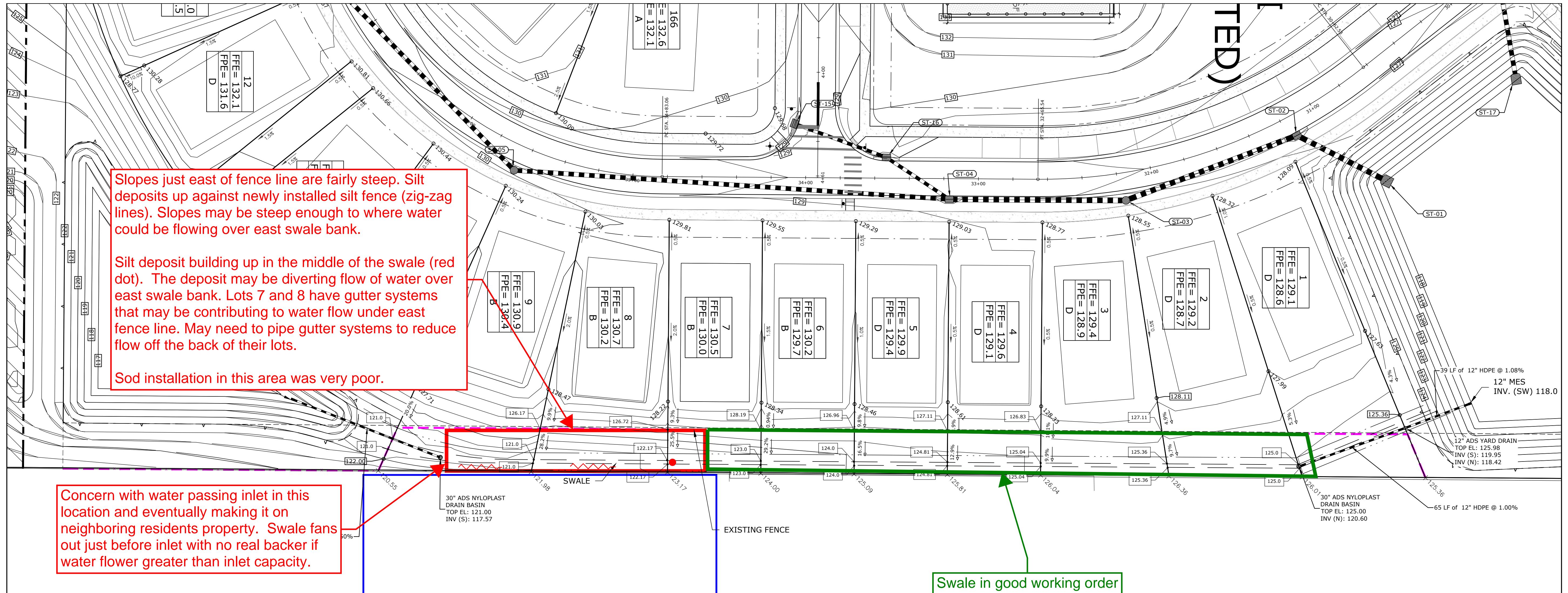
Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7

B. Acceptance of Financials.....	Page 31
1. October 2025	
C. Acceptance of the Check Registers.....	Page 41
1. October 2025	
D. Consideration of Operations and Maintenance Report.....	Page 43
1. October 2025	
6. Staff Reports	
A. Field Inspection Report.....	Page 89
1. December Field Inspection Report	
B. District Counsel	
C. District Engineer	
D. District Manager	
7. Supervisor Requests	
8. Audience Comments – Three- (3) Minute Time Limit	
9. Adjournment	

The next meeting is scheduled for Wednesday, January 28, 2026 at 10:15 a.m.



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Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: 12/08/2025
Work Order #101-009-14-25
Customer ID: Hilltop point CDD

Phone: 656-247-3501

Quotation valid until 11/30/2025

Prepared by: **Nate Montagna**

Description	Unit Price	Quantity	Amount
Pressure washing Hilltop point entrance sidewalks Pressure washing Hilltop Point entrance median (one time) Pressure washing amenity center sidewalks (not pool paver)	\$0.20 \$200 \$0.20	2,016sqft 1 9,794sqft	\$403.00 \$200.00 \$1,958.80
All Lift station fencing sidewalks around Lift stations and other CDD sidewalks	\$.20 \$.20	2,375sqft 13,104	\$475.00 \$2,620.00
Total	Labor and Materials		\$5,656.80

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel Montagna at nmontagna@Inframark.com

By: _____
Nathaniel Montagna

By: _____

Date: 12/08/25

Inframark

Date: _____

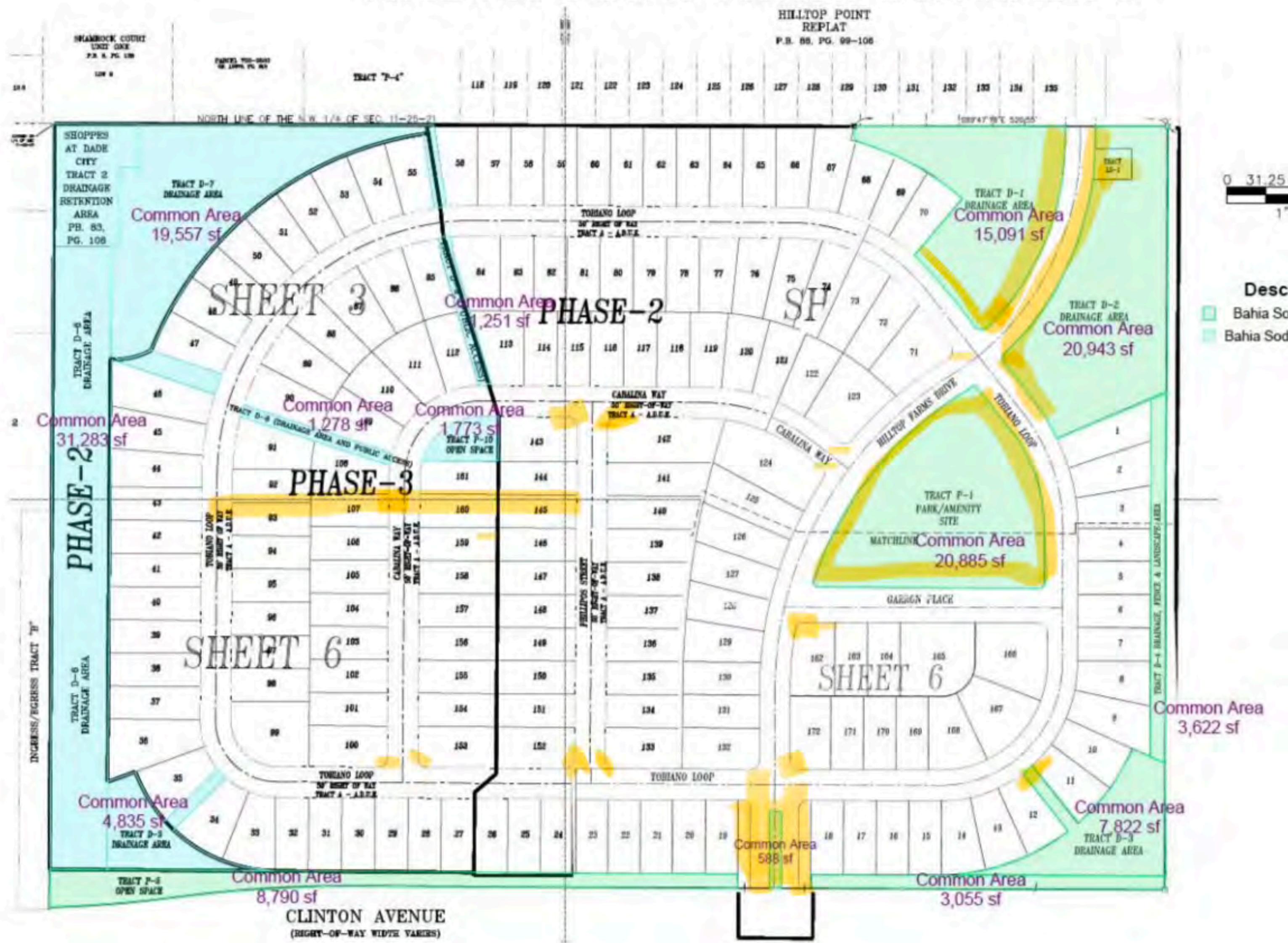
Hilltop point CDD



— Contract
— on time

Service Area

HILLTOP POINT PHASE-2 & PHASE-3



**BOARD OF SUPERVISOR'S MEETING DATES
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026

October 22, 2025	10:15 a.m.
November 20, 2025	10:15 a.m.
December 18, 2025	10:15 a.m.
January 28, 2026	10:15 a.m.
February 25, 2026	10:15 a.m.
March 25, 2026	10:15 a.m.
April 22, 2026	10:15 a.m.
May 27, 2026	10:15 a.m.
June 24, 2026	10:15 a.m.
July 22, 2026	10:15 a.m.
August 26, 2026	10:15 a.m.
September 23, 2026	10:15 a.m.

All meetings will convene at:

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

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
ASSISTANT TREASURER OF THE HILLTOP
POINT COMMUNITY DEVELOPMENT DISTRICT.**

WHEREAS, the Board of Supervisors of the Hilltop Point Community Development District desires to remove Leah Popelka as Assistant Treasurer;

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

1. Leah Popelka is removed as Assistant Treasurer.

PASSED AND ADOPTED THIS 18th DAY OF December 2025.

ATTEST:

**HILLTOP POINT
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman

**MINUTES OF MEETING
HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Hilltop Point Community Development
2 District was held on Wednesday November 17, 2025, and called to order at 11:08 a.m. at SpringHill
3 Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes,
4 Florida 34638.

5
6 Present and constituting a quorum were:
7

8 Tatiana Pagan	Chairperson
9 Aaron Spinks	Vice Chairperson
10 Lee Thompson	Assistant Secretary
11 John Blakley	Assistant Secretary
12 Jared Rossi	Assistant Secretary

13 Also present were:
14

16 Bryan Radcliff	District Manager
17 Erin McCormick	District Counsel (<i>via phone</i>)
18 Tyson Waag	District Engineer (<i>via phone</i>)
19 Paul Young	Inframark Field Services
20 Nancy Hix	Inframark Accounting
21 Jason Combee	Steadfast Landscaping

23 *This is not a certified or verbatim transcript but rather represents the context and
24 summary of the meeting. The full meeting is available in audio format upon request. Contact the
25 District Office for any related costs for an audio copy.*

27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

28 Mr. Radcliff called the meeting to order, and a quorum was established.

30 **SECOND ORDER OF BUSINESS**

Public Comment Period

31 There being none, the next order of business followed.

33 **THIRD ORDER OF BUSINESS**

Accountant Summary

34 Nancy Hix from Inframark Accounting addressed the Board and provided a status on the
35 accounting for the District.

37 **FOURTH ORDER OF BUSINESS**

Business Items

38 **A. Consideration of Resolution 2026-01; FY2025 Budget Amendment**

39 **1. Hilltop Point Amendment Report**

41 On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor,
42 Resolution 2026-01; FY2025 Budget Amendment, was adopted. 5-0

43

44 B. Ratification of Hilltop Point License Agreement

45
46 On MOTION by Mr. Spinks seconded by Mr. Blakley, with all in favor,
47 Hilltop Point License Agreement, was ratified. 5-0

48 C. Consideration of Annual Pressure Washing**49 1. Inframark Annual Pressure Washing Proposal**

50 The Board reviewed the annual pressure washing proposal for the District and
51 requested the scope be increased. In addition, management will adjust the proposal and provide to
52 the Board at the next scheduled meeting.

53 D. Ratification of 10/06/25 Hilltop Point Emergency Meeting

54
55 On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor,
56 Hilltop Point Emergency Meeting of October 6, 2025, was ratified. 5-0

57 E. Discussion of New Website Company**58 1. School-Status Website Proposal**

59
60 On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor,
61 School-Status Website Proposal, was approved. 5-0

62 F. Consideration of HB7013 - Special Districts Performance Measures and Standards

63
64 On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor,
65 HB7013-Special Districts Performance Measures and Standards, was
66 approved. 5-0

67 G. Discussion of DE Services

68 This item was not discussed. **OMITTED**

69 H. Discussion of DC Services**70 1. Erin McCormick - District Counsel's Resignation**

71 The Board accepted the resignation of Erin McCormick as District Counsel for the
72 District and confirmed she will stay on for thirty (30) days during the transition.

73
74 On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor,
75 Erin McCormick - District Counsel Resignation, was accepted. 5-0

76
77 The Board approved a proposal from Jere Earlywine of *Kutak Rock* for District
78 Counsel services for the District.

85 On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor,
86 proposal from Jere Earlywine of *Kutak Rock* for District Counsel services,
87 was approved. 5-0

88

89 **FIFTH ORDER OF BUSINESS**

Consent Agenda

90 **A. Approval of Meeting Minutes**91 **1. October 6, 2025 Emergency Meeting Minutes**92 **B. Acceptance of Financials**93 **1. September 2025**94 **C. Acceptance of the Check Registers**95 **1. September 2025**96 **D. Consideration of Operations and Maintenance Invoices**97 **1. September 2025**

98

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

101

102 **SIXTH ORDER OF BUSINESS**

Staff Reports

103 **A. District Counsel**104 **B. District Engineer**105 **C. District Manager**

106

106 Mr. Radcliff announced that the next scheduled meeting will be held on December 18,
107 2025. Mr. Radcliff also reviewed some complaints regarding traffic within the community and was
108 advised that *MI Homes* will be researching and providing a response as soon as possible.

109

D. District Field Inspector**1. November Field Inspection Report**

110

111

112

112 The Field Inspections Report was presented, a copy of which was included in the
113 agenda package.

114

SEVENTH ORDER OF BUSINESSOther Business, Updates, and Supervisor
Comments

115

115 There being none, the next order of business followed.

116

117

EIGHTH ORDER OF BUSINESS

Adjournment

118

118 There being no further business,

119

120

121

121 On MOTION by Mr. Blakley seconded by Mr. Thompson, with all in favor,
122 the meeting was adjourned at 11:31 pm. 5-0

123

124

125

126

127

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

Hilltop Point Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
October 31, 2025**

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	GENERAL				GENERAL				GENERAL	
		SERIES 2022-1		SERIES 2022-2		SERIES 2022-1		SERIES 2022-2		FIXED ASSETS	DEBT
		DEBT	SERVICE FUND	DEBT	SERVICE FUND	CAPITAL	PROJECT FUND	CAPITAL	PROJECT FUND	ACCOUNT GROUP FUND	ACCOUNT GROUP FUND
PROJECT FUND	GROUP FUND	GROUP FUND	TOTAL								
ASSETS											
Cash - Operating Account	\$ 41,115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,115
Due From Developer	2,034	-	-	-	-	-	-	-	-	-	2,034
Due From Other Funds	-	-	118,388	-	-	-	-	-	-	-	118,388
Investments:											
Acquisition & Construction Account	-	-	-	4,890	367	-	-	-	-	-	5,257
Prepayment Account	-	1,498	-	-	-	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	-	-	-	282,078
Revenue Fund	-	235,812	133,215	-	-	-	-	-	-	-	369,027
Fixed Assets											
Construction Work In Process	-	-	-	-	-	-	7,468,754	-	-	-	7,468,754
Amount To Be Provided	-	-	-	-	-	-	-	-	7,990,000	7,990,000	7,990,000
TOTAL ASSETS	\$ 43,149	\$ 403,288	\$ 367,703	\$ 4,890	\$ 367	\$ 7,468,754	\$ 7,990,000	\$ 16,278,151			
LIABILITIES											
Accounts Payable	\$ 31,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,678
Due To Developer	50,000	-	-	-	-	-	-	-	-	-	50,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	-	-	-	4,720,000	4,720,000	
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	-	-	3,270,000	3,270,000	
Due To Other Funds	3,372	112,928	-	3	2,085	-	-	-	-	-	118,388
TOTAL LIABILITIES	85,050	112,928	-	3	2,085	-	7,990,000	8,190,066			
FUND BALANCES											
Restricted for:											
Debt Service	-	290,360	367,703	-	-	-	-	-	-	-	658,063
Capital Projects	-	-	-	4,887	-	-	-	-	-	-	4,887
Unassigned:	(41,901)	-	-	-	(1,718)	7,468,754	-	-	7,425,135		
TOTAL FUND BALANCES	(41,901)	290,360	367,703	4,887	(1,718)	7,468,754	-	8,088,085			
TOTAL LIABILITIES & FUND BALANCES	\$ 43,149	\$ 403,288	\$ 367,703	\$ 4,890	\$ 367	\$ 7,468,754	\$ 7,990,000	\$ 16,278,151			

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 97	\$ 97	0.00%
Special Assmnts- Tax Collector	390,335	886	(389,449)	0.23%
Special Assmnts- CDD Collected	- -	3,742	3,742	0.00%
TOTAL REVENUES	390,335	4,725	(385,610)	1.21%
<u>EXPENDITURES</u>				
Administration				
Supervisor Fees	7,200	400	6,800	5.56%
ProfServ - Dissemination Agent	5,000	417	4,583	8.34%
ProfServ - Recording Secretary	4,500	375	4,125	8.33%
Assessment Roll	- -	417	(417)	0.00%
District Counsel	9,500	- -	9,500	0.00%
District Engineer	5,400	428	4,972	7.93%
Administrative Services	4,000	458	3,542	11.45%
District Management	25,000	2,083	22,917	8.33%
Accounting Services	16,000	1,000	15,000	6.25%
Website Compliance	1,800	- -	1,800	0.00%
Postage, Phone, Faxes, Copies	500	17	483	3.40%
Rentals & Leases	1,100	280	820	25.45%
Insurance - Public Officials	2,738	2,580	158	94.23%
Legal Advertising	2,500	326	2,174	13.04%
Bank Fees	200	266	(66)	133.00%
Financial & Revenue Collections	1,000	- -	1,000	0.00%
Website Administration	2,400	200	2,200	8.33%
ProfServ - Information Technology	1,200	100	1,100	8.33%
Miscellaneous Expenses	250	- -	250	0.00%
Office Supplies	100	- -	100	0.00%
Dues, Licenses, Subscriptions	175	175	- -	100.00%
Total Administration	90,563	9,522	81,041	10.51%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending October 31, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electricity - Utility Ops	3,000	1,141	1,859	38.03%
Electricity Utility Services - Streetlights	50,000	2,900	47,100	5.80%
Water Utility Services	5,000	962	4,038	19.24%
Garbage	1,200	-	1,200	0.00%
Total Electric Utility Services	59,200	5,003	54,197	8.45%
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	0.00%
Total Stormwater Control	5,000	-	5,000	0.00%
<u>Other Physical Environment</u>				
Pool Maintenance - Contract	23,900	1,990	21,910	8.33%
Insurance - General Liability	3,346	3,152	194	94.20%
Insurance -Property & Casualty	12,066	11,453	613	94.92%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	116,535	7,638	108,897	6.55%
Plant Replacement Program	5,000	4,600	400	92.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	186,847	28,833	158,014	15.43%
<u>Parks and Recreations</u>				
Field Services	18,000	1,500	16,500	8.33%
Clubhouse - Facility Janitorial Service	8,400	1,400	7,000	16.67%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts - Security Alarms	6,300	-	6,300	0.00%
Amenity Pest Control	1,200	409	791	34.08%
Telephone/Internet/Phone	950	80	870	8.42%
Amenity R&M	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	2,000	585	1,415	29.25%
Amenity Access - Key Fobs	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	45,600	3,974	41,626	8.71%
<u>Contingency</u>				
Miscellaneous Contingency	3,125	22,594	(19,469)	723.01%
Total Contingency	3,125	22,594	(19,469)	723.01%
TOTAL EXPENDITURES	390,335	69,926	320,409	17.91%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(65,201)	(65,201)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		23,300		
FUND BALANCE, ENDING		\$ (41,901)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2022-1 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,357	\$ 1,357	0.00%
Special Assmnts- Tax Collector	333,303	1,021	(332,282)	0.31%
TOTAL REVENUES	333,303	2,378	(330,925)	0.71%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	-	253,303	0.00%
Total Debt Service	333,303	-	333,303	0.00%
TOTAL EXPENDITURES	333,303	-	333,303	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,378	2,378	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		287,982		
FUND BALANCE, ENDING		\$ 290,360		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2022-2 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 838	\$ 838	0.00%
Special Assmnts- Tax Collector	229,905	204	(229,701)	0.09%
TOTAL REVENUES	229,905	1,042	(228,863)	0.45%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	-	179,905	0.00%
Total Debt Service	229,905	-	229,905	0.00%
TOTAL EXPENDITURES	229,905	-	229,905	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,042	1,042	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		366,661		
FUND BALANCE, ENDING		\$ 367,703		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2022-1 Capital Project Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16	\$ 16	0.00%
TOTAL REVENUES	-	16	16	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures				
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,871		
FUND BALANCE, ENDING		\$ 4,887		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2025
Series 2022-2 Capital Project Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)			(1,719)	
FUND BALANCE, ENDING			\$ <u>(1,718)</u>	

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 10-25

Statement Date

10/31/2025

G/L Account No. 101001 Balance	41,114.98	Statement Balance	48,349.98
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	41,114.98	Subtotal	48,349.98
Negative Adjustments	0.00	Outstanding Checks	-7,235.00
Ending G/L Balance	41,114.98	Ending Balance	41,114.98

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
---------------------	----------------------	---------------------	---------------	--------------------	---------------	-----------------------	-------------------

Deposits

10/07/2025	Payment	BD00069	Special Assmnts-CDD Collected	Deposit No. BD00069	1,247.29	1,247.29	0.00
10/20/2025		JE000771	Special Assmnts-CDD Collected	Truist Bank	1,247.29	1,247.29	0.00
10/20/2025		JE000772	Special Assmnts-CDD Collected	Truist Bank	1,247.29	1,247.29	0.00
10/30/2025		JE000774	Special Assmnts-Tax Collector	Pasco county ck 21129	2,111.00	2,111.00	0.00
10/31/2025		JE000778	Interest - Investments	Interest Income	96.30	96.30	0.00
Total Deposits					5,949.17	5,949.17	0.00

Checks

09/29/2025	Payment	1389	EGIS INSURANCE ADVISORS	Check for Vendor V00017	-17,185.00	-17,185.00	0.00
09/29/2025	Payment	1390	STEADFAST MAINTENANCE	Check for Vendor V00045	-495.00	-495.00	0.00
09/30/2025	Payment	1391	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-3,570.00	-3,570.00	0.00
09/30/2025	Payment	1392	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-2,862.80	-2,862.80	0.00
09/30/2025	Payment	1393	INFRAMARK LLC	Check for Vendor V00014	-5,476.91	-5,476.91	0.00
10/09/2025	Payment	1394	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
10/09/2025	Payment	1395	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
10/09/2025	Payment	1396	CENTRAL PEST CONTROL	Check for Vendor V00057	-392.00	-392.00	0.00
10/09/2025	Payment	1397	CITY OF DADE CITY	Check for Vendor V00044	-962.34	-962.34	0.00
10/09/2025	Payment	1398	COOPER POOLS INC.	Check for Vendor V00053	-1,990.00	-1,990.00	0.00
10/09/2025	Payment	1399	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
10/09/2025	Payment	1400	REDWIRE LLC STANTEC	Check for Vendor V00033	-585.00	-585.00	0.00
10/09/2025	Payment	1401	CONSULTING SERVICES, INC.	Check for Vendor V00024	-3,129.50	-3,129.50	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 10-25

Statement Date

10/31/2025

10/09/2025	Payment	1402	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,638.25	-7,638.25	0.00
10/09/2025	Payment	1403	TAMPA ELECTRIC CHARTER	Check for Vendor V00015	-4,018.63	-4,018.63	0.00
10/21/2025	Payment	300004	COMMUNICATION S ACH	Inv: 0162402100925	-79.98	-79.98	0.00
10/24/2025	Payment	1404	CENTRAL PEST CONTROL	Check for Vendor V00057	-275.00	-275.00	0.00
10/24/2025	Payment	1405	FLORIDA COMMERCE	Check for Vendor V00058	-175.00	-175.00	0.00
10/24/2025	Payment	1406	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00024	-142.50	-142.50	0.00
10/24/2025	Payment	1407	TAMPA BAY TIMES	Check for Vendor V00012	-326.00	-326.00	0.00
10/21/2025		JE000779	Bank Fees	Bank Fees	-266.11	-266.11	0.00
Total Checks					-50,670.02	-50,670.02	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/27/2025	Payment	1371	INFRAMARK LLC	Check for Vendor V00014	-6,650.00
10/30/2025	Payment	1408	REDWIRE LLC	Check for Vendor V00033	-585.00
Total Outstanding Checks					-7,235.00

Outstanding Deposits

Total Outstanding Deposits

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 1394

001	10/09/25	JOHN C. BLAKLEY	JB-100625	BOARD 10/06/25	Supervisor Fees	511100-51101	\$200.00
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Check Total \$200.00

CHECK # 1395

001	10/09/25	LEE R. THOMPSON	LT-100625	BOARD 10/06/25	Supervisor Fees	511100-51101	\$200.00
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Check Total \$200.00

CHECK # 1396

001	10/09/25	CENTRAL PEST CONTROL	155239	09/30/25 - GOPHER REMOVAL	GOPHER REMOVAL	549001-53908	\$325.00
001	10/09/25	CENTRAL PEST CONTROL	155429	09/30/25 -PEST CONTROL	PEST CONTROL	549001-57200	\$67.00

Check Total \$392.00

CHECK # 1397

001	10/09/25	CITY OF DADE CITY	092525-7-01	WATER 07/21/25-09/22/25	WATER	543018-53301	\$962.34
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Check Total \$962.34

CHECK # 1398

001	10/09/25	COOPER POOLS INC.	2025-1259	OCT 25 - POOL MAINTENANCE	POOL MAINTENANCE	534078-57200	\$1,990.00
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Check Total \$1,990.00

CHECK # 1399

001	10/09/25	JNJ AMENITY SERVICES LLC	INV0019	SEPT 25- JANITORIAL SERVICES	JANITORIAL SERVICES	531131-57200	\$700.00
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Check Total \$700.00

CHECK # 1400

001	10/09/25	REDWIRE LLC	612391	OCT 25-ACCESS CONTROL/MONITORING	ACCESS CONTROL/MONITORING	549912-57200	\$585.00
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Check Total \$585.00

CHECK # 1401

001	10/09/25	STANTEC CONSULTING SERVICES, INC.	2460114	09/26/25-DISTRICT ENGINEERING SERVICES	DISTRICT ENGINEERING SERVICES	531147-51301	\$3,129.50
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Check Total \$3,129.50

CHECK # 1402

001	10/09/25	STEADFAST MAINTENANCE	SA-16081	09/30/25-IRRIGATION REPAIRS	IRRIGATION REPAIRS	546300-53908	\$160.25
001	10/09/25	STEADFAST MAINTENANCE	SA-15863	OCT 25 LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	546300-53908	\$7,478.00

Check Total \$7,638.25

CHECK # 1403

001	10/09/25	TAMPA ELECTRIC	092925-1876	ELECTRIC 08/23/25-09/23/25	ELECTRIC	543007-53100	\$25.67
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Check Total \$25.67

001	10/09/25	TAMPA ELECTRIC	092625-211037113 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$789.86
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Check Total \$789.86

001	10/09/25	TAMPA ELECTRIC	092625-7698 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$63.14
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Check Total \$63.14

001	10/09/25	TAMPA ELECTRIC	092625-0973 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$47.54
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Check Total \$47.54

001	10/09/25	TAMPA ELECTRIC	092625-1015 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543013-53100	\$1,921.15
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Check Total \$1,921.15

001	10/09/25	TAMPA ELECTRIC	092525-7680 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$159.07
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Check Total \$159.07

001	10/09/25	TAMPA ELECTRIC	092625-2809 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543013-53100	\$979.19
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Check Total \$979.19

001	10/09/25	TAMPA ELECTRIC	092625-4344 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$33.01
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Check Total \$33.01

Check Total \$4,018.63

CHECK # 1404

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	10/24/25	CENTRAL PEST CONTROL	155787	PEST CONTROL 10/10/25	PEST CONTROL	549900-57200	\$275.00
							<i>Check Total</i> \$275.00
CHECK # 1405							
001	10/24/25	FLORIDA COMMERCE	93583	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
							<i>Check Total</i> \$175.00
CHECK # 1406							
001	10/24/25	STANTEC CONSULTING SERVICES, INC.	2471736	THROUGH 10/03/25 - DISTRICT ENGINEERING SERVICES	ENGINEERING SERVICES	531147-51301	\$142.50
							<i>Check Total</i> \$142.50
CHECK # 1407							
001	10/24/25	TAMPA BAY TIMES	58724-100525	10/05/25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$159.50
001	10/24/25	TAMPA BAY TIMES	58394-100525	10/05/25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$166.50
							<i>Check Total</i> \$326.00
CHECK # 1408							
001	10/30/25	REDWIRE LLC	616887	Nov 25 - Access Control	Access Control	549912-57200	\$585.00
							<i>Check Total</i> \$585.00
CHECK # 300004							
001	10/21/25	CHARTER COMMUNICATIONS ACH	0162402100925	10/09/25-11/08/25 - INTERNET	INTERNET	541016-57200	\$79.98
							<i>Check Total</i> \$79.98
							Fund Total \$21,399.20
							Total Checks Paid \$21,399.20

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CENTRAL PEST CONTROL	9/30/2025	155429	\$67.00			PEST CONTROL
CENTRAL PEST CONTROL	10/10/2025	155787	\$275.00		\$342.00	PEST CONTROL
CHARTER COMMUNICATIONS ACH	10/9/2025	0162402100925	\$79.98			INTERNET
COOPER POOLS INC.	10/1/2025	2025-1259	\$1,990.00			POOL MAINTENANCE
INFRAMARK LLC	10/8/2025	160756	\$1,000.00			Oct 25 - Accounting Services
INFRAMARK LLC	10/8/2025	160756	\$458.33			Oct 25 - Administrative Services
INFRAMARK LLC	10/8/2025	160756	\$2,083.33			Oct 25 - District Management
INFRAMARK LLC	10/8/2025	160756	\$416.67			Oct 25 - Assessment Roll
INFRAMARK LLC	10/8/2025	160756	\$100.00			Oct 25 - Technology / Data Storage
INFRAMARK LLC	10/8/2025	160756	\$200.00			Oct 25 - Website Maintenance
INFRAMARK LLC	10/8/2025	160756	\$416.67			Oct 25 - Dissemination Services
INFRAMARK LLC	10/8/2025	160756	\$100.00			Oct 25 - Rentals/Leases
INFRAMARK LLC	10/8/2025	160756	\$375.00			Oct 25 - Recording Secretary
INFRAMARK LLC	10/8/2025	160756	\$1,500.00	\$6,650.00		Oct 25 - Field Services
INFRAMARK LLC	10/24/2025	161817	\$7.80			Sept 25 - B/W Copies
INFRAMARK LLC	10/24/2025	161818	\$8.88		\$6,666.68	Sept 25 - Postage
JNJ AMENITY SERVICES LLC	9/25/2025	INV0019	\$700.00			JANITORIAL SERVICES
REDWIRE LLC	9/25/2025	612391	\$585.00			ACCESS CONTROL/MONITORING
REDWIRE LLC	10/25/2025	616887	\$585.00		\$1,170.00	Nov 25 - Access Control
STEADFAST MAINTENANCE	10/1/2025	SA-15863	\$7,478.00			LANDSCAPE MAINTENANCE
Monthly Contract Subtotal			\$18,426.66			
Variable Contract						
CITY OF DADE CITY	9/25/2025	092525-7-01	\$962.34			WATER
STANTEC CONSULTING SERVICES, INC.	9/26/2025	2460114	\$3,129.50			DISTRICT ENGINEERING SERVICES
STANTEC CONSULTING SERVICES, INC.	10/22/2025	2471736	\$142.50		\$3,272.00	ENGINEERING SERVICES
TAMPA ELECTRIC	9/29/2025	092925-1876	\$25.67			ELECTRIC
TAMPA ELECTRIC	9/26/2025	092625-211037113 ACH	\$789.86			ELECTRIC
TAMPA ELECTRIC	9/26/2025	092625-7698 ACH	\$63.14			ELECTRIC

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA ELECTRIC	9/26/2025	092625-0973 ACH	\$47.54			ELECTRIC
TAMPA ELECTRIC	9/26/2025	092625-1015 ACH	\$1,921.15			ELECTRIC
TAMPA ELECTRIC	9/26/2025	092525-7680 ACH	\$159.07			ELECTRIC
TAMPA ELECTRIC	9/26/2025	092625-2809 ACH	\$979.19			ELECTRIC
TAMPA ELECTRIC	9/26/2025	092625-4344 ACH	\$33.01		\$4,018.63	ELECTRIC
Variable Contract Subtotal			\$8,252.97			
Regular Services						
INFRAMARK LLC	10/24/2025	161819	\$180.00			08/04/25 - Hotel Meeting Reservation
JOHN C. BLAKLEY	10/6/2025	JB-100625	\$200.00			BOARD 10/06/25
LEE R. THOMPSON	10/6/2025	LT-100625	\$200.00			BOARD 10/06/25
TAMPA BAY TIMES	10/5/2025	58724-100525	\$159.50			LEGAL ADVERTISING
TAMPA BAY TIMES	10/5/2025	58394-100525	\$166.50		\$326.00	LEGAL ADVERTISING
Regular Services Subtotal			\$906.00			
Additional Services						
CENTRAL PEST CONTROL	9/30/2025	155239	\$325.00			GOPHER REMOVAL
FLORIDA COMMERCE	10/1/2025	93583	\$175.00			DISTRICT FILING FEES
STEADFAST MAINTENANCE	9/30/2025	SA-16081	\$160.25			IRRIGATION REPAIRS
Additional Services Subtotal			\$660.25			
TOTAL			\$28,245.88			



Central Termite & Pest Control
4339 Grand Blvd
New Port Richey, FL 34652
(727) 841-6616

Hilltop Point Poolhouse
38427 Garron Place
Dade City, FL 33525

Invoice
38427 Garron Place

INVOICE NO. ACCOUNT NUMBER

155429 17141

INVOICE DATE

09/30/2025

LICENSE

JB172341

DUE DATE (NET 0 TERMS)

Upon Receipt

AMOUNT DUE

\$67.00

Hilltop Point Poolhouse (Acct #: 17141)

ITEM	QUANTITY	PRICE	SUBTOTAL
Commercial Initial Service	1	\$67.00	\$67.00

Additional Notes

A finance charge of 1.5% will be made on unpaid balances after 30 days.

National Emergency Poison Control: (800)222-1222

Subtotals	\$67.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$67.00
Amount Paid	\$0.00
Amount Due	\$67.00



Central Termite & Pest Control
4339 Grand Blvd
New Port Richey, FL 34652
(727) 841-6616

Hilltop Point Poolhouse
38427 Garron Place
Dade City, FL 33525

Invoice
38427 Garron Place

INVOICE NO. ACCOUNT NUMBER

155787 17141

INVOICE DATE

10/10/2025

LICENSE

JB172341

DUE DATE (NET 0 TERMS)

Upon Receipt

AMOUNT DUE

\$275.00

Hilltop Point Poolhouse (Acct #: 17141)

ITEM	QUANTITY	PRICE	SUBTOTAL
Miscellaneous Pest	1	\$275.00	\$275.00

Additional Notes

A finance charge of 1.5% will be made on unpaid balances after 30 days.
National Emergency Poison Control: (800)222-1222

Subtotals	\$275.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$275.00
Amount Paid	\$0.00
Amount Due	\$275.00

October 9, 2025
 Invoice Number: 0162402100925
 Account Number: 8337 13 002 0162402
 Security Code: 2005
 Service At: 38427 GARRON PL
 SB
 DADE CITY FL 33525-5712

Auto Pay Notice

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary *Service from 10/09/25 through 11/08/25
 details on following pages*

Previous Balance	79.98
Payments Received -Thank You!	-79.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	59.99
Spectrum Business™ Voice	19.99
Other Charges	0.00
Current Charges	\$79.98
YOUR AUTO PAY WILL BE PROCESSED 10/26/25	
Total Due by Auto Pay	\$79.98

NEWS AND INFORMATION

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



IMPORTANT BILLING UPDATE. Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call 1-866-706-3793 to claim this exclusive offer.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-866-439-5143 today.

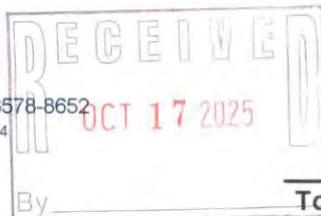
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum
BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 10102025 NNNNNNNN 01 001000 0004

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



October 9, 2025

HILLTOP POINT CDD

Invoice Number: 0162402100925
 Account Number: 8337 13 002 0162402
 Service At: 38427 GARRON PL
 SB
 DADE CITY FL 33525-5712

Total Due by Auto Pay	\$79.98
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CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



Invoice Number: HILLTOP POINT CDD
 Account Number: 0162402100925
 Security Code: 8337 13 002 0162402
 2005

**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 001000 0004

Charge Details

Previous Balance		79.98
EFT Payment	09/26	-79.98
Remaining Balance		\$0.00

Payments received after 10/09/25 will appear on your next bill.

Service from 10/09/25 through 11/08/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-80.01
Your promotional price will expire on 11/08/26	
Promotional Discount	-70.00
Your promotional price will expire on 11/08/25	
Business WiFi	10.00
	\$59.99
Spectrum Business™ Internet Total	\$59.99

Spectrum Business™ Voice

Phone number (352) 437-3630	
Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-30.01
Your promotional price will expire on 11/08/26	
	\$19.99
For additional call details, please visit SpectrumBusiness.net	
Spectrum Business™ Voice Total	\$19.99

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$79.98
Total Due by Auto Pay	\$79.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

For questions or concerns, please call 1-866-519-1263.



INVOICE

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

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



Cleaning Commercial Acct:Inframark Community Management:Hilltop Point

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

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

Invoice details

Invoice no.: 2025-1259
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance October 2025	1	\$1,990.00	\$1,990.00

Ways to pay



[View and pay](#)



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
160756

DATE
10/8/2025

CUSTOMER ID
C2413

NET TERMS
Due On Receipt

PO#

DUUE DATE
10/8/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	458.33		458.33
District Management	1	Ea	2,083.33		2,083.33
Assessment Roll	1	Ea	416.67		416.67
Technology/Data Storage	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	200.00		200.00
Dissemination Services	1	Ea	416.67		416.67
Rental & Leases	1	Ea	100.00		100.00
Recording Secretary	1	Ea	375.00		375.00
Field Services	1	Ea	1,500.00		1,500.00
Subtotal					6,650.00

Subtotal	\$6,650.00
Tax	\$0.00
Total Due	\$6,650.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#
161817

DATE
10/24/2025

CUSTOMER ID
C2413

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	52	Ea	0.15		7.80
Subtotal					7.80

Subtotal	\$7.80
Tax	\$0.00
Total Due	\$7.80

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
161818

DATE
10/24/2025

CUSTOMER ID
C2413

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	0.74		8.88
Subtotal					8.88

Subtotal	\$8.88
Tax	\$0.00
Total Due	\$8.88

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.



AMENITY SERVICES

JNJ AMENITY SERVICES

P.O. Box 18 Zephyrhills fl 33539
8137818999
services@jnjcleanservices.com

INVOICE

INV0019

DATE

09/25/2025

DUE DATE

10/15/2025

BALANCE DUE

USD \$700.00

BILL TO

Hilltop Point CDD c/o Inframark

2005 Pan Am Circle Suite 300

Tampa FL 33607

inframarkcms@payableslockbox.com

DESCRIPTION	RATE	QTY	AMOUNT
Amenity cleaning services	\$700.00	1	\$700.00
TOTAL			\$700.00

Payment Info

BY CHECK

JNJ AMENITY SERVICES LLC

BALANCE DUE

USD \$700.00

September 2025 amenity cleaning service

**Please submit payment to the new address showing on invoice!

Thank you!



redwire
FEID #27-1194163
Remittance Address:
1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number	Date
612391	9/25/2025
Customer Number	Terms
W4C5596	Net 30

Total Due: \$585.00

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

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

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

Customer Number	PO Number	Invoice Date	Terms
W4C5596		9/25/2025	Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD Clubhouse - 38459 Barrel Dr., Dade City, FL			
CS Access Control Management and Maintenance 10/01/2025 - 10/31/2025	1.00	\$100.00	\$100.00
CCTV Maintenance 10/01/2025 - 10/31/2025	1.00	\$85.00	\$85.00
Video Verification Monitoring 10/01/2025 - 10/31/2025	1.00	\$400.00	\$400.00
Subtotal:			\$585.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
9/25/2025	612391	Recurring Services	\$585.00	\$585.00



redwire
FEID #27-1194163
Remittance Address:
1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

Invoice

Invoice Number	Date
616887	10/25/2025
Customer Number	Terms
W4C5596	Net 30

Total Due: \$585.00

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

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

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

Customer Number	PO Number	Invoice Date	Terms
W4C5596		10/25/2025	Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD Clubhouse - 38459 Barrel Dr., Dade City, FL			
CS Access Control Management and Maintenance 11/01/2025 - 11/30/2025	1.00	\$100.00	\$100.00
CCTV Maintenance 11/01/2025 - 11/30/2025	1.00	\$85.00	\$85.00
Video Verification Monitoring 11/01/2025 - 11/30/2025	1.00	\$400.00	\$400.00
Subtotal:			\$585.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
10/25/2025	616887	Recurring Services	\$585.00	\$585.00



Steadfast Alliance

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

Invoice

Date	Invoice #
10/1/2025	SA-15863

Please make all Checks payable to:
Steadfast Alliance

Bill To

Hilltop Point Community Development Dist
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

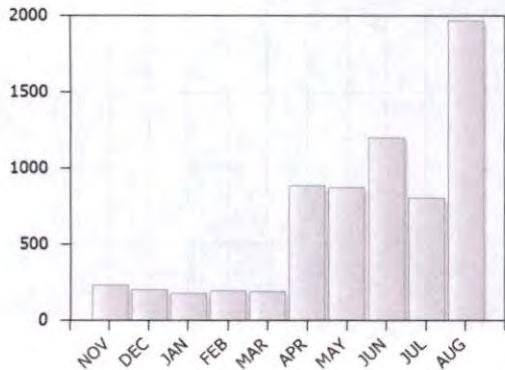
SM1194
Hilltop Point CDD
11855 Hilltop Farms Drive
Dade City FL 33525

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
					Net 30	SM1194 Hilltop Point CDD
Quantity	Description			Rate	Serviced Date	Amount
	Landscape Maintenance Services @ Hilltop Point for the month dated on this invoice					
1	Common Areas					
1	Landscape Maintenance			5,236.00		5,236.00
1	Fertilization Plan			75.00		75.00
	Amenity Center					
1	Landscape Maintenance			1,780.00		1,780.00
1	Irrigation Inspections			150.00		150.00
1	Fertilization Plan			237.00		237.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

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

Name			Service Address			Account Number
Hilltop Point Cdd			38427 Garron Pl			03-38427-01
Status	Billing Period From	Billing Period To	# Days	Bill Date	Penalty Date	Due Date
Active	7/21/2025	9/22/2025	63	9/25/2025	9/25/2025	10/15/2025



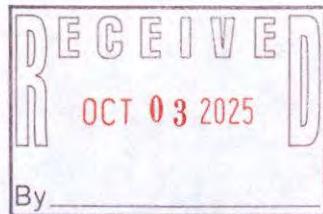
CURRENT READING	PREVIOUS READING	USAGE	PREVIOUS BALANCE	\$545.73
			PAYMENTS	\$545.73
173	165	8	ADJUSTMENTS	\$0.00
7,697	5,738	1,959	PENALTIES	\$0.00
7,697	5,738	1,959	PAST DUE AMOUNT	\$0.00
			WATER BASE	47.37
			WATER	1.74
			TAXES	4.91
			IRRIGATION BASE	47.37
			IRRIGATION	619.22
			IRRIGATION	0.00
			TAXES	66.66
			SEWER BASE	156.16
			SEWER	3.65
			GARBAGE BASE	15.26
			CURRENT BILL	\$962.34
			AMOUNT DUE	\$962.34
			AMOUNT DUE AFTER 10/15/2025	\$962.34

DUE TO SOFTWARE UPGRADE AND DELAYED BILLING, WE WILL NOT BE APPLYING THE 10% PENALTY TO THIS BILLING CYCLE. THANK YOU FOR YOUR PATIENCE DURING OUR MIGRATION TO OUR NEW BILLING SYSTEM.

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS



City of Dade City
P O Box 1355
Dade City, FL 33526
(352) 523-5050



By _____

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Account Number	AMOUNT DUE
03-38427-01	\$962.34
Due Date	After Due Date Pay
10/15/2025	\$962.34
Service Address	
38427 Garron Pl	



Hilltop Point Cdd
Accounting
2005 Pan Am Circle Suite 300
Tampa, FL 33607

City of Dade City
P O Box 1355
Dade City, FL 33526

**INVOICE**

Page 1 of 2

Invoice Number	2460114
Invoice Date	September 26, 2025
Customer Number	183575
Project Number	238202134

Bill To
Hilltop Point Community
Development District
Accounts Payable
c/o Inframark
250 International Pkwy, Suite 208
Lake Mary, FL 327246
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Hilltop Point CDD.

Stantec Project Manager:	Waag, Tyson
Authorization Amount:	\$2,208.00
Authorization Previously Billed:	\$2,173.00
Authorization Budget Remaining:	-\$3,094.50
Authorization Billed to Date:	\$5,302.50
Current Invoice Due:	\$3,129.50
For Period Ending:	September 19, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: bryan.radcliff@inframark.com

Please contact Adam Fowler if you have any questions concerning this invoice.

E-mail: Adam.Fowler@Stantec.com

** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **

Thank you.

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

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

INVOICE

Page 2 of 2

Invoice Number

2460114

Project Number

238202134

Top Task 2025**2025 FY General Consulting****Professional Services****Billing Level**

Level 07

Nurse, Vanessa M	2.00	167.00	334.00
	2.00		334.00

Level 09

Nurse, Vanessa M	1.00	183.00	183.00
	1.00		183.00

Level 10

Rankin, Ashley Alexandra	0.50	190.00	95.00
Waag, R Tyson (Tyson)	13.25	190.00	2,517.50
	13.75		2,612.50

Professional Services Subtotal	16.75	3,129.50
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Top Task 2025 Total**3,129.50**

Total Fees & Disbursements	\$3,129.50
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INVOICE TOTAL (USD)	\$3,129.50
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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-07-01	238202134	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	COORDINATION RE: CERTIFICATE OF COMPLETION FOR THE 2022 PROJECT	
2025-07-01	238202134	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-07-02	238202134	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	PREPARED CERTIFICATE OF COMPLETION FOR THE 2022 PROJECT	
2025-07-07	238202134	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	CORRESPONDENCE RE: CERTIFICATE OF COMPLETION FOR THE 2022 PROJECT	
2025-07-22	238202134	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED FY2025 BUDGET AND UPDATED LATEST DM INFO IN PREPARATION TO OPEN NEW FY2025 TASK	
2025-08-21	238202134	2025	Direct - Regular	NURSE, VANESSA M	0.50	183.00	91.50	ENTERED FY2026 TASK INFO INTO PIPELINE & PREPARED TASK 2026 PSF	
2025-09-03	238202134	2025	Direct - Regular	NURSE, VANESSA M	0.25	183.00	45.75	SENT FY2026 INFO TO PA TO OPEN 2026 TASK	
2025-08-26	238202134	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	0.50	190.00	95.00	CO COORDINATION	
2025-07-08	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE FROM BOARD CHAIR AND RESPOND REGARDING MES DRAIN WASHOUT.	
2025-07-09	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH MULTIPLY VENDORS TO SEEK PROPOSAL FOR WASHED MES DRAIN OUTLET.	
2025-07-17	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL DM TO UPDATE THEM REGARDING PROJECT MANAGER AND DISTRICT ENGINEER CHANGES.	
2025-07-21	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	2.50	190.00	475.00	REVIEW PROPOSALS, DISTRIBUTE TO DM. DISCUSS VENDOR CONCERN REGARDING ANOMALY. TEAM COORDINATION. EMAIL CORRESPONDENCE WITH DM AND BOARD MEMBERS.	
2025-07-22	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW PROPOSALS AND DISTRIBUTE TO DM.	
2025-07-24	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION MEETING.	
2025-07-30	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (TEAMS).	
2025-08-04	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW VENDOR WARRANTY AND SEND INFORMATION TO DM, DC, AND BOARD.	
2025-08-11	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	VENDOR COORDINATION FOR REPAIR WORK.	
2025-08-12	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	VENDOR CORRESPONDENCE AND EMAIL CORRESPONDENCE WITH BOARD REGARDING MES DRAIN REPAIR AND ON-SITE FINDINGS.	
2025-08-13	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH BOARD REGARDING THE SECOND MES DRAIN OUTLET EROSION PROPOSAL.	
2025-08-14	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH BOARD REGARDING THE SECOND MES DRAIN OUTLET EROSION PROPOSAL.	
2025-08-19	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM AND BOARD MEMBER REGARDING PROPOSED REPAIR WORK FOR A SECOND MES DRAIN.	
2025-08-25	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CORRESPONDENCE WITH BOARD REGARDING SIGNED REPAIR PROPOSAL.	
2025-08-26	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	EMAIL CORRESPONDENCE WITH DM AND BOARD. NOTIFY VENDOR OF SIGNED APPROVAL. MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-09-08	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW	
2025-09-10	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH VENDOR AND DM REGARDING UNPAID INVOICES	
2025-09-12	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING INVOICING.	
2025-09-17	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW SWALE AGREEMENTS PROVIDED BY DC. TEAM COORDINATION. CALL WITH BOARD MEMBER TO DISCUSS AGREEMENTS. SCHEDULE TIME FOR A CALL.	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-18	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW EMAIL CORRESPONDENCE PERTAINING TO SWALE DESIGN.	
Total subTask 2025									
					16.75		\$3,129.50		
Total Top Task 2025									
					16.75		\$3,129.50		
Total Project 238202134									
					16.75		\$3,129.50		

**INVOICE**

Page 1 of 2

Invoice Number	2471736
Invoice Date	October 22, 2025
Customer Number	183575
Project Number	238202134

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Hilltop Point CDD.

Stantec Project Manager:

Waag, Tyson

Authorization Amount:

\$7,608.00

Authorization Previously Billed:

\$5,492.50

Authorization Budget Remaining:

\$1,973.00

Authorization Billed to Date:

\$5,635.00

Current Invoice Due:

\$142.50

For Period Ending:

October 3, 2025

Email Invoice:

InframarkCMS@payableslockbox.com

CC:

bryan.radcliff@inframark.com

Billing Backup:

Yes

Please contact Adam Fowler if you have any questions concerning this invoice.

[E-mail: Adam.Fowler@Stantec.com](mailto:Adam.Fowler@Stantec.com)

** PLEASE INCLUDE AN INVOICE # WITH PAYMENT **

Thank you.

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

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

INVOICE

Page 2 of 2

Invoice Number

2471736

Project Number

238202134

Top Task 2025**2025 FY General Consulting****Professional Services****Billing Level**

Level 10

Waag, R Tyson (Tyson)

Hours**Rate****Current Amount**0.75
0.75190.00
190.00142.50
142.50**Professional Services Subtotal****0.75****142.50****Top Task 2025 Total****142.50**

Total Fees & Disbursements

\$142.50

INVOICE TOTAL (USD)**\$142.50**

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-22	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING DRAINAGE OBSERVATION.	
2025-09-23	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH VENDOR REGARDING DRAINAGE OBSERVATION.	
2025-09-24	238202134	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	FINACIAL REVIEW WITH PMA.	
Total subTask 2025					0.75		\$142.50		
Total Top Task 2025					0.75		\$142.50		
Total Project 238202134					0.75		\$142.50		



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
38561 TOBIANO LOOP, LFT STNT
DADE CITY, FL 33525

Statement Date: September 29, 2025

Amount Due: \$25.67

Due Date: October 20, 2025
Account #: 211034931876

Account Summary

Current Service Period: August 23, 2025 - September 23, 2025

Previous Amount Due	\$23.22
Payment(s) Received Since Last Statement	-\$23.22
Current Month's Charges	\$25.67

Amount Due by October 20, 2025 **\$25.67**

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

00003905-000589589, Page 1 of 4

Your Energy Insight

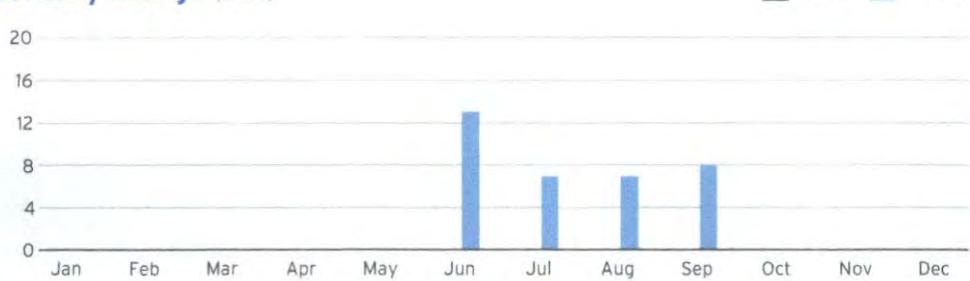


Your average daily kWh used was **50% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



■ 2024 ■ 2025

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



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.

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



Account #: 211034931876

Due Date: October 20, 2025

Amount Due: \$25.67

Payment Amount: \$ _____

6217548982572110349318760000000025679



00003905 FTECO109292522453010 00000 02 01000000 11115 002
HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

Page 65

6217548982572110349318760000000025679



Service For:
38561 TOBIANO LOOP
LFT STNT, DADE CITY, FL 33525

Account #: 211034931876
Statement Date: September 29, 2025
Charges Due: October 20, 2025

Meter Read

Service Period: Aug 23, 2025 - Sep 23, 2025

Rate Schedule: General Service - Non Demand

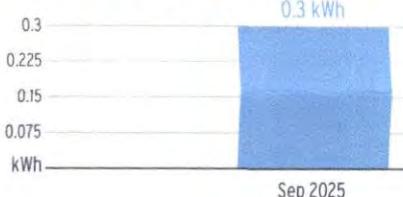
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000945878	09/23/2025	105	-	97	=	8 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$21.92
Franchise Fee		\$1.44
Municipal Public Service Tax		\$2.31
Total Electric Cost, Local Fees and Taxes		\$25.67

Total Current Month's Charges **\$25.67**

Avg kWh Used Per Day



Important Messages

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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



Account Summary

Current Service Period: August 22, 2025 - September 22, 2025

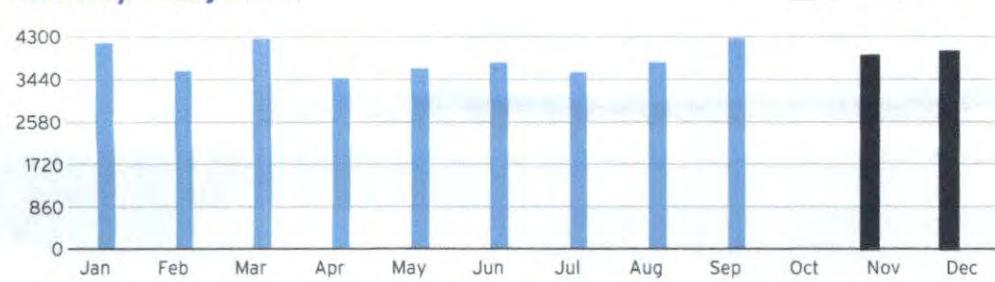
Previous Amount Due	\$699.54
Payment(s) Received Since Last Statement	-\$699.54
Current Month's Charges	\$789.86

Amount Due by October 17, 2025 **\$789.86**

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

00006330-0014057 - Page 5 of 12

Monthly Usage (kWh)



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



 **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.

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

Account #: 211032797113

Due Date: October 17, 2025

Amount Due: **\$789.86**

Payment Amount: \$ _____

6316314108782110327971130000000789865

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
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Page 67

6316314108782110327971130000000789865



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

Account #: 211032797113
Statement Date: September 26, 2025
Charges Due: October 17, 2025

Meter Read

Meter Location: AMENITY

Service Period: Aug 22, 2025 - Sep 22, 2025

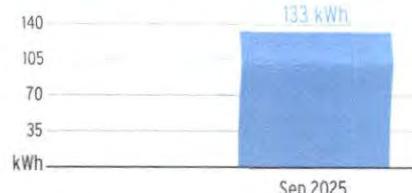
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000922033	09/22/2025	62,355	58,085	4,270 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4,270 kWh @ \$0.08641/kWh	\$368.97
Fuel Charge	4,270 kWh @ \$0.03391/kWh	\$144.80
Storm Protection Charge	4,270 kWh @ \$0.00577/kWh	\$24.64
Clean Energy Transition Mechanism	4,270 kWh @ \$0.00418/kWh	\$17.85
Storm Surcharge	4,270 kWh @ \$0.02121/kWh	\$90.57
Florida Gross Receipt Tax		\$17.10
Electric Service Cost		\$684.09
Franchise Fee		\$44.81
Municipal Public Service Tax		\$60.96
Total Electric Cost, Local Fees and Taxes		\$789.86

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$789.86

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12433 HILLTOP FARMS DR, LFT STAT
DADE CITY, FL 33525-6096

Statement Date: September 26, 2025

Amount Due: \$63.14

Due Date: October 17, 2025

Account #: 221008717698

Account Summary

Current Service Period: August 22, 2025 - September 22, 2025

Previous Amount Due	\$52.63
Payment(s) Received Since Last Statement	-\$52.63

Current Month's Charges

Amount Due by October 17, 2025 \$63.14

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

00000051-00000523-Page 3 of 18

Your Energy Insight

Your average daily kWh used was **85.11% lower** than the same period last year.

Your average daily kWh used was **16.67% higher** than it was in your previous period.



Scan here to view your account online.

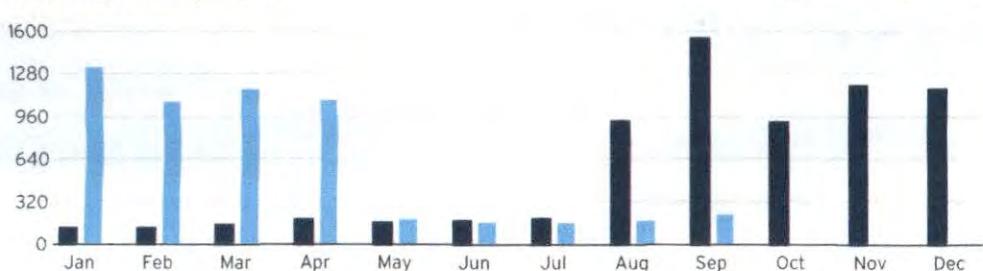
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Monthly Usage (kWh)



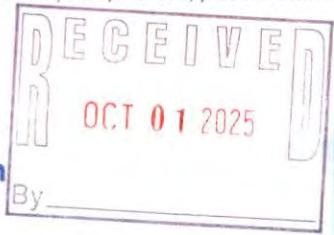
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Account #: 221008717698

Due Date: October 17, 2025



Amount Due: \$63.14

Payment Amount: \$ _____

6982967084782210087176980000000063144

6982967084782210087176980000000063144

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Page 69

6982967084782210087176980000000063144



Service For:
12433 HILLTOP FARMS DR
LFT STAT, DADE CITY, FL 33525-6096

Account #: 221008717698
Statement Date: September 26, 2025
Charges Due: October 17, 2025

Meter Read

Service Period: Aug 22, 2025 - Sep 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	09/22/2025	12,824	-	12,607	=	217 kWh	1	32 Days

Charge Details

Electric Charges	
Daily Basic Service Charge	32 days @ \$0.63000
Energy Charge	217 kWh @ \$0.08641/kWh
Fuel Charge	217 kWh @ \$0.03391/kWh
Storm Protection Charge	217 kWh @ \$0.00577/kWh
Clean Energy Transition Mechanism	217 kWh @ \$0.00418/kWh
Storm Surcharge	217 kWh @ \$0.02121/kWh
Florida Gross Receipt Tax	\$1.36
Electric Service Cost	\$54.39
Franchise Fee	\$3.56
Municipal Public Service Tax	\$5.19
Total Electric Cost, Local Fees and Taxes	\$63.14

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$63.14**

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

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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Account Summary

Current Service Period: August 22, 2025 - September 22, 2025

Previous Amount Due \$45.63

Payment(s) Received Since Last Statement -\$45.63

Current Month's Charges \$47.54

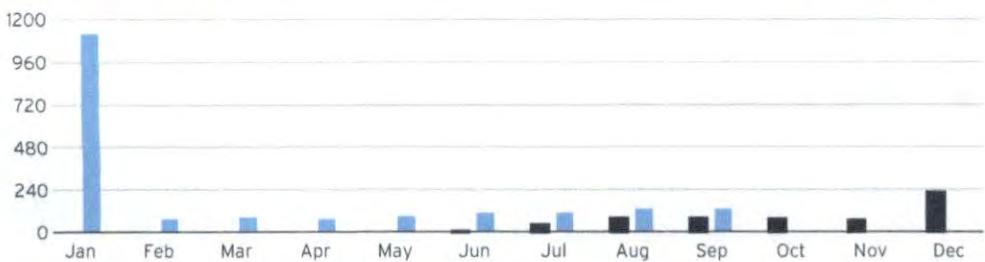
Amount Due by October 17, 2025 \$47.54

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

000006330-0014059-Page 9 of 12

Monthly Usage (kWh)

■ 2024 ■ 2025



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

Account #: 211030340973

Due Date: October 17, 2025

Amount Due: \$47.54

Payment Amount: \$ _____

6884212333492110303409730000000047544

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Page 71

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

Account #: 211030340973
Statement Date: September 26, 2025
Charges Due: October 17, 2025

Meter Read

Service Period: Aug 22, 2025 - Sep 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000776314	09/22/2025	2,502	2,372		130 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	130 kWh @ \$0.08641/kWh	\$11.23
Fuel Charge	130 kWh @ \$0.03391/kWh	\$4.41
Storm Protection Charge	130 kWh @ \$0.00577/kWh	\$0.75
Clean Energy Transition Mechanism	130 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	130 kWh @ \$0.02121/kWh	\$2.76
Florida Gross Receipt Tax		\$1.02
Electric Service Cost		\$40.87
Franchise Fee		\$2.68
Municipal Public Service Tax		\$3.99
Total Electric Cost, Local Fees and Taxes		\$47.54

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$47.54**

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813-275-3909

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



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

Statement Date: September 26, 2025

Amount Due: \$1,921.15

Due Date: October 17, 2025

Account #: 221008701015

Account Summary



Current Service Period: August 22, 2025 - September 22, 2025

Previous Amount Due	\$1,921.15
Payment(s) Received Since Last Statement	-\$1,921.15

Current Month's Charges **\$1,921.15**

Amount Due by October 17, 2025 **\$1,921.15**

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



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00000051-00000525-Page 7 of 18

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

Account #: 221008701015

Due Date: October 17, 2025

Amount Due: \$1,921.15

Payment Amount: \$ _____

6982967084762210087010150000001921158

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Please write your account number on the memo line of your check.

Page 73 6982967084762210087010150000001921158



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: September 26, 2025
Charges Due: October 17, 2025

Service Period: Aug 22, 2025 - Sep 22, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

Lighting Energy Charge	704 kWh @ \$0.03412/kWh	\$24.02
Fixture & Maintenance Charge	44 Fixtures	\$412.72
Lighting Pole / Wire	44 Poles	\$1446.28
Lighting Fuel Charge	704 kWh @ \$0.03363/kWh	\$23.68
Storm Protection Charge	704 kWh @ \$0.00559/kWh	\$3.94
Clean Energy Transition Mechanism	704 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	704 kWh @ \$0.01230/kWh	\$8.66
Florida Gross Receipt Tax		\$1.55
Lighting Charges		\$1,921.15

Total Current Month's Charges

\$1,921.15

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888-223-0800 (All Other Counties)

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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
12142 FARRIER DR, LFT STAT
DADE CITY, FL 33525-6086

Statement Date: September 26, 2025

Amount Due: \$159.07

Due Date: October 17, 2025

Account #: 221008717680

Account Summary

Current Service Period: August 22, 2025 - September 22, 2025

Previous Amount Due	\$95.84
Payment(s) Received Since Last Statement	-\$95.84

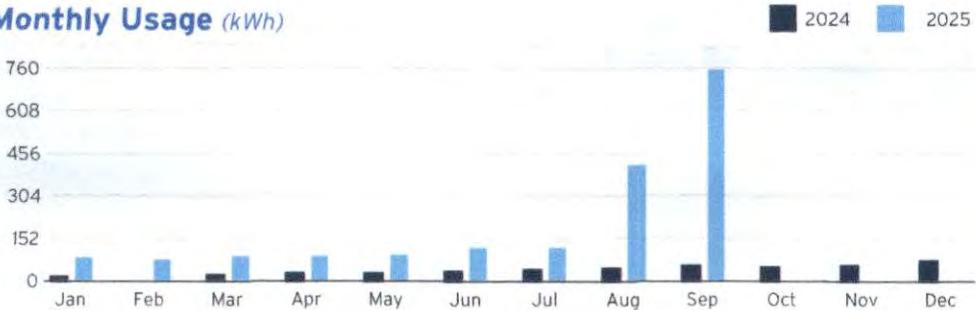
Current Month's Charges \$159.07

Amount Due by October 17, 2025 \$159.07

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

00000051-00000527-Page 11 of 18

Monthly Usage (kWh)



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Account #: 221008717680

Due Date: October 17, 2025

Amount Due: \$159.07

Payment Amount: \$ _____

6982967084772210087176800000000159074

6982967084772210087176800000000159074

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Page 75

Your Energy Insight

Your average daily kWh used was **1100% higher** than the same period last year.

Your average daily kWh used was **71.43% higher** than it was in your previous period.



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Service For:
12142 FARRIER DR
LFT STAT, DADE CITY, FL 33525-6086

Account #: 221008717680
Statement Date: September 26, 2025
Charges Due: October 17, 2025

Meter Read

Service Period: Aug 22, 2025 - Sep 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	09/22/2025	2,275	1,523	=	752 kWh	1	32 Days

Charge Details

Electric Charges	
Daily Basic Service Charge	32 days @ \$0.63000
Energy Charge	752 kWh @ \$0.08641/kWh
Fuel Charge	752 kWh @ \$0.03391/kWh
Storm Protection Charge	752 kWh @ \$0.00577/kWh
Clean Energy Transition Mechanism	752 kWh @ \$0.00418/kWh
Storm Surcharge	752 kWh @ \$0.02121/kWh
Florida Gross Receipt Tax	\$3.44
Electric Service Cost	\$137.51
Franchise Fee	\$9.01
Municipal Public Service Tax	\$12.55
Total Electric Cost, Local Fees and Taxes	\$159.07

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$159.07

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Phone:	866-832-6249	Power Outage: 877-588-1010
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Residential Customer Care:	888-223-0800 (All Other Counties)	



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

Statement Date: September 26, 2025

Amount Due: \$979.19

Due Date: October 17, 2025

Account #: 221009022809

Account Summary



Current Service Period: August 22, 2025 - September 22, 2025

Previous Amount Due \$979.19

Payment(s) Received Since Last Statement -\$979.19

Current Month's Charges \$979.19

Amount Due by October 17, 2025 \$979.19

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

00000051-00000529 Page 15 of 18



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Account #: 221009022809

Due Date: October 17, 2025

Amount Due: \$979.19

Payment Amount: \$ _____

6155820742682210090228090000000979195

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Page 77

6155820742682210090228090000000979195



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: September 26, 2025
Charges Due: October 17, 2025

Service Period: Aug 22, 2025 - Sep 22, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	336 kWh @ \$0.03412/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03363/kWh	\$11.30
Storm Protection Charge	336 kWh @ \$0.00559/kWh	\$1.88
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh	\$4.13
Florida Gross Receipt Tax		\$0.74
Franchise Fee		\$60.06
Municipal Public Service Tax		\$2.23
Lighting Charges		\$979.19

Total Current Month's Charges

\$979.19

Important Messages

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
11771 HILLTOP FARMS DR, ENTRY
DADE CITY, FL 33525-5709

Statement Date: September 26, 2025

Amount Due: \$33.01

Due Date: October 17, 2025
Account #: 211030874344

Account Summary

Current Service Period: August 22, 2025 - September 22, 2025

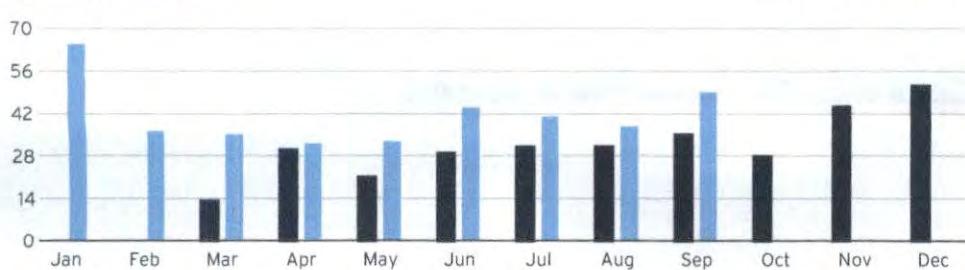
Previous Amount Due	\$28.78
Payment(s) Received Since Last Statement	-\$28.78
Current Month's Charges	\$33.01

Amount Due by October 17, 2025 **\$33.01**

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

00006330-0014055-Page 1 of 12

Monthly Usage (kWh)



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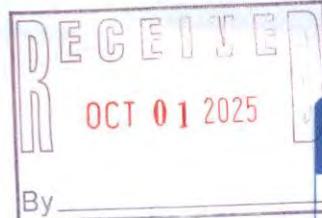


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Account #: 211030874344

Due Date: October 17, 2025

Amount Due: \$33.01

Payment Amount: \$ _____

6921249148502110308743440000000033010

00006330 FTECO109262523301610 00000 02 01000000 13310 006

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
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Page 79

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Service For:
11771 HILLTOP FARMS DR
ENTRY, DADE CITY, FL 33525-5709

Account #: 211030874344
Statement Date: September 26, 2025
Charges Due: October 17, 2025

Meter Read

Meter Location: ENTRY

Service Period: Aug 22, 2025 - Sep 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000900389	09/22/2025	713	-	664	=	49 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	49 kWh @ \$0.08641/kWh	\$4.23
Fuel Charge	49 kWh @ \$0.03391/kWh	\$1.66
Storm Protection Charge	49 kWh @ \$0.00577/kWh	\$0.28
Clean Energy Transition Mechanism	49 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	49 kWh @ \$0.02121/kWh	\$1.04
Florida Gross Receipt Tax		\$0.71
Electric Service Cost		\$28.28
Franchise Fee		\$1.85
Municipal Public Service Tax		\$2.88
Total Electric Cost, Local Fees and Taxes		\$33.01

Total Current Month's Charges

\$33.01

Avg kWh Used Per Day



Important Messages

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: September 2025

INVOICE#
161819

DATE
10/24/2025

CUSTOMER ID
C2413

NET TERMS
Due On Receipt

PO#

DUE DATE
10/24/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Brayn Radcliff 8-4-25 SPRINGHILL SUITES LAND : CDD Meeting \$180.00	1	Ea	180.00		180.00
Subtotal					180.00

Subtotal	\$180.00
Tax	\$0.00
Total Due	\$180.00

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

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

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

Account Name: INFRAMARK, LLC

Account Name: INVESTMENT, 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.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Hilltop Point CDD – Emergency Meeting

Board Meeting Date: 10/06/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input type="checkbox"/> X	NOT PAID
2	Aaron Spinks	<input type="checkbox"/> X	NOT PAID
3	Jarred Rossi	<input type="checkbox"/> X	NOT PAID
4	Lee Thompson	<input type="checkbox"/> X	\$200
5	John Blakley	<input type="checkbox"/> X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

10/06/2025
Date

PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE

Attendance Confirmation

for

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Bryan Radcliff
District Manager Signature

10/06/2025
Date

PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/5/25-10/5/25	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
10/5/2025	Deirdre Bonett	TB320570
Total Amount Due		Invoice Number
\$159.50		58724-100525

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/5/25	10/5/25	58724	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Emergency Meeting Affidavit Fee	2	1.00x47.00 L	\$157.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

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10/5/25-10/5/25	HILLTOP CDD	
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10/5/2025	Deirdre Bonett	TB320570
Total Amount Due		Invoice Number
\$159.50		58724-100525

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

HILLTOP CDD
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-6008

Tampa Bay Times

tampabay.com

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ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/5/25-10/5/25	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
10/5/2025	Deirdre Bonett	TB320570
Total Amount Due		Invoice Number
\$166.50		58394-100525

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/5/25	10/5/25	58394	Baylink Pasco , tampabay.com	Legal-CLS 2 col	REvised MEeting Schedule Affidavit Fee	2	1.00x49.00 L	\$164.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone 1 (877) 321-7355

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HILLTOP CDD
 2005 Pan Am Cir Ste 300
 Tampa, FL 33607-6008



Central Termite & Pest Control
4339 Grand Blvd
New Port Richey, FL 34652
(727) 841-6616

Hilltop Point Poolhouse
38427 Garron Place
Dade City, FL 33525

Invoice
38427 Garron Place

INVOICE NO. ACCOUNT NUMBER

155239 17141

INVOICE DATE

09/30/2025

LICENSE

JB172341

DUE DATE (NET 0 TERMS)

Upon Receipt

AMOUNT DUE

\$325.00

Hilltop Point Poolhouse (Acct #: 17141)

ITEM	QUANTITY	PRICE	SUBTOTAL
Miscellaneous Pest	1	\$325.00	\$325.00

Additional Notes

A finance charge of 1.5% will be made on unpaid balances after 30 days.
National Emergency Poison Control: (800)222-1222

Subtotals	\$325.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$325.00
Amount Paid	\$0.00
Amount Due	\$325.00

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Invoice No: 93583
Annual Fee: \$175.00				Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



Hilltop Point Community Development District
 Mr. Bryan Radcliff
 Inframark LLC
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607

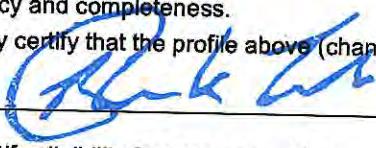
OCT 06 2025

By _____

2. Telephone: 813-397-5121 Ext:
3. Fax: 813-873-7070
4. Email: bryan.radcliff@inframark.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: hilltoppointcdd.com
8. County(ies): Pasco
9. Special Purpose(s): Community Development
10. Boundary Map on File: 04/28/2022
11. Creation Document on File: 01/12/2022
12. Date Established: 01/11/2022
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Dade City
15. Creation Document(s): City Ordinances 2021-25 and 2022-12
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete.

Registered Agent's Signature: 

Date 10/17/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Steadfast Alliance

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

Invoice

Date	Invoice #
9/30/2025	SA-16081

Please make all Checks payable to:
Steadfast Alliance

Bill To

Hilltop Point Community Development Dist
Bryan Radcliff, Inframark
2005 Pan Am Circle, STE 300
Tampa, FL 33607

Ship To

SM1194
Hilltop Point CDD
11855 Hilltop Farms Drive
Dade City FL 33525

P.O. No.	W.O. No.		Account #	Cost Code	Terms	Project
	5110				Net 30	SM1194 Hilltop Point CDD
Quantity	Description			Rate	Serviced Date	Amount
1	Water Management Program- September Inspection During our monthly inspection, our tech found and fixed these issues: Zone 5 spray head ran over broke head Zone 11 spray head ran over spray head broke and funny pipe fitting broke Zone 14 drip cut Our tech was also asked to investigate washout near the main entrance and found the front right washout is from construction behind wall rain is washing soil through the bottom of wall			0.00	9/11/2025	0.00
1	Irrigation Parts 2-6inch spray head 1-drip coupling			75.25		75.25
1	Irrigation Labor			85.00		85.00

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

Total	\$160.25
Payments/Credits	\$0.00
Balance Due	\$160.25



Hilltop Point CDD

Field Inspection Report - December - Steadfast

Monday, December 1, 2025

Prepared For Board of Supervisors

15 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Clinton Avenue

Assigned To: Steadfast

- 1). Annual winter rotation scheduled for 12/9/25.
- 2). Median landscape is well maintained.
- 3). East and West entrance landscape is well maintained, sidewalks are included in the pressure washing proposal.



Item 2 - Frontage Landscape

Assigned To: Steadfast

- 1). East landscape is well maintained.
- 2). West landscape is well maintained.
- 3). Steadfast on-site 12/2/25, detailing fountain grasses.
- 4). Gopher activity along west entrance beds.
- 5). Steadfast - treat all active ant mounds during service visits. Scheduled for 12/15.



Item 3 - Amenity Center Landscape

Assigned To: Steadfast

1). Amenity Center landscape was detailed on 12/1/25.

2). Multiple weeds in the St Augustine sod.



Item 4 - Playground

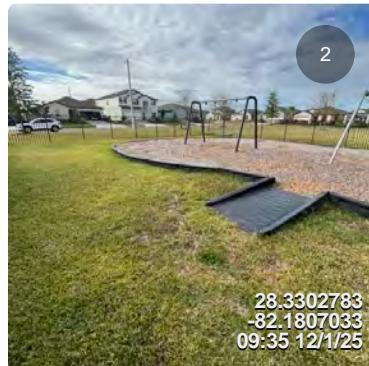
Assigned To: District Manager

* Playground is maintained.

* Equipment is intact and operational.

* Access gate to playground has been repaired and operating as designed.

Gate must be closed with enough force to trigger latch.



Item 5 - Mailbox Kiosk

Assigned To: District Manager

1). Mailboxes are intact, no reportable issues.

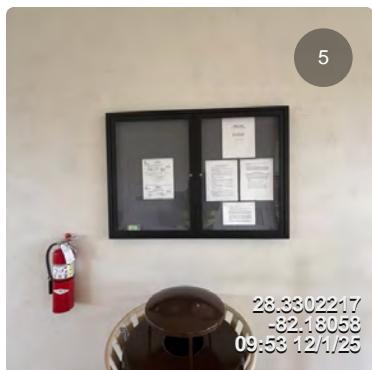
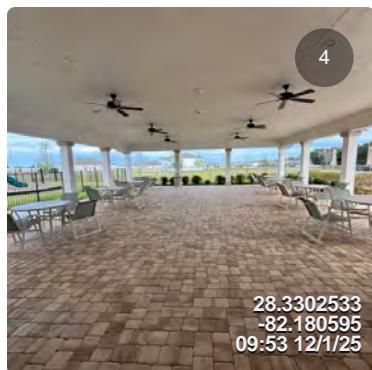
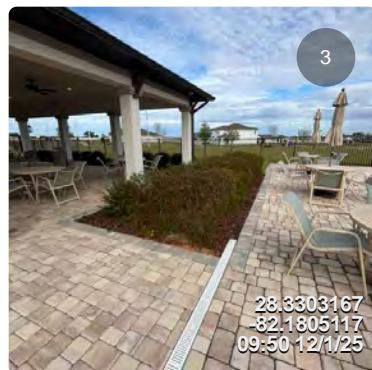
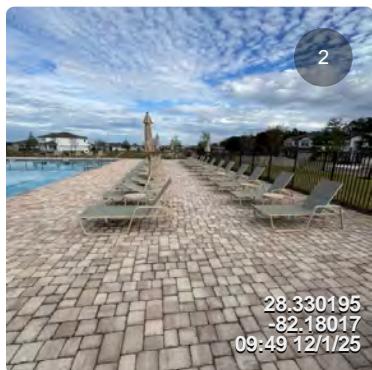
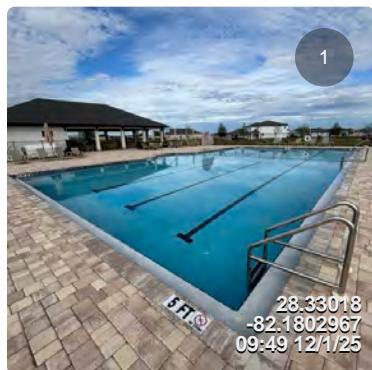
2). Pressure washing proposal includes mailbox pavement.



Item 6 - Pool

Assigned To: District Manager

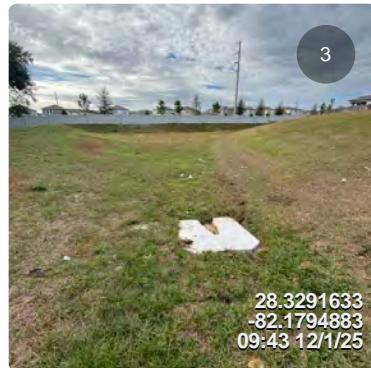
- 1). Cooper Pool Technician was on-site 12/1/25.
- 2). Furniture is clean and orderly.
- 3). Landscape detailed on 12/1/25.
- 4). Tables and chairs in the under canopy are intact and orderly.
- 5). Community board is clear and legible.
- 6). ADA chair is covered and operational.



Item 7 - Ponds

Assigned To: Steadfast

- 1). Tract D2, D3, and D4 drainage area are maintained.



Item 8 - Pond

Assigned To: Steadfast

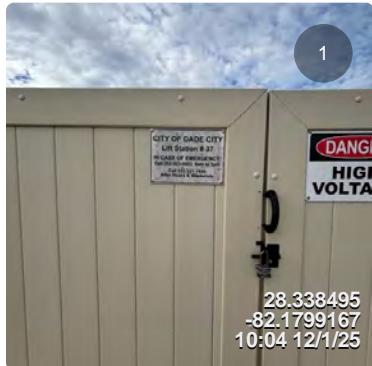
- 1). Lift station is maintained.
- 2). Tract D1 is maintained.



Item 9 - Lift Station #37

Assigned To: District Manager

A resident is allowing a dog to roam this area and deposit feces. Several piles are in the rear of the lift station grass. Pressure washing scope to include fencing.



Item 10 - P1 Tract North Buffer

Assigned To: Steadfast

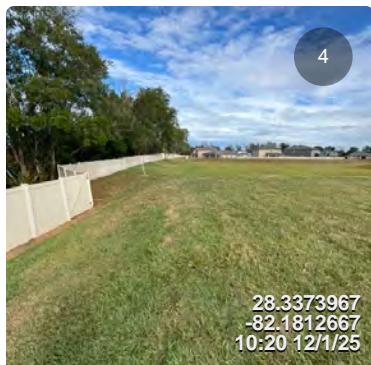
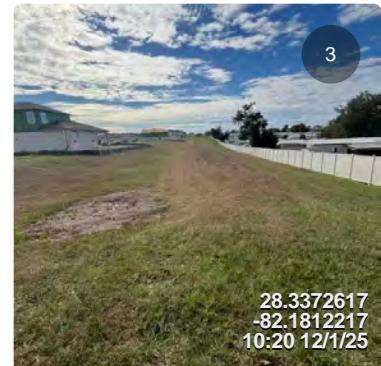
- 1). Drain grate is clear of debris.
- 2). Control structure is clear of debris.
- 3). Buffer is maintained.
- 4). Several gopher turtle holes observed in this area.
- 5). NW corner is maintained.



Item 11 - McDonald Street

Assigned To: Steadfast

- * McDonald pond is maintained.
- * Drain structure is clear of debris.
- * North and South perimeter is maintained.

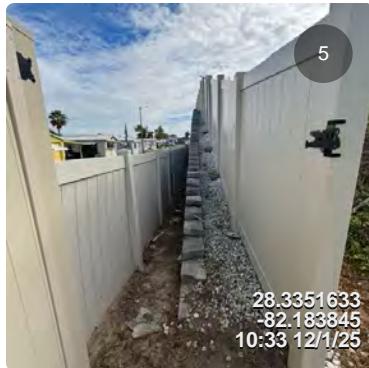
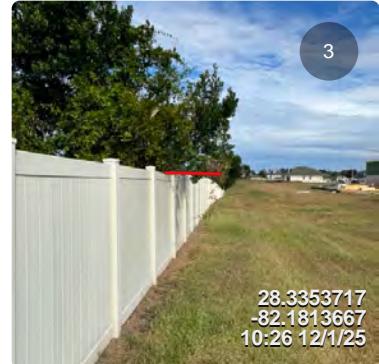


Item 12 - Palomino Drive

Assigned To: Steadfast

- 1). Rebuilt drain is holding.
- 2). Steadfast will prune back encroachments on the next service visit.
- 3). Scheduled for pruning.
- 4). Retention wall maintenance is maintained.

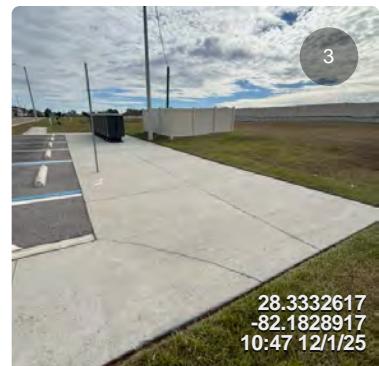
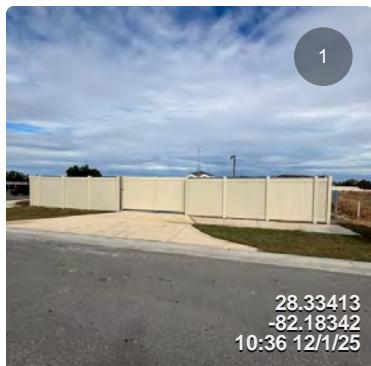
Scheduled 12/15/25



Item 13 - Palomino Lift Station

Assigned To: District Manager

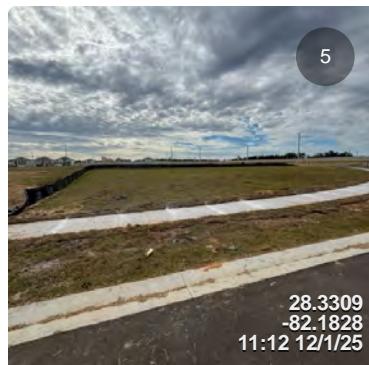
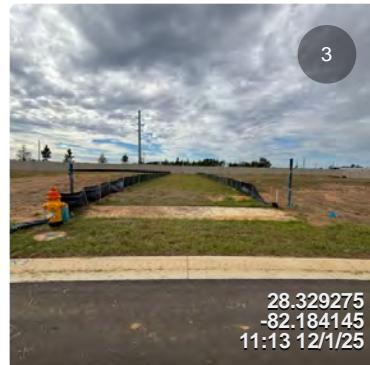
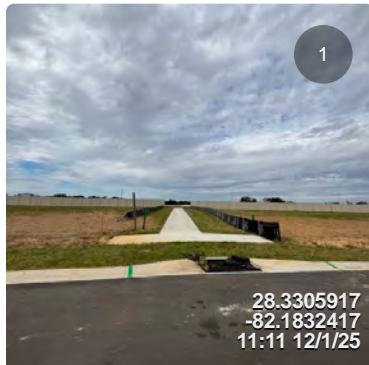
Lift station gate repair is holding, Pressure washing scope to include fences.



Item 14 - Phase 3

Assigned To: Steadfast

Phase 3 pedestrian pathways are maintained.



Item 15 - Tract D6/D7

Assigned To: Steadfast

Retention pond is maintained, and the west boundary has been maintained.

