

**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:

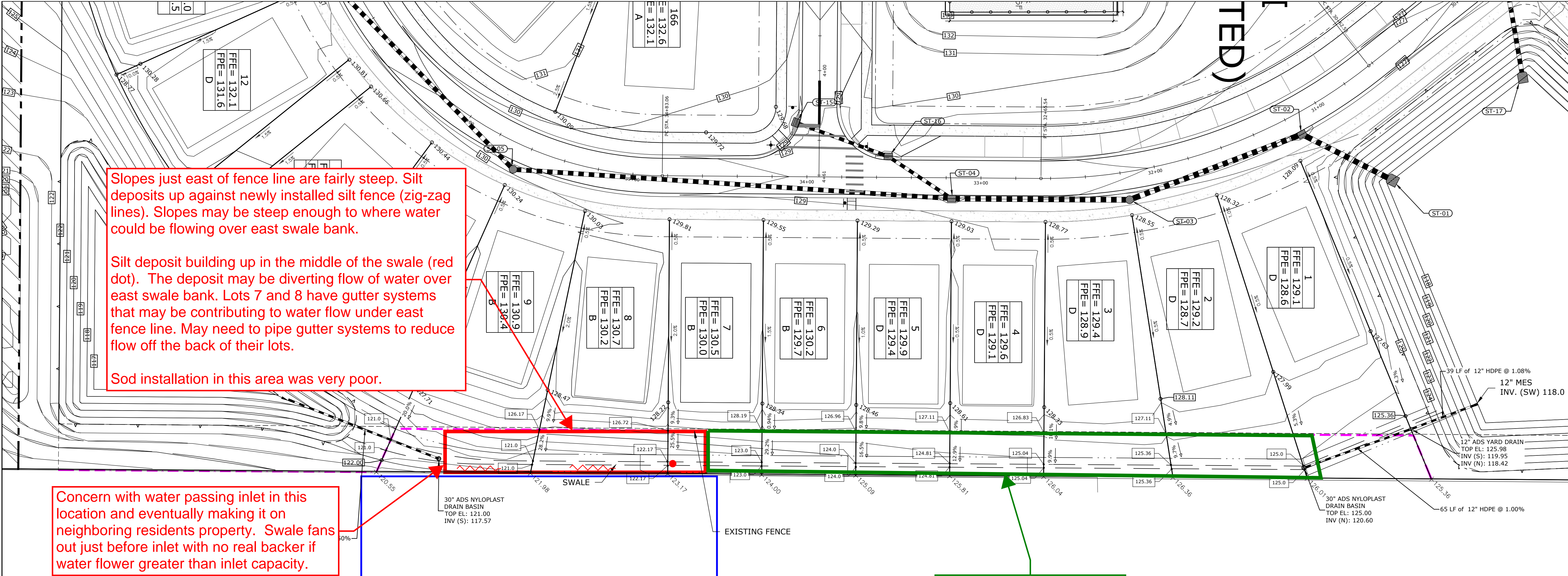
Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

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.



Slopes just east of fence line are fairly steep. Silt deposits up against newly installed silt fence (zig-zag lines). Slopes may be steep enough to where water could be flowing over east swale bank.

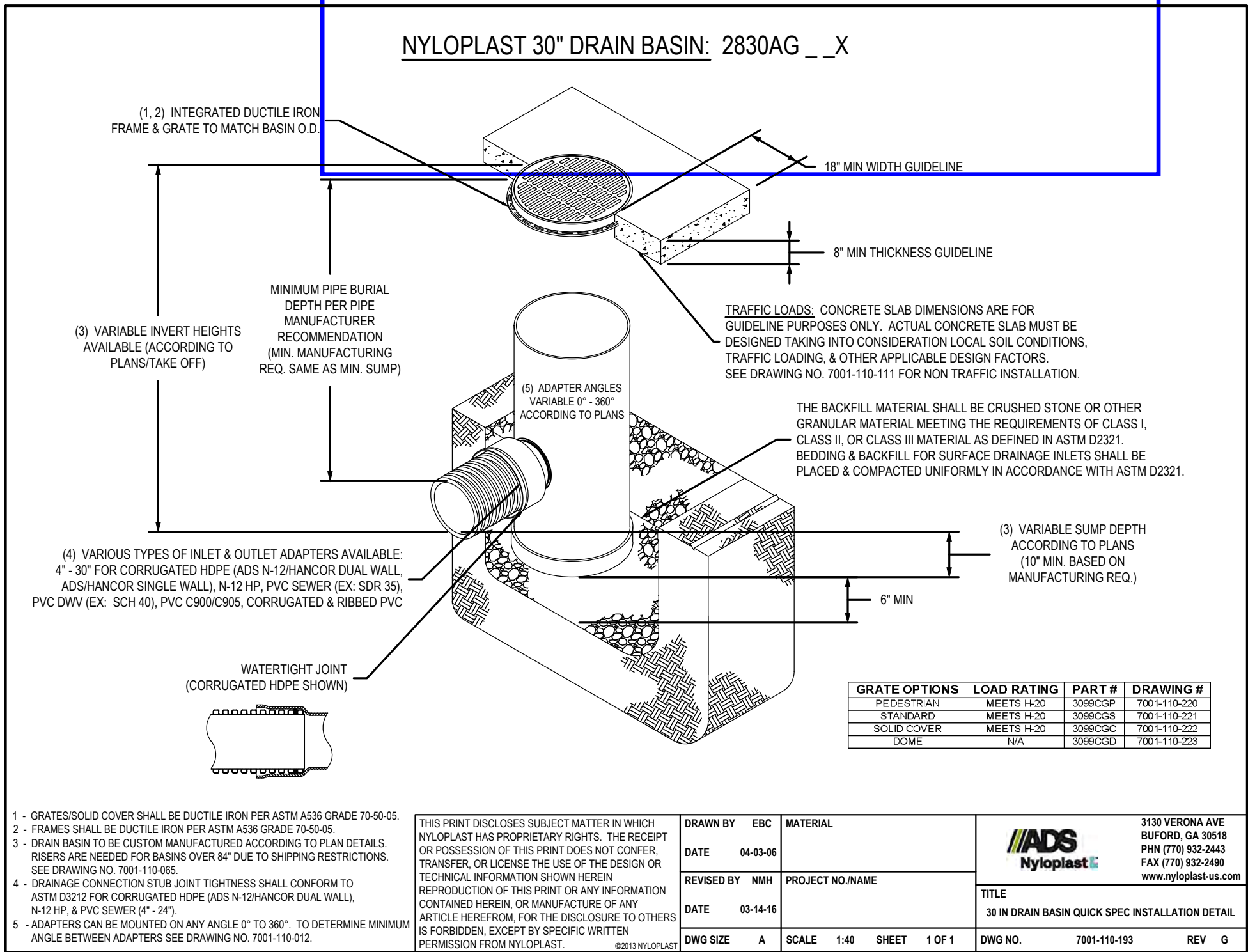
Silt deposit building up in the middle of the swale (red dot). The deposit may be diverting flow of water over east swale bank. Lots 7 and 8 have gutter systems that may be contributing to water flow under east fence line. May need to pipe gutter systems to reduce flow off the back of their lots.

Sod installation in this area was very poor.

Concern with water passing inlet in this location and eventually making it on neighboring residents property. Swale fans out just before inlet with no real backer if water flow greater than inlet capacity.

Swale in good working order

RESIDENTS PROPERTY



LEGEND

- ST-22 STORM STRUCTURE NUMBER
- STORM PIPE
- EXISTING STORM PIPE
- SILT FENCE
- TURN DOWN SLAB
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- FLOW ARROW
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- LOT NUMBER
- FINISHED FLOOR ELEVATION
- FINISHED PAD ELEVATION
- LOT GRADING TYPE

MASS GRADING OF PHASE 2 AND PHASE 3 AREAS TO BE COMPLETED WITH PHASE 2

LOT GRADING & DRAINAGE PLAN (4)

HILLTOP POINT

DRAWING IN FULL SCALE, SIGNED, DATED, AND SEALED BY REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 69405

BRADLEY J. HILLTOP

P.E.

FL. 0000139405

Engineering

Coastal

Surveying

Environmental

Construction Management

engineering associates, inc.

966 Candlelight Boulevard • Brooksville • Florida 34601

(352) 796-9423 • Fax (352) 799-8359

EB-0000142

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INSTRUCTIONS, IS THE PROPERTY OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ENGINEERING ASSOCIATES, INC.

DRAWING INVALID UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

DATE	REV. BY	REV. NO.	REVISION
10/13/24	DC	6	UPDATED WITH PHASE 1 AS-BUILTS
5/23/22	DC	2	REVISED PER CITY COMMENTS
7/6/22	DC	3	ADDED PARCEL # PER CITY COMMENT
8/9/22	DC	4	REVISED PER FIRE MARSHALL
8/23/22	DC	5&6	CONSTRUCTION COMMENTS REVISIONS
2/16/23	DC	7	ADDED NEW P/W FOR CLINTON AVE.

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET

C-14

JOB No.: 21024







































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		\$0.20	2,016sqft	\$403.00
Pressure washing Hilltop Point entrance median (one time)		\$200	1	\$200.00
Pressure washing amenity center sidewalks (not pool paver)		\$0.20	9,794sqft	\$1,958.80
All Lift station fencing		\$.20	2,375sqft	\$475.00
sidewalks around Lift stations and other CDD sidewalks		\$.20	13,104	\$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: _____

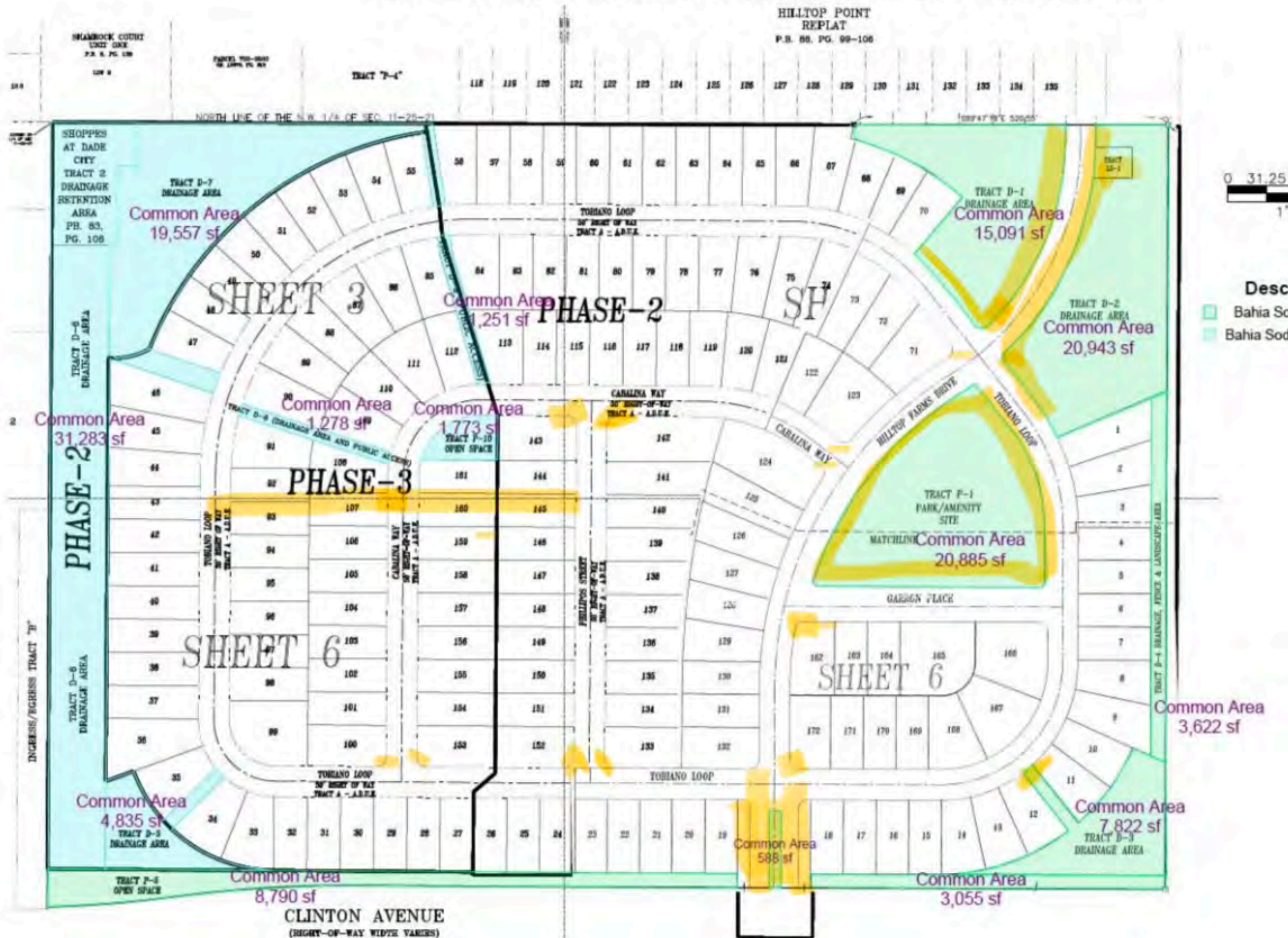
Date: 12/08/25
Inframark

Date: _____
Hilltop point CDD



— Contract
— one time

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**

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

Present and constituting a quorum were:

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

Also present were:

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Accountant Summary

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

FOURTH ORDER OF BUSINESS

Business Items

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

1. Hilltop Point Amendment Report

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

B. Ratification of Hilltop Point License Agreement

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

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

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

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

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

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

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

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

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

G. Discussion of DE Services

This item was not discussed. **OMITTED**

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

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

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

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

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

FIFTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Meeting Minutes****1. October 6, 2025 Emergency Meeting Minutes****B. Acceptance of Financials****1. September 2025****C. Acceptance of the Check Registers****1. September 2025****D. Consideration of Operations and Maintenance Invoices****1. September 2025**

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

SIXTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer****C. District Manager**

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

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

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

SEVENTH ORDER OF BUSINESS**Other Business, Updates, and Supervisor Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

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

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		SERIES 2022-1		SERIES 2022-2		SERIES 2022-1		SERIES 2022-2		GENERAL	LONG-TERM	TOTAL	
	FUND	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	ACCOUNT	DEBT	ACCOUNT				
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
TOTAL ASSETS	\$	43,149	\$	403,288	\$	367,703	\$	4,890	\$	367	\$	7,468,754	\$	7,990,000
TOTAL ASSETS														
LIABILITIES														
Accounts Payable	\$	31,678	\$	-	\$	-	\$	-	\$	-	\$	-	\$	31,678
Due To Developer		50,000		-		-		-		-		-		50,000
Bonds Payable - Series 2022A-1		-		-		-		-		-		-		4,720,000
Bonds Payable - Series 2022A-2		-		-		-		-		-		-		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
TOTAL LIABILITIES														
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		-
TOTAL FUND BALANCES														
TOTAL LIABILITIES & FUND BALANCES	\$	43,149	\$	403,288	\$	367,703	\$	4,890	\$	367	\$	7,468,754	\$	7,990,000
TOTAL LIABILITIES & FUND BALANCES														

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%

EXPENDITURES

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)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<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	-	16	16	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,871		
FUND BALANCE, ENDING		<u>\$ 4,887</u>		

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	48,349.98
Subtotal	41,114.98	Outstanding Checks	-7,235.00
Negative Adjustments	0.00	Ending Balance	41,114.98
Ending G/L Balance	41,114.98		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
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							
							0.00
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	Check for Vendor V00033	-585.00	-585.00	0.00
10/09/2025	Payment	1401	STANTEC 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	Check for Vendor V00015	-4,018.63	-4,018.63	0.00
10/21/2025	Payment	300004	CHARTER 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
GENERAL FUND - 001							
CHECK # 1394							
001	10/09/25	JOHN C. BLAKLEY	JB-100625	BOARD 10/06/25	Supervisor Fees	511100-51101	\$200.00
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
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
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
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
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
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
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
001	10/09/25	TAMPA ELECTRIC	092625-211037113 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$789.86
001	10/09/25	TAMPA ELECTRIC	092625-7698 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$63.14
001	10/09/25	TAMPA ELECTRIC	092625-0973 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$47.54
001	10/09/25	TAMPA ELECTRIC	092625-1015 ACH	ELECTRIC 08/22/25-09/22/25	ELETRIC	543013-53100	\$1,921.15
001	10/09/25	TAMPA ELECTRIC	092525-7680 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$159.07
001	10/09/25	TAMPA ELECTRIC	092625-2809 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543013-53100	\$979.19
001	10/09/25	TAMPA ELECTRIC	092625-4344 ACH	ELECTRIC 08/22/25-09/22/25	ELECTRIC	543007-53100	\$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
Check Total							\$275.00
CHECK # 1405							
001	10/24/25	FLORIDA COMMERCE	93583	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
Check Total							\$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
Check Total							\$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
Check Total							\$326.00
CHECK # 1408							
001	10/30/25	REDWIRE LLC	616887	Nov 25 - Access Control	Access Control	549912-57200	\$585.00
Check Total							\$585.00
CHECK # 300004							
001	10/21/25	CHARTER COMMUNICATIONS ACH	0162402100925	10/09/25-11/08/25 - INTERNET	INTERNET	541016-57200	\$79.98
Check Total							\$79.98
Fund Total							\$21,399.20

Total Checks Paid	\$21,399.20
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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			ELETRIC
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.

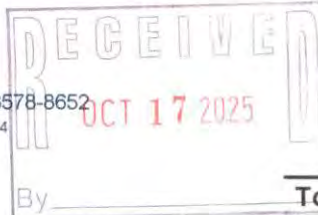
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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.



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



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



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

**Contact Us**

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

8633 2390 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
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Your promotional price will expire on 11/08/25

Business WiFi	10.00
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\$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

Total \$1,990.00

Ways to pay



View and pay



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160756

DATE

10/8/2025

CUSTOMER ID

C2413

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/8/2025

BILL TO

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

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

BILL TO

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

INVOICE#

161817

CUSTOMER ID

C2413

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

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

BILL TO

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

INVOICE#

161818

CUSTOMER ID

C2413

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

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.

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Account Name: INFRAMARK, LLC

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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.



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

612391

Date

9/25/2025

Customer Number

W4C5596

Terms

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

W4C5596

PO Number

Invoice Date

9/25/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

CS Access Control Management and Maintenance

1.00

\$100.00

\$100.00

10/01/2025 - 10/31/2025

CCTV Maintenance

1.00

\$85.00

\$85.00

10/01/2025 - 10/31/2025

Video Verification Monitoring

1.00

\$400.00

\$400.00

10/01/2025 - 10/31/2025

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

616887

Date

10/25/2025

Customer Number

W4C5596

Terms

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

W4C5596

PO Number

Invoice Date

10/25/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

CS Access Control Management and Maintenance

1.00

\$100.00

\$100.00

11/01/2025 - 11/30/2025

CCTV Maintenance

1.00

\$85.00

\$85.00

11/01/2025 - 11/30/2025

Video Verification Monitoring

1.00

\$400.00

\$400.00

11/01/2025 - 11/30/2025

Subtotal:

\$585.00

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

10/25/2025

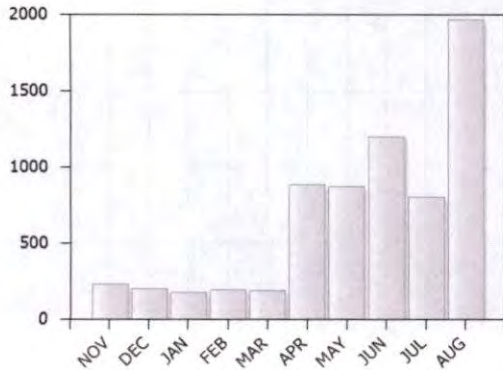
616887

Recurring Services

\$585.00

\$585.00

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
173	165	8
7,697	5,738	1,959
7,697	5,738	1,959

PREVIOUS BALANCE	\$545.73
PAYMENTS	\$545.73-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

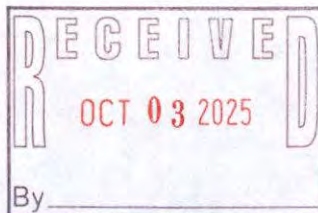
WATER BASE	47.37
WATER	1.74
TAXES	4.91
IRRIGATION BASE	47.37
IRRIGATION	619.22
IRRIGATION	0.00
TAXES	66.66
SEWER BASE	156.16
SEWER	3.65
GARBAGE BASE	15.26
CURRENT BILL	\$962.34
AMOUNT DUE	\$962.34
AMOUNT DUE AFTER 10/15/2025	\$962.34

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



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](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

Invoice Number
Project Number

2460114
238202134

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
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

Top Task 2025 Total **3,129.50**

Total Fees & Disbursements \$3,129.50

INVOICE TOTAL (USD) **\$3,129.50**

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 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

Invoice Number2471736

Project Number238202134

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Hours	Rate	Current Amount
Level 10			
Waag, R Tyson (Tyson)	0.75	190.00	142.50
	0.75		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.

Your Energy Insight

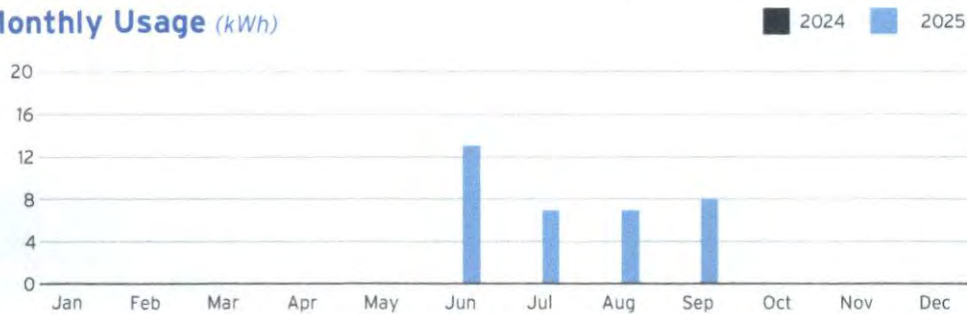


Your average daily kWh used was **50% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211034931876

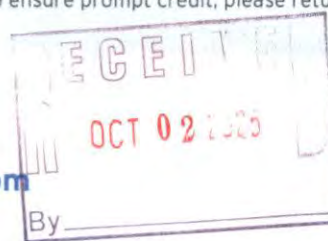
Due Date: October 20, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$25.67

Payment Amount: \$ _____

621754898257



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.



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

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$25.67

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: September 26, 2025

Amount Due: \$789.86

Due Date: October 17, 2025
Account #: 211032797113

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.

Your Energy Insight



Your average daily kWh used was **2.31% higher** than it was in your previous period.



Scan here to view your account online.

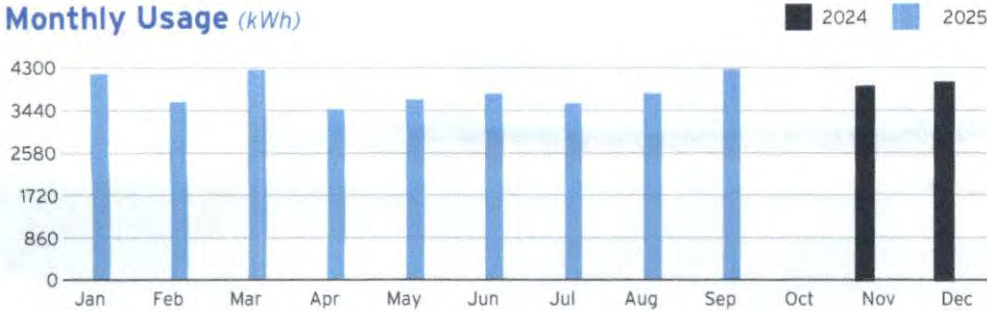
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



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



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



Pay your bill online at TampaElectric.com

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

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

Account #: 211032797113

Due Date: October 17, 2025

Amount Due: \$789.86

Payment Amount: \$ _____

631631410878

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.



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

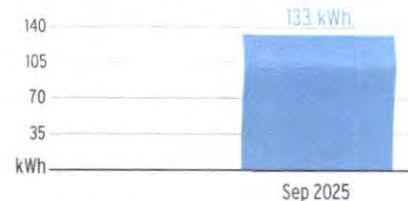
Service Period: Aug 22, 2025 - Sep 22, 2025

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

Avg kWh Used Per Day



Important Messages



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**

Total Current Month's Charges

\$789.86

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.



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Find list of Payment Agents at TampaElectric.com



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



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TampaElectric.com

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
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	\$63.14

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.

Your Energy Insight



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

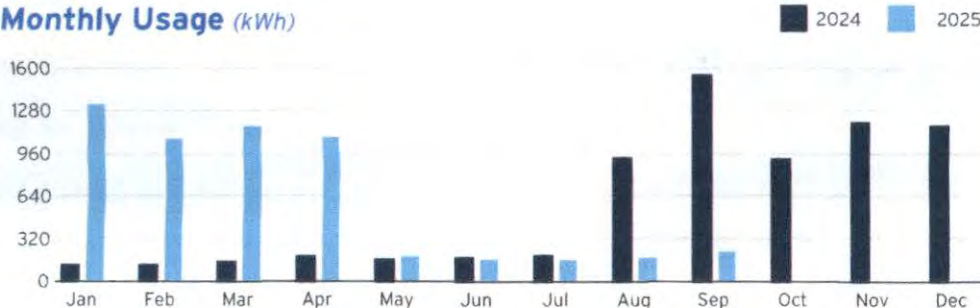


Your average daily kWh used was **16.67% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

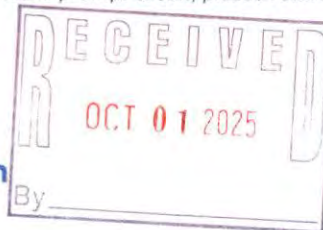


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See reverse side of your paystub for more ways to pay.

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

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



Account #: 221008717698

Due Date: October 17, 2025

Amount Due: \$63.14

Payment Amount: \$ _____

698296708478

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

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	\$20.16
Energy Charge	217 kWh @ \$0.08641/kWh	\$18.75
Fuel Charge	217 kWh @ \$0.03391/kWh	\$7.36
Storm Protection Charge	217 kWh @ \$0.00577/kWh	\$1.25
Clean Energy Transition Mechanism	217 kWh @ \$0.00418/kWh	\$0.91
Storm Surcharge	217 kWh @ \$0.02121/kWh	\$4.60
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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All Other Correspondences:
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P.O. Box 111
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- Phone**
Toll Free: **866-689-6469**

Contact Us

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

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

Statement Date: September 26, 2025

Amount Due: \$47.54

Due Date: October 17, 2025

Account #: 211030340973

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.

Your Energy Insight

Your average daily kWh used was **100% higher** than the same period last year.

Your average daily kWh used was **20% lower** than it was in your previous period.



Scan here to view your account online.

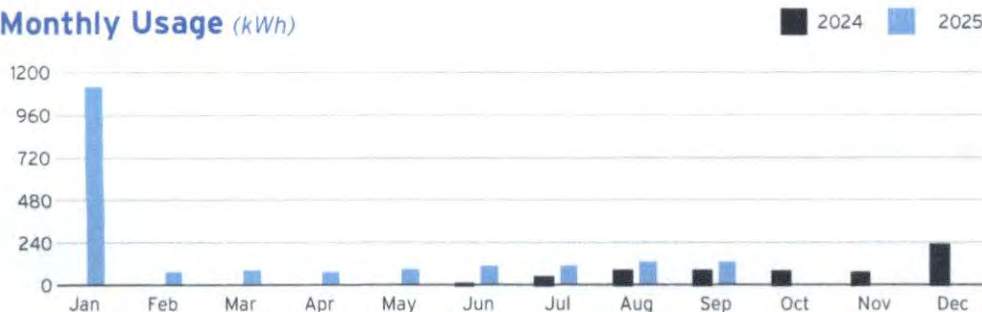
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



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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



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$47.54

Payment Amount: \$ _____

688421233349

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.



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

Avg kWh Used Per Day



Important Messages



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

Total Current Month's Charges

\$47.54

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

Ways To Pay Your Bill



Bank Draft

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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All Other Correspondences:
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P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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813-275-3909

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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
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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.



Scan here to view your account online.

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with tips from our energy experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 221008701015

Due Date: October 17, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,921.15

Payment Amount: \$ _____

698296708476

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

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

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

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

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

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

Contact Us

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

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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
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.

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.



Scan here to view your account online.

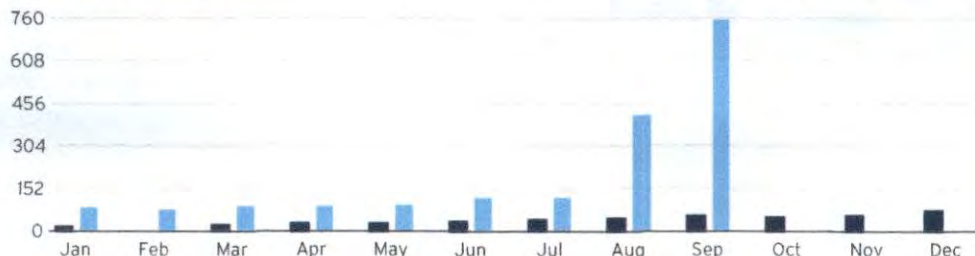
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with tips from our energy experts.



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Monthly Usage (kWh)



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

Account #: 221008717680

Due Date: October 17, 2025



Pay your bill online at TampaElectric.com

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

Amount Due: \$159.07

Payment Amount: \$ _____

698296708477

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

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

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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

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	752 kWh @ \$0.08641/kWh	\$64.98
Fuel Charge	752 kWh @ \$0.03391/kWh	\$25.50
Storm Protection Charge	752 kWh @ \$0.00577/kWh	\$4.34
Clean Energy Transition Mechanism	752 kWh @ \$0.00418/kWh	\$3.14
Storm Surcharge	752 kWh @ \$0.02121/kWh	\$15.95
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

Total Current Month's Charges

\$159.07

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866-689-6469

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

Contact Us

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Phone:

Commercial Customer Care:
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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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HILLTOP POINT 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.



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with tips from our energy experts.



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

Account #: 221009022809

Due Date: October 17, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$979.19

Payment Amount: \$ _____

615582074268

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
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TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

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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

Important Messages



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

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

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TampaElectric.com

Phone:

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Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
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.

Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.



Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.

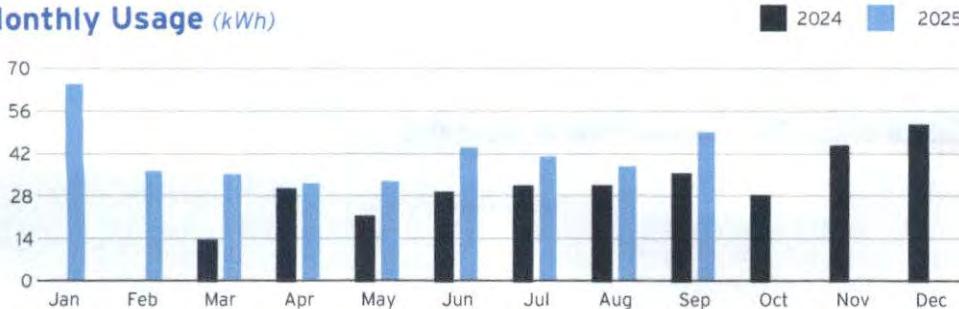
SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips

Monthly Usage (kWh)



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



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

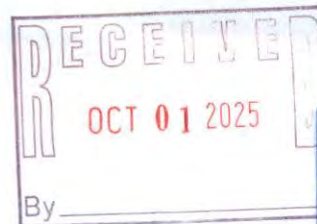
Account #: 211030874344
Due Date: October 17, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$33.01

Payment Amount: \$ _____

692124914850

00006330 FTECO109262523301610 00000 02 01000000 13310 006

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
HILLTOP POINT COMMUNITY DEVELOPMENT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:

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

Make check payable to: TECO

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



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

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$33.01

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

Ways To Pay Your Bill

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

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

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

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

Contact Us

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161819

CUSTOMER ID

C2413

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

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
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

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 checked="" type="checkbox"/>	NOT PAID
2	Aaron Spinks	<input checked="" type="checkbox"/>	NOT PAID
3	Jarred Rossi	<input checked="" type="checkbox"/>	NOT PAID
4	Lee Thompson	<input checked="" type="checkbox"/>	\$200
5	John Blakley	<input checked="" type="checkbox"/>	\$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

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"/>	NOT PAID
2	Aaron Spinks	<input type="checkbox"/>	NOT PAID
3	Jarred Rossi	<input type="checkbox"/>	NOT PAID
4	Lee Thompson	<input checked="" type="checkbox"/>	\$200
5	John Blakley	<input type="checkbox"/>	\$200

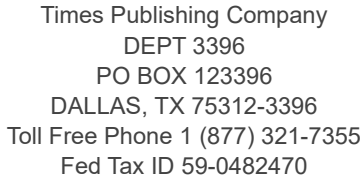
The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

10/06/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****



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	

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

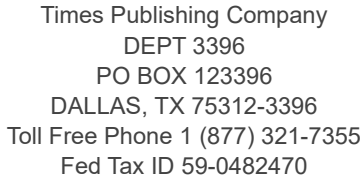
Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

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	

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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



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	

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

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

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	

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

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



**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

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				Invoice No: 93583
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	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:

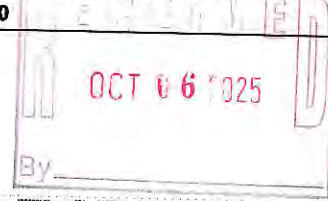
Hilltop Point Community Development District

Mr. Bryan Radcliff

Inframark LLC

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



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: [Signature] Date 10/7/2025

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

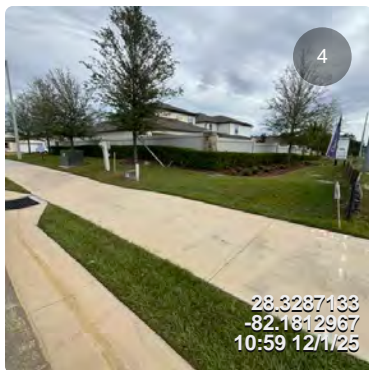
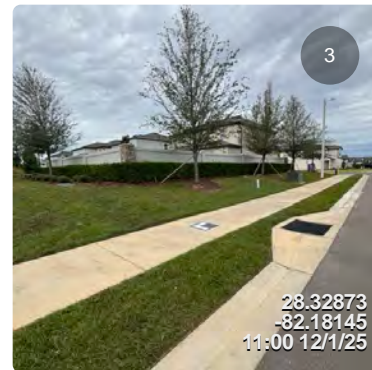
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Clinton Avenue

Assigned To: Steadfast

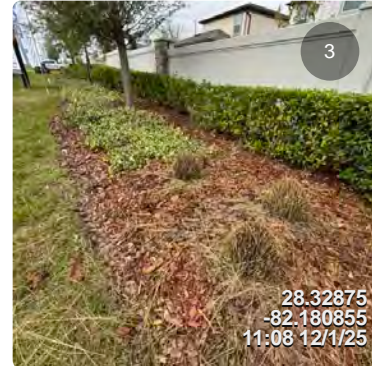
- 1). Annual winter rotation scheduled for 12/9/25.
- 2). Median landscape is well maintained.
- 3). East and West entrance landscape is well maintained, sidewalks are included in the pressure washing proposal.



Item 2 - Frontage Landscape

Assigned To: Steadfast

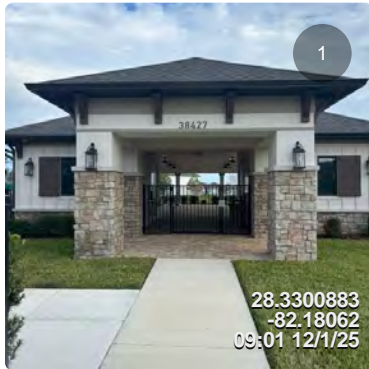
- 1). East landscape is well maintained.
- 2). West landscape is well maintained.
- 3). Steadfast on-site 12/2/25, detailing fountain grasses.
- 4). Gopher activity along west entrance beds.
- 5). Steadfast - treat all active ant mounds during service visits. **Scheduled for 12/15.**



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.

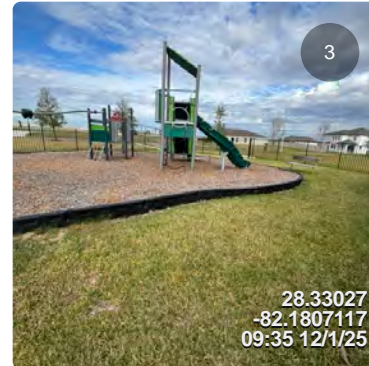
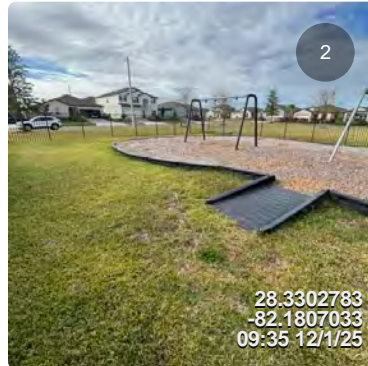
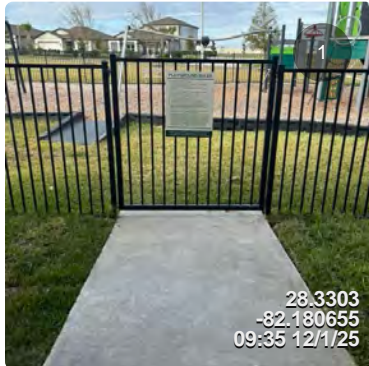


Item 4 - Playground

Assigned To: District Manager

- * Playground is maintained.
- * Equipment is intact and operational.
- * Access gate to playground has been repaired and operating as designed.

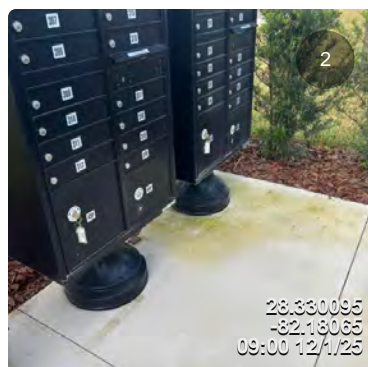
Gate must be closed with enough force to trigger latch.



Item 5 - Mailbox Kiosk

Assigned To: District Manager

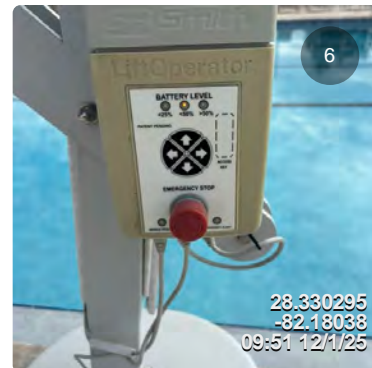
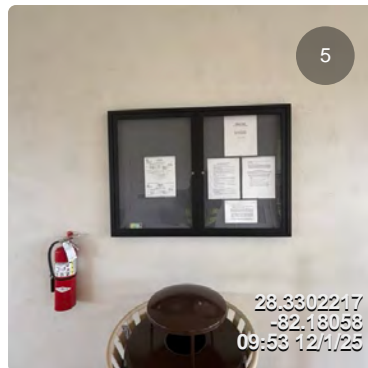
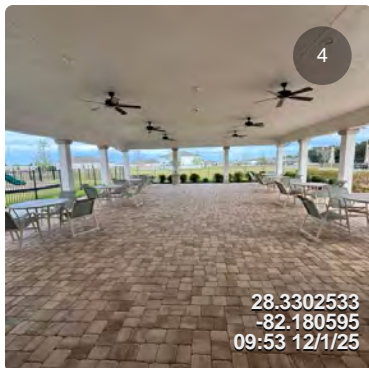
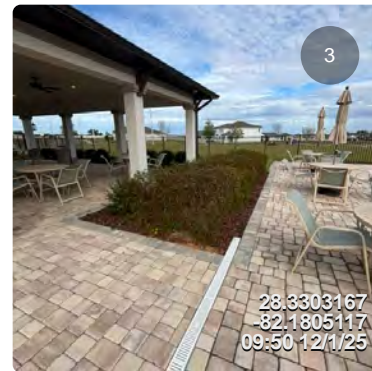
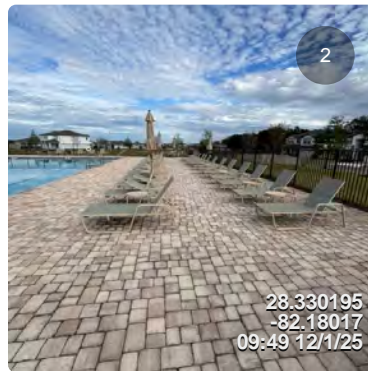
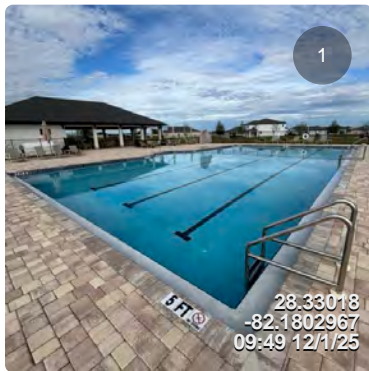
- 1). Mailboxes are intact, no reportable issues.
- 2). Pressure washing proposal includes mailbox pavement.



Item 6 - Pool

Assigned To: District Manager

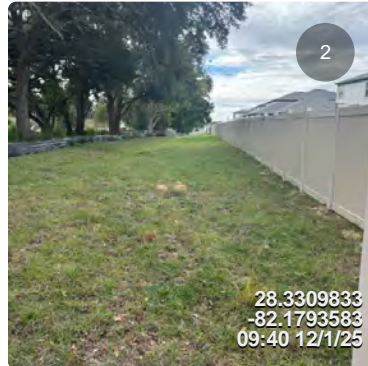
- 1). Cooper Pool Technician was on-site 12/1/25.
- 2). Furniture is clean and orderly.
- 3). Landscape detailed on 12/1/25.
- 4). Tables and chairs in the under canopy are intact and orderly.
- 5). Community board is clear and legible.
- 6). ADA chair is covered and operational.



Item 7 - Ponds

Assigned To: Steadfast

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

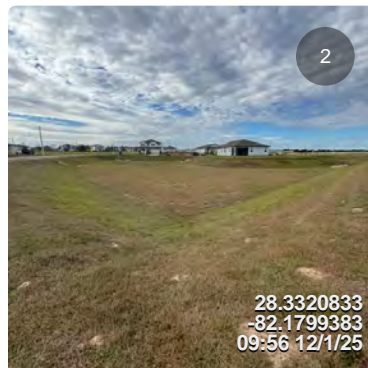
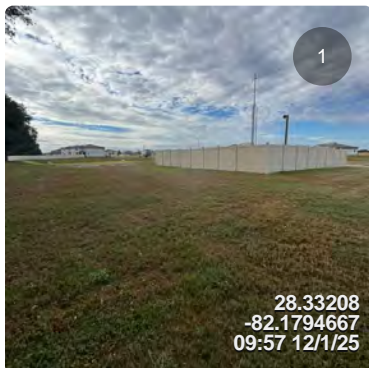


Item 8 - Pond

Assigned To: Steadfast

1). Lift station is maintained.

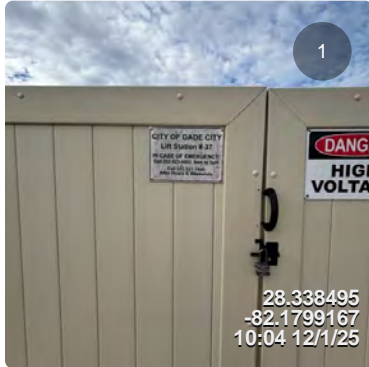
2). Tract D1 is maintained.



Item 9 - Lift Station #37

Assigned To: District Manager

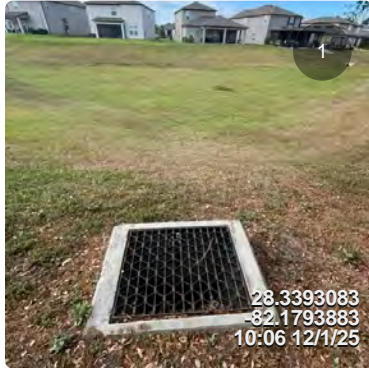
A resident is allowing a dog to roam this area and deposit feces. Several piles are in the rear of the lift station grass. Pressure washing scope to include fencing.



Item 10 - P1 Tract North Buffer

Assigned To: Steadfast

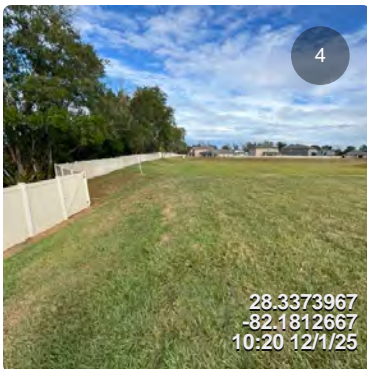
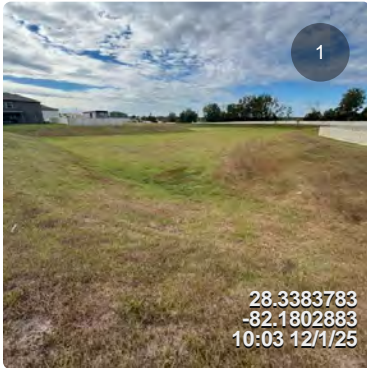
- 1). Drain grate is clear of debris.
- 2). Control structure is clear of debris.
- 3). Buffer is maintained.
- 4). Several gopher turtle holes observed in this area.
- 5). NW corner is maintained.



Item 11 - McDonald Street

Assigned To: Steadfast

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

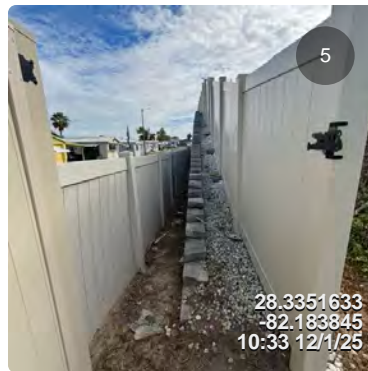
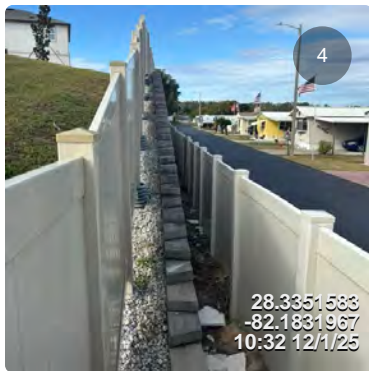
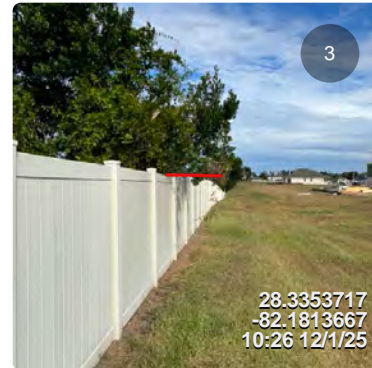
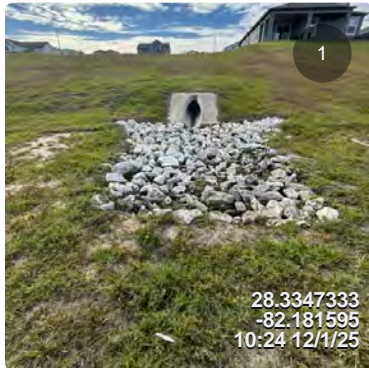


Item 12 - Palomino Drive

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.

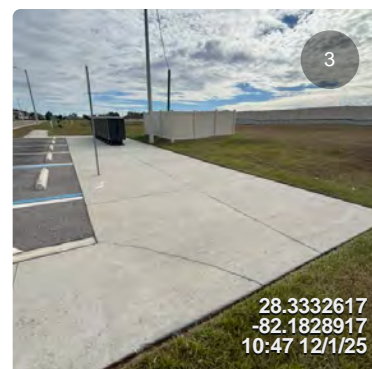
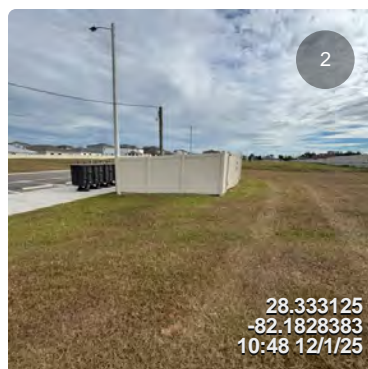
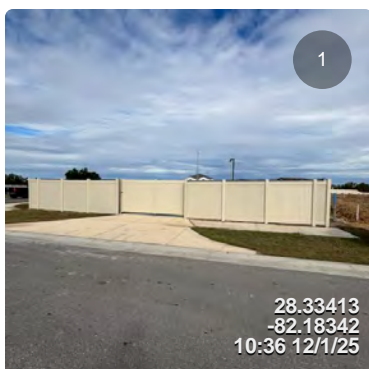
Scheduled 12/15/25



Item 13 - Palomino Lift Station

Assigned To: District Manager

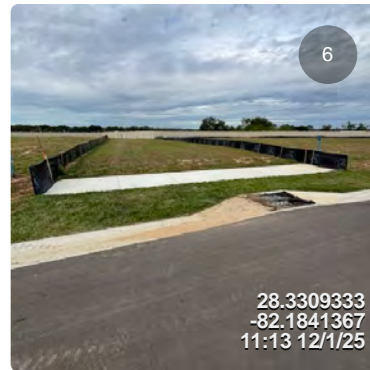
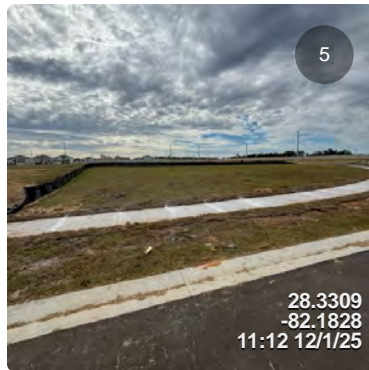
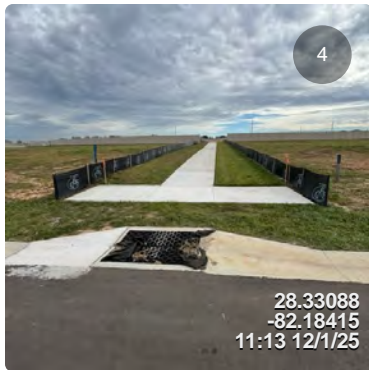
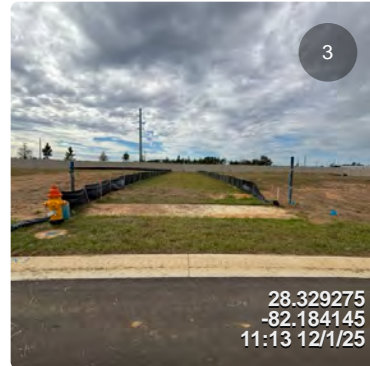
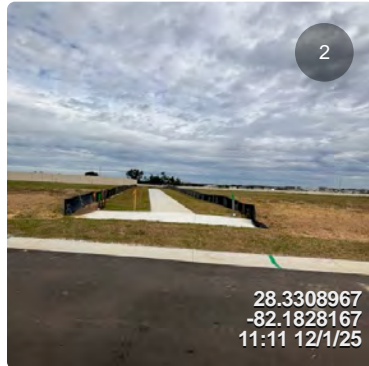
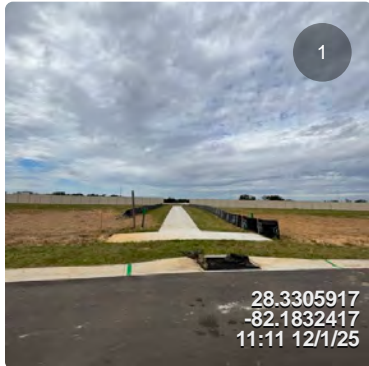
Lift station gate repair is holding, Pressure washing scope to include fences.



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.

