

Hilltop Point Community Development District

February 25, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 288 118 779 426 2 PASSCODE: 46EC3xs7

[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Wednesday, February 25, 2026 – 10:15 a.m.

The Regular Meeting of Hilltop Point Community Development District will be held at **Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.**

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. Accountant Summary

4. Business Items

- A. Consideration of Mapping Proposal
- B. Consideration of Steadfast First Addendum Landscape Maintenance Contract
- C. Consideration of Hilltop Farms Drive Traffic Study
- D. Discussion of Winter Damaged Landscape Proposals
 - 1. Steadfast Frost Damage Report
 - 2. Steadfast Frost Damage Proposals
 - a. Amenity Center Sod Repair
 - b. Frost Damaged Plant Material Replacement
 - c. Annuals Spring 2026

District Office:

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

Meeting Location:

In person: 2740 Cypress Ridge Blvd. Wesley Chapel, 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

5. Consent Agenda

A. Approval of Meeting Minutes

1. January 28, 2026 Regular Meeting Minutes

B. Acceptance of Financials

1. January 2026

C. Acceptance of the Check Registers

1. January 2026

D. Consideration of Operations and Maintenance Report

1. January 2026

6. Staff Reports

A. Field Inspection Report

1. February 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 March 25, 2026 at 10:15 a.m.

Exhibit A

Hilltop Point Community Development District
Pasco County, Florida

Subject: **Work Authorization Number 300**
Hilltop Point Community Development District

Stantec Consulting Services Inc. (Stantec) provides this work authorization to provide interim engineering services for the Hilltop Point Community Development District (the "District"). Stantec will provide these services pursuant to our current agreement dated August 22, 2023 ("Engineering Agreement") as follows:

I. Scope of Work

The District will engage the services of Engineer to perform the following services:

Consultant will collect and review publicly recorded documents, including plats, deeds, and easements, as well as applicable plans available from the Southwest Water Management District (SWFWMD) website. Based on this information, Consultant will develop a set of maps identifying ownership boundaries, recorded easements, and maintenance responsibilities within the District. The maps will also include features such as ponds, wetlands, outfall structures, and other flow-way systems, but will exclude structures associated with pond inflow systems. Consultant will coordinate with the District's Field Operations Manager to confirm details of landscape maintenance areas. Land conveyances will be reviewed and coordinated with District Counsel.

II. Fees

The District will compensate Stantec Consulting Services Inc. by hourly rate presented in the Engineering Agreement, up to \$6,000. The District will reimburse all direct costs which include items such as printing, drawings, travel, deliveries, etc., pursuant to the Agreement.

This proposal, together with Engineering Agreement, represents the entire understanding between the District and Stantec Consulting Services Inc. regarding the referenced work authorization.

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Hilltop Point Community
Development District

STANTEC CONSULTING SERVICES INC.

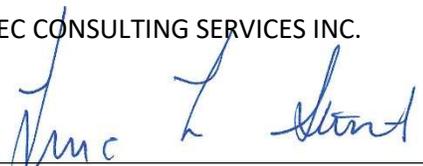
By: 
As: Authorized Representative



Exhibit B

Schedule of Rates

SCHEDULE OF FEES

Effective January 1, 2026

<u>Staff Level</u>	<u>Rate</u>
Level 3	\$127.00
Level 4	\$138.00
Level 5	\$158.00
Level 6	\$162.00
Level 7	\$174.00
Level 8	\$184.00
Level 9	\$190.00
Level 10	\$198.00
Level 11	\$214.00
Level 12	\$226.00
Level 13	\$237.00
Level 14	\$250.00
Level 15	\$264.00
Level 16	\$291.00
Level 17	\$302.00
Level 18	\$308.00
Level 19	\$320.00
Level 20	\$332.00
Level 21	\$352.00
1 Person Field Crew	\$150.00
2 Person Field Crew	\$208.00
3 Person Field Crew	\$265.00
4 Person Field Crew	\$327.00

*Rates subject to annual increase.

Unit billings, such as printing and survey materials, will be billed at standard rates.

All other out-of-pocket expenses will be billed at cost +10%.



First Addendum Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
maint@steadfastalliance.com

Hilltop Point

October, 2024

11855 Hilltop Farms Drive, Dade City, FL 33525

Hilltop Point CDD

C/O Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Attn: Bryan Radcliff

We appreciate the opportunity to present this proposal to show how Steadfast will enhance the quality of your landscape. Our team is committed to integrating the specific landscape needs of your property within your service and budget considerations.

We hereby propose the following for your review:

Landscape Maintenance Program

New Landscape Maintenance Areas Phase 2 & 3

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services		
Phase 2	\$735.00	\$8820.00
Phase 3	\$315.00	\$3780.00
Total	\$1,050.00	\$12,600.00

Common Areas

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$5,236.00	\$62,832.00
Fertilization Plan	\$75.00	\$900.00
Total	\$5,311.00	\$63,732.00

Amenity Center

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$1,780.00	\$21,360.00
Irrigation Inspections	\$150.00	\$1,800.00
Fertilization Plan	\$237.00	\$2,844.00
Total	\$2,167.00	\$26,004.00

Current Contract Rate

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$7,016.00	\$84,192.00
Irrigation Inspections	\$150.00	\$1,800.00
Fertilization Plan	\$312.00	\$3,744.00
Total	\$7,478.00	\$89,736.00

New Contract Rate including Phase 2 & 3

SERVICE	PRICE PER MONTH	PRICE PER YEAR
General Maintenance Services	\$8066.00	\$96,792.00
Irrigation Inspections	\$150.00	\$1,800.00
Fertilization Plan	\$312.00	\$3,744.00
Total	\$8,528.00	\$102,336.00



First Addendum Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
maint@steadfastalliance.com

Additional Services

Estimate for service(s) available upon request.

Service	Estimated # of Units	Price per Unit Installed
Mulch	TBD	\$60.00 per yard*
Annuals	TBD	\$2.75 per 4" plant*
Tree Trimming (above 10')	TBD	\$TBD
Top Choice (annual fire ant program)	TBD	\$TBD

*Estimated price for additional services subject to change due to fluctuations in cost of goods sold.

Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the landscape appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / HC Property Maintenance, Inc, DBA Steadfast, hereafter referred to as Landscaper / Contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work hereinabove. Proof of insurance and necessary licenses to be provided if requested by client. Landscaper will also provide workman's compensation and proof thereof employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Landscape Maintenance Program

1. **Mowing:** Rotary lawn mowers will be used with sufficient horsepower to leave a neat, clean, and uncluttered appearance 42 times per calendar year depending on growing season and conditions. It is anticipated that mowing services shall be provided weekly during the growing season, April through October, and every other week during the non-growing season or as needed November through March. Lake banks and retention areas will be mowed to the water's edge. Retention areas too wet for mowing will be mowed once ground is firm enough for normal safe operation.
2. **Turf Trimming:** Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be controlled by weed eaters. When weed eating, a continuous cutting height will be maintained to prevent scalping.
3. **Edging:** All turf edges of walks, curbs, and driveways shall be performed every mowing. A soft edge of all bed areas will be performed every other mowing; power edging will be used for this purpose. Weed eater may be used only in areas not accessible to power edger.
4. **Pruning:** All shrubs and trees (up to 10') will be pruned and shaped a maximum of 12 times per year to ensure the following:
 - a. Maintain all sidewalks to eliminate overhanging branches or foliage, which obstruct pedestrian or motor traffic.
 - b. Retain the individual plant's natural form and prune to eliminate branches, which rub against walls and roofs.
 - c. The removal of dead, diseased, or injured branches and palms will be performed as needed.
 - d. Ground covers and vines maintain a neat, uniform appearance.
5. **Pest Control and Fertilization:** Fertilization of St Augustine and Bermuda Turf shall be performed six (6) times per year. Shrubs and ground covers will be inspected four (4) times per year and fertilized at rates designed to address site-specific nutritional needs. Trees will be fertilized two (2) times per year at rates designed to address site-specific nutritional needs. All landscape beds shall be monitored and treated with appropriate pesticides as needed throughout the year. We employ an IPM (Integrated Pest Management) program, which calls for chemicals to be used only as needed. Any infestations will be treated on an as needed basis. Plants will be monitored, and issues addressed as necessary to effectively control insect infestations and disease as environmental, horticultural, and weather conditions permit.
6. **Irrigation:** Irrigation System Inspection: Throughout the contract, all irrigation zones throughout the turf areas and planting beds shall be inspected once a month to ensure proper operation. Repairs will be made on a time and materials basis. Contractor is not responsible for turf or plant loss due to water restrictions.



First Addendum Landscape Maintenance Contract

7. **Weeding:** Weeds will be removed from all plants, tree, and flower beds once a month during the non-growing season and twice a month during the growing season (18x per year) or as necessary to keep beds weed free. Manual (hand pulling) and chemical (herbicides) will be used as control methods.
8. **Clean-Up:** All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the common areas before each mowing. Trash shall be disposed of offsite.

Compensation

Contractor shall be paid monthly. On the first (1st) day of the month, the Contractor shall tender to the Customer and bill or invoices for those services rendered during the current month which shall be paid by the Customer by the first day of the following month.

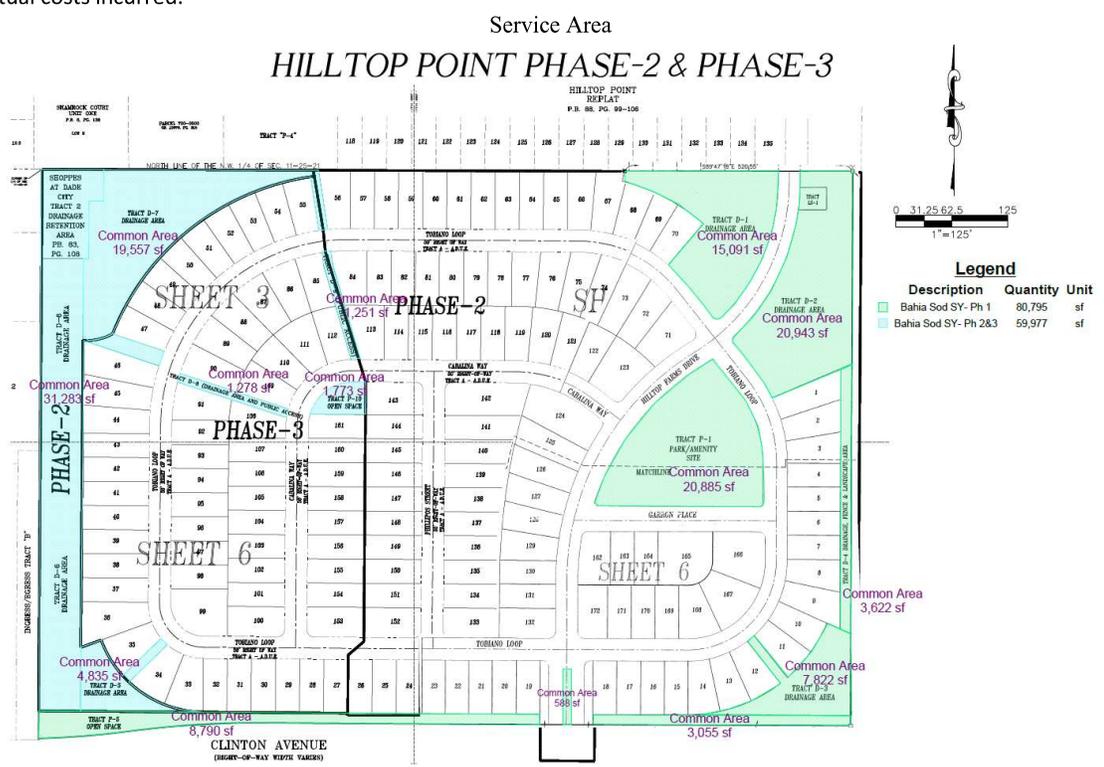
Conditions:

This contract is for a period of (12) twelve months. This agreement shall remain in force for a period of 1 year. If, upon expiration of this agreement, a new agreement has not been executed by both parties, this agreement shall automatically be renewed for a period of 1 year from the date of expiration of the previous term at the annual fees stated with the addition of a 3% cost of living increase. Either party may cancel this contract, with or without cause, with sixty (60) days written notice, by certified mail.

No Finance Charge will be imposed if the total of such purchases is paid in full within 30 days of invoice date. If not paid in full within 30 days, then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1 1/2 % per month (18% Annual) until paid and Steadfast Contractors Alliance, LLC. / HC Property Maintenance, LLC, DBA Steadfast, shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event, any or all the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.

Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

Change in Law: This Agreement is based on the laws and regulations existing at the date of execution. In the event that a governmental authority enacts laws or modifies regulations in a manner that increases the Contractor's costs associated with providing the services under this Agreement, the Contractor reserves the right to notify Client in writing of such material cost increase and to adjust pricing accordingly as of the effective date of such cost increase. Contractor must submit clear documentation supporting the cost increase and can only increase pricing to the extent of actual costs incurred.





First Addendum Landscape Maintenance Contract

Steadfast
Maintenance Division
30435 Commerce Drive, Suite 102
San Antonio, FL 33576
844-347-0702
maint@steadfastalliance.com

This contract is withdrawn unless executed within ninety (90) days of the date of this document.

Thank you for the opportunity to submit this contract. We look forward to becoming part of your team.

By signing this Agreement in the space provided below, the undersigned Client signatory hereby represents and confirms that it has full power and authority to enter this Agreement on its own behalf and on behalf of the record owner of the service area, and that this Agreement is a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, 2024.

Client

Steadfast _____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	



Printed: Feb 16, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Feb 16, 2026

Job: SM1194 Hilltop Point CDD
Title: Frost Damage Update
Added By: Jason Combee

Log Notes:

Observed significant frost damage to turf at amenity center. Larger open areas are more affected than those protected by amenity center building. Spring Lawn & Ornamental treatment will consist of heavy applications of 24-2-11 granular fertilizer, pot ash (potassium), and other micronutrients in order to get turf to green back up. No turf replacement needed. Fertilizer program and warmer temps will suffice to turn turf back around.

Bahia grass is starting to green up already.

Annuals will be replaced during the spring rotation in early March.

Observed damage to the Thryallis bush on the pool deck and large spots of damage in the Confederate Jasmine beds. A few of the newer Viburnum along the west side wall (closest to Publix) did not survive the freeze events.

Will discuss replacement/cut backs during on site reviews.

Weather Conditions:

Hazy

Mon, Feb 16, 2026, 3:22 PM



71°F

56°F

Wind: 10 mph
Humidity: 96%
Total Precip: 0"





Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE DUE ESTIMATE #
 1/19/2026

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

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to repair the sod damaged at the amenity center from electrical being ran to/from playground gate. Price includes materials, labor, and dump fees.			
St. Augustine Sod - Per Square Foot	300.00	2.75	825.00
Irrigation - Add/Adjust as needed	1.00	125.00	125.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL 950.00

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 2/21/2026 EST-SCA3348

BILL TO

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

SHIP TO

SM1194 (401)
 Hilltop Point CDD
 11855 Hilltop Farms Drive
 Dade City FL 33525

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is to remove and replace frost damaged sections of the Confederate Jasmine throughout the main entrance and Clinton Frontage. Price includes materials, labor, and dump fees.			
Viburnum - Odortrassimum - 7 Gallon	10.00	55.00	550.00
Ligustrum - Jack Frost - 7 Gallon	20.00	55.00	1,100.00
Jasmine - Confederate - Variegated - 3 Gallon	150.00	18.00	2,700.00
Jasmine - Confederate - Variegated - 1 Gallon	400.00	9.50	3,800.00
Pine Bark Mini Nugget Mulch - Per Cubic Yard	50.00	60.00	3,000.00
*Spread mulch throughout Main Entrance, Amenity Center, touch up planting areas along Clinton Frontage			



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 2/21/2026 EST-SCA3348

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

SHIP TO
 SM1194 (401)
 Hilltop Point CDD
 11855 Hilltop Farms Drive
 Dade City FL 33525

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation - Add/Adjust as needed	1.00	350.00	350.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **11,500.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/21/2026 3/23/2026

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

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for the Spring Seasonal Color Rotation. Price includes materials, labor, and dump fees.			
Annuals - 4.5" - Yellow & Orange SnapDragons	120.00	2.75	330.00
Annuals - 4.5" - Dusty Miller	60.00	2.75	165.00
Potting Soil - Bagged	2.00	25.00	50.00
Irrigation - Add/Adjust as needed	1.00	125.00	125.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **670.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____

44 **B. Consideration of Steadfast Proposal for Clinton Frontage Wall Washout Repair**

45

46 On MOTION by Ms. Pagan seconded by Mr. Rossi, with all in favor,
47 *Steadfast* Proposal for Clinton Frontage Wall Washout Repair, was
48 approved. 5-0

49

50 **C. Consideration of Steadfast Proposal for Amenity Center Sod Repair**

51 The Board **TABLED** a proposal for repairing the sod at the playground area and
52 requested Mr. Radcliff review the area with *RedWire* for possible reimbursement.

53

54 **D. Consideration of Storm Drain Hole Repair**

55 **1. Map**

56 **2. Photo #1**

57 **3. Photo #2**

58 **4. Photo #3**

59 **5. CLS Proposal for Exploratory Dig with Minor Repair**

60 Ms. Pagan notified the Board that the Storm Drain Hole Repair proposal will be
61 handled by *MI Homes* internally and not involve the District.

62 **E. Consideration of Transferring General Funds from Truist to Valley Bank**

63 The Board approved a motion to open a new operating account with *Valley Bank*, move
64 all general funds to the new account and close the existing *Truist* account.

65

66 On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, the
67 Transferring of General Funds from *Truist* to *Valley Bank* and close the
68 existing *Truist* account, was approved. 5-0

69

70 **FIFTH ORDER OF BUSINESS**

Consent Agenda

71 **A. Approval of Meeting Minutes-December 18, 2025 Regular Meeting**

72 **B. Acceptance of Financials-November, December 2025**

73 **C. Acceptance of the Check Registers-November, December 2025**

74 **D. Consideration of Operations and Maintenance Report-November, December 2025**

75

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

78

79 **SIXTH ORDER OF BUSINESS**

Staff Reports

80 **A. Field Inspections Report-January**

81 The January Field Inspections Report was presented, a copy of which was included in
82 the agenda package. The Board requested *CLS* provide a proposal for repairs to a drain structure
83 and follow up on multiple gopher holes located in the District.

84 **B. District Counsel**

85 There being none, the next item followed.

86 **C. District Engineer**

87 **i. Discussion of Traffic Study (Hilltop Farms Drive)**

88 Mr. Waag updated the Board on the Traffic Study and said a full report will be

89 provided to the Board at the February meeting.

90 **D. District Manager**

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

92

93 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

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

95

96 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

98

99 **NINTH ORDER OF BUSINESS** **Adjournment**

100 There being no further business,

101

102 On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor,
103 the meeting was adjourned at 11:07 am. 5-0

104

105

106

107

108 _____
109 Bryan Radcliff
District Manager

_____ Tatiana Pagan
Chairperson

*Hilltop Point
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS								
Cash - Operating Account	\$ 220,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,213
Cash in Transit	-	1,432	265	-	-	-	-	1,697
Due From Other Funds	1,597	-	-	-	-	-	-	1,597
Investments:								
Acquisition & Construction Account	-	-	-	4,937	370	-	-	5,307
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	447,229	194,997	-	-	-	-	642,226
Fixed Assets								
Construction Work In Process	-	-	-	-	-	7,468,754	-	7,468,754
Amount To Be Provided	-	-	-	-	-	-	7,990,000	7,990,000
TOTAL ASSETS	\$ 221,810	\$ 616,137	\$ 311,362	\$ 4,937	\$ 370	\$ 7,468,754	\$ 7,990,000	\$ 16,613,370
LIABILITIES								
Accounts Payable	\$ 5,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,401
Due To Developer	50,000	-	-	-	-	-	-	50,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	-	4,720,000	4,720,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	3,270,000	3,270,000
Due To Other Funds	-	1,332	265	-	-	-	-	1,597
TOTAL LIABILITIES	55,401	1,332	265	-	-	-	7,990,000	8,046,998

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	614,805	311,097	-	-	-	-	925,902
Capital Projects	-	-	-	4,937	370	-	-	5,307
Unassigned:	166,409	-	-	-	-	7,468,754	-	7,635,163
TOTAL FUND BALANCES	166,409	614,805	311,097	4,937	370	7,468,754	-	8,566,372
TOTAL LIABILITIES & FUND BALANCES	\$ 221,810	\$ 616,137	\$ 311,362	\$ 4,937	\$ 370	\$ 7,468,754	\$ 7,990,000	\$ 16,613,370

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 959	\$ 959	0.00%
Special Assmnts- Tax Collector	390,335	290,048	(100,287)	74.31%
Special Assmnts- CDD Collected	-	24,946	24,946	0.00%
Special Assmnts- Tax Collector (Admin)	-	1,247	1,247	0.00%
TOTAL REVENUES	390,335	317,200	(73,135)	81.26%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	1,600	5,600	22.22%
ProfServ - Dissemination Agent	5,000	2,083	2,917	41.66%
ProfServ - Recording Secretary	4,500	1,500	3,000	33.33%
Assessment Roll	-	2,083	(2,083)	0.00%
District Counsel	9,500	8,153	1,347	85.82%
District Engineer	5,400	428	4,972	7.93%
Administrative Services	4,000	2,292	1,708	57.30%
District Management	25,000	8,333	16,667	33.33%
Accounting Services	16,000	5,000	11,000	31.25%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	148	352	29.60%
Rentals & Leases	1,100	778	322	70.73%
Insurance - Public Officials	2,738	2,580	158	94.23%
Legal Advertising	2,500	467	2,033	18.68%
Bank Fees	200	1,121	(921)	560.50%
Financial & Revenue Collections	1,000	-	1,000	0.00%
Website Administration	2,400	800	1,600	33.33%
ProfServ - Information Technology	1,200	400	800	33.33%
Miscellaneous Expenses	250	12	238	4.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	299	(124)	170.86%
Total Administration	90,563	41,202	49,361	45.50%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	3,000	1,894	1,106	63.13%
Electricity Utility Services - Streetlights	50,000	14,282	35,718	28.56%
Water Utility Services	5,000	2,115	2,885	42.30%
Garbage	1,200	-	1,200	0.00%
Total Electric Utility Services	59,200	18,291	40,909	30.90%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	3,616	1,384	72.32%
Total Stormwater Control	5,000	3,616	1,384	72.32%
<u>Other Physical Environment</u>				
Pool Maintenance - Contract	23,900	8,301	15,599	34.73%
Insurance - General Liability	3,346	3,152	194	94.20%
Insurance -Property & Casualty	12,066	11,453	613	94.92%
Landscape - Annuals	7,500	895	6,605	11.93%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	116,535	30,172	86,363	25.89%
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%
Holiday Decoration	-	1,500	(1,500)	0.00%
Total Other Physical Environment	186,847	60,073	126,774	32.15%
<u>Parks and Recreations</u>				
Field Services	18,000	6,000	12,000	33.33%
Clubhouse - Facility Janitorial Service	8,400	3,500	4,900	41.67%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts - Security Alarms	6,300	-	6,300	0.00%
Amenity Pest Control	1,200	1,490	(290)	124.17%
Telephone/Internet/Phone	950	458	492	48.21%
Amenity R&M	5,000	5,662	(662)	113.24%
Access Control Maintenance & Repair	2,000	2,340	(340)	117.00%
Amenity Access - Key Fobs	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	45,600	19,450	26,150	42.65%
<u>Contingency</u>				
Miscellaneous Contingency	3,125	5,542	(2,417)	177.34%
Total Contingency	3,125	5,542	(2,417)	177.34%
TOTAL EXPENDITURES	390,335	148,174	242,161	37.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	169,026	169,026	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(2,617)		
FUND BALANCE, ENDING		\$ 166,409		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 4,977	\$ 4,977	0.00%
Special Assmnts- Tax Collector	333,303	332,073	(1,230)	99.63%
TOTAL REVENUES	333,303	337,050	3,747	101.12%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	124,176	129,127	49.02%
Total Debt Service	333,303	124,176	209,127	37.26%
TOTAL EXPENDITURES	333,303	124,176	209,127	37.26%
Excess (deficiency) of revenues				
Over (under) expenditures	-	212,874	212,874	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		401,931		
FUND BALANCE, ENDING		\$ 614,805		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 2,786	\$ 2,786	0.00%
Special Assmnts- Tax Collector	229,905	66,168	(163,737)	28.78%
Special Assmnts- CDD Collected	-	83,025	83,025	0.00%
TOTAL REVENUES	229,905	151,979	(77,926)	66.11%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	89,359	90,546	49.67%
Total Debt Service	229,905	89,359	140,546	38.87%
TOTAL EXPENDITURES	229,905	89,359	140,546	38.87%
Excess (deficiency) of revenues Over (under) expenditures	-	62,620	62,620	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		248,477		
FUND BALANCE, ENDING		\$ 311,097		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Series 2022-1 Capital Project Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 63	\$ 63	0.00%
TOTAL REVENUES	-	63	63	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	63	63	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,874		
FUND BALANCE, ENDING		<u>\$ 4,937</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 5	\$ 5	0.00%
TOTAL REVENUES	-	5	5	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	5	5	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		365		
FUND BALANCE, ENDING		<u>\$ 370</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 26-01

Statement Date 01/31/2026

G/L Account No. 101001 Balance	220,213.26	Statement Balance	228,164.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	228,164.85
Subtotal	220,213.26	Outstanding Checks	-7,951.59
Negative Adjustments	0.00	Ending Balance	220,213.26
Ending G/L Balance	220,213.26		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/05/2026		JE000849	Special Assmnts-CDD Collected	Truist Bank	2,494.58	2,494.58	0.00
01/08/2026		JE000850	Special Assmnts-Tax Collector	Truist Bank	522.04	522.04	0.00
01/12/2026		JE000851	Special Assmnts-CDD Collected	Truist Bank	1,247.29	1,247.29	0.00
01/26/2026		JE000887	Special Assmnts-CDD Collected	Truist Bank	2,494.58	2,494.58	0.00
01/31/2026		JE000899	Interest - Investments	Interest Earned	313.68	313.68	0.00
01/12/2026		JE000902	Special Assmnts-CDD Collected	Truist Bank	1,247.29	1,247.29	0.00
Total Deposits					8,319.46	8,319.46	0.00
Checks							0.00
12/10/2025	Payment	1423	ALSTON ELECTRIC LLC	Check for Vendor V00051	-783.29	-783.29	0.00
12/29/2025	Payment	1442	CITY OF DADE CITY	Check for Vendor V00044	-363.05	-363.05	0.00
01/02/2026	Payment	1444	CITY OF DADE CITY	Check for Vendor V00044	-329.11	-329.11	0.00
01/02/2026	Payment	1445	COOPER POOLS INC.	Check for Vendor V00053	-306.44	-306.44	0.00
01/02/2026	Payment	1446	ELI PREMIER SERVICES, LLC	Check for Vendor V00060	-700.00	-700.00	0.00
01/02/2026	Payment	1447	INFRAMARK LLC	Check for Vendor V00014	-145.94	-145.94	0.00
01/02/2026	Payment	1448	REDWIRE LLC	Check for Vendor V00033	-4,410.31	-4,410.31	0.00
09/17/2025	Payment	1449	COOPER POOLS INC.	Check for Vendor V00053	-1,990.00	-1,990.00	0.00
09/17/2025	Payment	1450	INFRAMARK LLC	Check for Vendor V00014	-6,650.00	-6,650.00	0.00
01/09/2026	Payment	1451	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
01/09/2026	Payment	1452	TAMPA ELECTRIC	Check for Vendor V00015	-3,937.96	-3,937.96	0.00
01/16/2026	Payment	1454	JON'S CUSTOM FENCE INC DBA	Check for Vendor V00066	-1,350.00	-1,350.00	0.00
01/16/2026	Payment	1455	REDWIRE LLC	Check for Vendor V00033	-79.00	-79.00	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 26-01

Statement Date

01/31/2026

Date	Type	Check No.	Description	Reference	Debit	Credit	Balance
01/23/2026	Payment	300007	CHARTER COMMUNICATION S	Inv: 0162402010926-ACH	-109.98	-109.98	0.00
01/27/2026	Payment	1456	CENTRAL PEST CONTROL	Check for Vendor V00057	-67.00	-67.00	0.00
01/27/2026	Payment	1457	INFRAMARK LLC	Check for Vendor V00014	-31.12	-31.12	0.00
01/27/2026	Payment	1458	SCHOOLSTATUS PARENT INC	Check for Vendor V00067	-3,125.00	-3,125.00	0.00
01/31/2026		JE000900	Bank Fees	Service Charges	-325.24	-325.24	0.00
01/29/2026		JE000903	Supervisor Fees	Truist Bank	-400.00	-400.00	0.00
Total Checks					-32,581.44	-32,581.44	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/10/2025	Payment	1424	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00062			-3,616.00
01/16/2026	Payment	1453	HILLTOP POINT CDD	Check for Vendor V00018			-1,697.88
01/27/2026	Payment	1459	TIMES PUBLISHING COMPANY	Check for Vendor V00012			-141.20
01/30/2026	Payment	1460	CENTRAL PEST CONTROL	Check for Vendor V00057			-880.00
01/30/2026	Payment	1461	CITY OF DADE CITY	Check for Vendor V00044			-331.51
01/30/2026	Payment	1462	ELI PREMIER SERVICES, LLC	Check for Vendor V00060			-700.00
01/30/2026	Payment	1463	REDWIRE LLC	Check for Vendor V00033			-585.00
Total Outstanding Checks							-7,951.59

Outstanding Deposits

Total Outstanding Deposits

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1444	01/02/26	V00044	CITY OF DADE CITY	121625-7-01	11/18 - 12/13 - Water	Water Utility Services	543018-53301	\$329.11
001	1445	01/02/26	V00053	COOPER POOLS INC.	2025-1572	12/18 - Pool Treatment	Pool Maintenance - Contract	531034-53908	\$306.44
001	1446	01/02/26	V00060	ELI PREMIER SERVICES, LLC	INV0051	Dec 25 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57200	\$700.00
001	1447	01/02/26	V00014	INFRAMARK LLC	166693	Inframark Management Inv - Nov 25	Nov 25 - Postage, B/W Copies, Color Copies	541024-51301	\$69.69
001	1447	01/02/26	V00014	INFRAMARK LLC	166693	Inframark Management Inv - Nov 25	MANAGEMENT FEE JUN 2024	544025-51301	\$76.25
001	1448	01/02/26	V00033	REDWIRE LLC	622644	12/12 - Playground Reader Repair	Amenity R&M	546176-57200	\$3,825.31
001	1448	01/02/26	V00033	REDWIRE LLC	625900	Jan 26 - Access Control	Access Control	549912-57200	\$585.00
001	1451	01/09/26	V00045	STEADFAST MAINTENANCE	SA-18793	Jan 26 - Landscape Maintenance	Landscape Maintenance	546300-53908	\$7,478.00
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123025-221009022809	11/21 - 12/22 - Electric	Electricity - Utility Ops	543007-53100	\$979.19
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123125-211034931876	11/22 - 12/23 - Electric	Electricity - Utility Ops	543007-53100	\$25.32
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123025-211030874344	11/21 - 12/22 - Electric	Electricity - Utility Ops	543007-53100	\$36.60
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123025-211032797113	11/21 - 12/22 - Electric	Electricity - Utility Ops	543007-53100	\$806.17
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123025-211030340973	11/21 - 12/22 - Electric	Electricity - Utility Ops	543007-53100	\$52.20
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123025-221008717680	11/21 - 12/22 - Electric	Electricity - Utility Ops	543007-53100	\$49.35
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123025-221008701015	11/21 - 12/22 - Electric	Electricity - Utility Ops	543007-53100	\$1,921.15
001	1452	01/09/26	V00015	TAMPA ELECTRIC	123025-221008717698	11/21 - 12/22 - Electric	Electricity - Utility Ops	543007-53100	\$67.98
001	1454	01/16/26	V00066	JON'S CUSTOM FENCE INC DBA	3124	OCT 25-REMOVED & REINSTALL HIGH TAN FENCE/TWO WALK GATES REPAIRS	FENCE WITH TWO WALK GATES FOR REPAIRS	549900-58200	\$1,350.00
001	1455	01/16/26	V00033	REDWIRE LLC	627312	01/13 - Gate Repair	Amenity R&M	546176-57200	\$79.00
001	1456	01/27/26	V00057	CENTRAL PEST CONTROL	159732	Jan 26 - Pest Control	Amenity Pest Control	534181-57200	\$67.00
001	1457	01/27/26	V00014	INFRAMARK LLC	169033	Inframark Management Inv - Dec 25	Dec 25 - Postage, B/W Copies, Color Copies	541024-51301	\$19.12
001	1457	01/27/26	V00014	INFRAMARK LLC	169033	Inframark Management Inv - Dec 25	Dec 25 - Crash Report Expense	549999-51301	\$12.00
001	1458	01/27/26	V00067	SCHOOLSTATUS PARENT INC	INV-SS-5530	Start date: 11/14 - Website Mgmt	Website Compliance	534397-51301	\$3,125.00
001	1459	01/27/26	V00012	TIMES PUBLISHING COMPANY	71635-012126	01/21 - Legal Advertising	Legal Advertising	548002-51301	\$141.20
001	1460	01/30/26	V00057	CENTRAL PEST CONTROL	160084	01/23 - Gopher Removal	PEST CONTROL	534181-57200	\$880.00
001	1461	01/30/26	V00044	CITY OF DADE CITY	012226-7-01	12/13 - 01/20 - Water	Water Utility Services	543018-53301	\$331.51
001	1463	01/30/26	V00033	REDWIRE LLC	630096	Feb 26 - Access Invoice	Access Control Maintenance & Repair	546998-57200	\$585.00
001	300007	01/23/26	V00043	CHARTER COMMUNICATIONS	0162402010926-ACH	INTERNET/PHONE 01/09/26-02/08/26	INTERNET AND PHONE SERVICES	541016-57200	\$109.98
Fund Total									\$24,007.57

SERIES 2022-1 DEBT SERVICE FUND - 201

201	1453	01/16/26	V00018	HILLTOP POINT CDD	01162026-1030	SERIES 2022-1 AND SERIES 2022-2 FY26 DS 10.30.25	SERIES 2022-1 FY26 DS 10.30.2025	103200	\$1,332.39
201	1453	01/16/26	V00018	HILLTOP POINT CDD	01162026-1205	SERIES 2022-1 FY26 DS 12.05.25	Cash in Transit	103200	\$100.00
Fund Total									\$1,432.39

SERIES 2022-2 DEBT SERVICE FUND - 202

202	1453	01/16/26	V00018	HILLTOP POINT CDD	01162026-1030	SERIES 2022-1 AND SERIES 2022-2 FY26 DS 10.30.25	SERIES 2022-2 FY26 DS 10.30.25	103200	\$265.49
Fund Total									\$265.49

Total Checks Paid	\$25,705.45
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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	1/16/2026	159732	\$67.00			Jan 26 - Pest Control
COOPER POOLS INC.	1/1/2026	2026-1031	\$1,990.00			Jan 26 - Pool Maintenance
ELI PREMIER SERVICES, LLC	1/23/2026	INV0061	\$700.00			Feb 26 - Janitorial Services
INFRAMARK LLC	1/2/2026	167816	\$1,000.00			Jan 26 - Accounting Services
INFRAMARK LLC	1/2/2026	167816	\$458.33			Jan 26 - Administrative Services
INFRAMARK LLC	1/2/2026	167816	\$416.67			Jan 26 - Assessment Roll
INFRAMARK LLC	1/2/2026	167816	\$416.67			Jan 26 - Dissemination Services
INFRAMARK LLC	1/2/2026	167816	\$2,083.33			Jan 26 - District Management
INFRAMARK LLC	1/2/2026	167816	\$1,500.00			Jan 26 - Field Services
INFRAMARK LLC	1/2/2026	167816	\$375.00			Jan 26 - Recording Secretary
INFRAMARK LLC	1/2/2026	167816	\$100.00			Jan 26 - Rentals / Leases
INFRAMARK LLC	1/2/2026	167816	\$100.00			Jan 26 - Technology / Data Storage
INFRAMARK LLC	1/2/2026	167816	\$200.00	\$6,650.00	\$6,650.00	Jan 26 - Website Maintenance
REDWIRE LLC	1/25/2026	630096	\$585.00			Feb 26 - Access Invoice
STEADFAST MAINTENANCE	1/5/2026	SA-18793	\$7,478.00			Jan 26 - Landscape Maintenance
Monthly Contract Subtotal			\$17,470.00			
Variable Contract						
CITY OF DADE CITY	1/22/2026	012226-7-01	\$331.51			12/13 - 01/20 - Water
ERIN MCCORMICK LAW PA	1/28/2026	10870	\$1,317.50			Erin McCormick - Final Billing
TAMPA ELECTRIC	12/30/2025	123025-221009022809	\$979.19			11/21 - 12/22 - Electric
TAMPA ELECTRIC	12/31/2025	123125-211034931876	\$25.32			11/22 - 12/23 - Electric
TAMPA ELECTRIC	12/30/2025	123025-211030874344	\$36.60			11/21 - 12/22 - Electric
TAMPA ELECTRIC	12/30/2025	123025-211032797113	\$806.17			11/21 - 12/22 - Electric
TAMPA ELECTRIC	12/30/2025	123025-211030340973	\$52.20			11/21 - 12/22 - Electric
TAMPA ELECTRIC	12/30/2025	123025-221008717680	\$49.35			11/21 - 12/22 - 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	12/30/2025	123025-221008701015	\$1,921.15			11/21 - 12/22 - Electric
TAMPA ELECTRIC	12/30/2025	123025-221008717698	\$67.98		\$3,937.96	11/21 - 12/22 - Electric
Variable Contract Subtotal			\$5,586.97			
Utilities						
CHARTER COMMUNICATIONS	12/9/2025	120925-2402-ACH	\$109.98			INTERNET AND PHONE SERVICES
CHARTER COMMUNICATIONS	1/9/2026	0162402010926-ACH	\$109.98		\$219.96	INTERNET AND PHONE SERVICES
Utilities Subtotal			\$219.96			
Regular Services						
INFRAMARK LLC	1/20/2026	169033	\$19.12			Dec 25 - Postage, B/W Copies, Color Copies
SCHOOLSTATUS PARENT INC	12/20/2025	INV-SS-5530	\$3,125.00			Start Date: 11/14 - Website Mgmt
TIMES PUBLISHING COMPANY	1/21/2026	71635-012126	\$141.20			01/21 - Legal Advertising
Regular Services Subtotal			\$3,285.32			
Additional Services						
CENTRAL PEST CONTROL	1/23/2026	160084	\$880.00			PEST CONTROL
HILLTOP POINT CDD	1/16/2026	01162026-1030	\$1,332.39			SERIES 2022-1 FY26 DS 10.30.2025
HILLTOP POINT CDD	1/16/2026	01162026-1030	\$265.49	\$1,597.88		SERIES 2022-2 FY26 DS 10.30.25
HILLTOP POINT CDD	1/16/2026	01162026-1205	\$100.00		\$1,697.88	SERIES 2022-1 FY26 DS 12.05.25
INFRAMARK LLC	1/20/2026	169033	\$12.00			Dec 25 - Crash Report Expense
JON'S CUSTOM FENCE INC DBA	1/12/2026	3124	\$1,350.00			FENCE WITH TWO WALK GATES FOR REPAIRS
REDWIRE LLC	1/14/2026	627312	\$79.00			01/13 - Gate Repair
Additional Services Subtotal			\$4,018.88			
TOTAL			\$30,581.13			



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
159732 17141

INVOICE DATE
01/16/2026

LICENSE
JB172341

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
\$67.00

Hilltop Point Poolhouse (Acct #: 17141)

ITEM	QUANTITY	PRICE	SUBTOTAL
MONTHLY OUTSIDE PEST CONTROL	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

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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.: 2026-1031
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance January 2026	1	\$1,990.00	\$1,990.00

Total **\$1,990.00**

Ways to pay



[View and pay](#)

ĒLI PREMIER SERVICES LLC

P.O. Box 18 Zephyrhills fl 33539
8134151678
elipremierservices@gmail.com

INVOICE

INV0061

DATE

01/23/2026

DUE DATE

02/01/2026

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

PAYMENT INSTRUCTIONS

P.O. Box 18 ZEPHYRHILLS FL 33539

BALANCE DUE

USD \$700.00

BY CHECK

ĒLI PREMIER SERVICES LLC

January cleaning services

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

Thank you!



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167816

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C2413

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

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



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

<h1>Invoice</h1>	
Invoice Number 630096	Date 1/25/2026
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**

0000000000000000000032221600006300966000005850006

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

Customer Number	PO Number	Invoice Date	Terms
W4C5596		1/25/2026	Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD Clubhouse - 38459 Barrel Dr., Dade City, FL			
CS Access Control Management and Maintenance 02/01/2026 - 02/28/2026	1.00	\$100.00	\$100.00
CCTV Maintenance 02/01/2026 - 02/28/2026	1.00	\$85.00	\$85.00
Video Verification Monitoring 02/01/2026 - 02/28/2026	1.00	\$400.00	\$400.00
Subtotal:			\$585.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
1/25/2026	630096	Recurring Services	\$585.00	\$585.00



Steadfast Alliance

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

Invoice

Date	Invoice #
1/5/2026	SA-18793

Please make all Checks payable to:
Steadfast Alliance

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

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

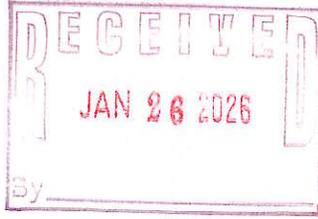
P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Services @ Hilltop Point for the month dated on this invoice				
	Common Areas				
1	Landscape Maintenance		5,236.00		5,236.00
1	Fertilization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

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

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



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	\$331.51
Due Date	After Due Date Pay
2/16/2026	\$331.51
Service Address	
38427 Garron Pl	

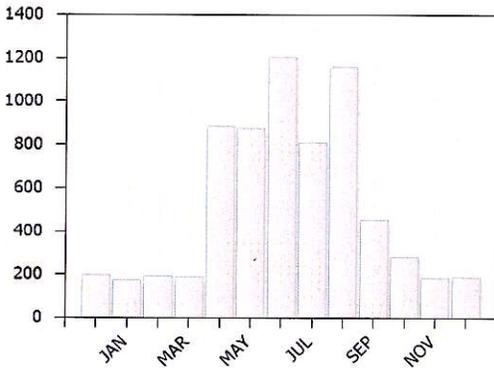


Hilltop Point Cdd
 Accounting
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607

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

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

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	12/13/2025	1/20/2026	38	1/22/2026	3/3/2026	2/16/2026



CURRENT READING	PREVIOUS READING	USAGE
208	199	9
8,763	8,586	177
8,763	8,586	177

PREVIOUS BALANCE	\$692.16
PAYMENTS	\$692.16-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

WATER BASE	47.37
WATER	1.95
TAXES	4.93
IRRIGATION BASE	47.37
IRRIGATION	45.12
IRRIGATION	0.00
TAXES	9.25
SEWER BASE	156.16
SEWER	4.10
GARBAGE BASE	15.26
CURRENT BILL	\$331.51

AMOUNT DUE \$331.51

AMOUNT DUE AFTER 02/16/2026 \$331.51

PHONE PAYMENTS: (866) 297-2888

LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected the entire balance owed inclusive of any additional late fees and other penalties must be paid prior to reconnecting service.

AFTER HOURS: (352) 521-1495



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

Statement Date: December 30, 2025

Amount Due: \$979.19

Due Date: January 20, 2026

Account #: 221009022809

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025

Previous Amount Due	\$993.88
Payment(s) Received Since Last Statement	-\$993.88
Current Month's Charges	\$979.19

Amount Due by January 20, 2026 \$979.19

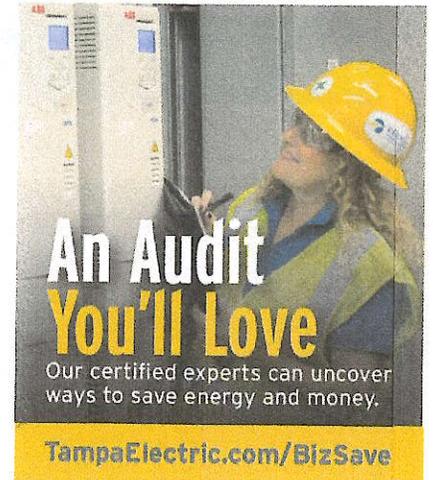
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Scan here to view your account online.



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 #: 221009022809

Due Date: January 20, 2026

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: \$ _____

651384441931

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.

651384441931221009022809000000979190



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Service Period: Nov 21, 2025 - Dec 22, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:
TampaElectric.com

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

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

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



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

Statement Date: December 31, 2025

Amount Due: \$25.32

Due Date: January 21, 2026

Account #: 211034931876

Account Summary

Current Service Period: November 22, 2025 - December 23, 2025	
Previous Amount Due	\$23.61
Payment(s) Received Since Last Statement	-\$23.61
Current Month's Charges	\$25.32
Amount Due by January 21, 2026	\$25.32

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

Your Energy Insight



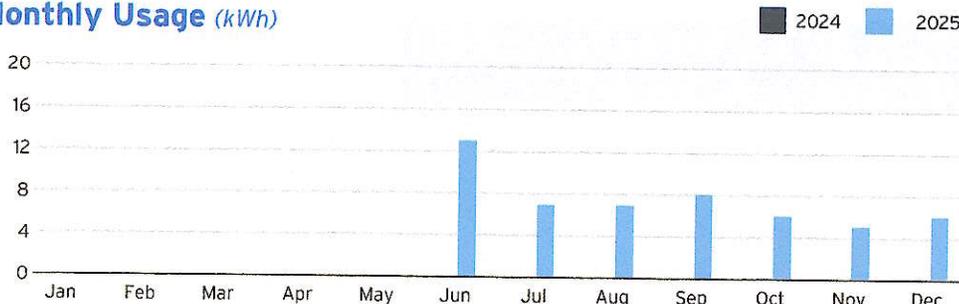
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

00003795-0006394-Page 1 of 4

Monthly Usage (kWh)



An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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 #: 211034931876

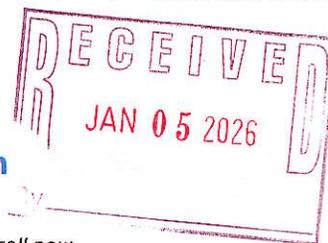
Due Date: January 21, 2026



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: \$25.32

Payment Amount: \$ _____

687186736744

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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.

6871867367442110349318760000000025322





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

Account #: 211034931876
 Statement Date: December 31, 2025
 Charges Due: January 21, 2026

Meter Read

Service Period: Nov 22, 2025 - Dec 23, 2025

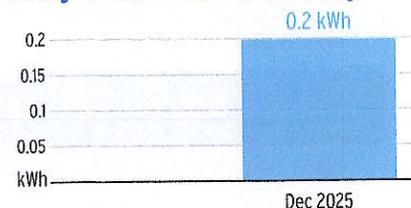
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000945878	12/23/2025	122	116	6 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	6 kWh @ \$0.08641/kWh	\$0.52
Fuel Charge	6 kWh @ \$0.03391/kWh	\$0.20
Storm Protection Charge	6 kWh @ \$0.00577/kWh	\$0.03
Clean Energy Transition Mechanism	6 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	6 kWh @ \$0.02121/kWh	\$0.13
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.61
Franchise Fee		\$1.42
Municipal Public Service Tax		\$2.29
Total Electric Cost, Local Fees and Taxes		\$25.32

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?
 We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$25.32

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
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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

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00003795-0008394-Page 2 of 4



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

Statement Date: December 30, 2025

Amount Due: \$36.60

Due Date: January 20, 2026

Account #: 211030874344

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$37.59
Payment(s) Received Since Last Statement	-\$37.59
Current Month's Charges	\$36.60
Amount Due by January 20, 2026 \$36.60	

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 **0% higher** than the same period last year.

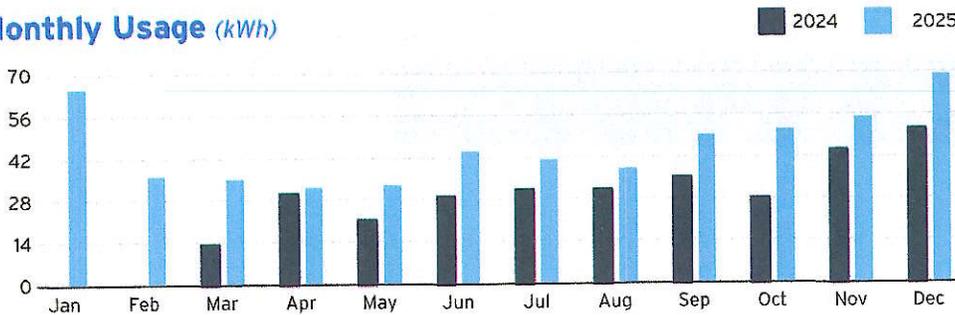
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

00006387-0014273-Page 1 of 12

Monthly Usage (kWh)



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

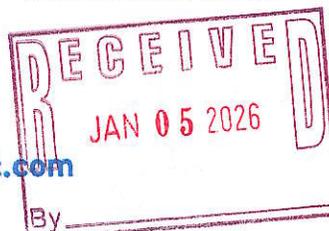
An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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 #: 211030874344
 Due Date: January 20, 2026

Amount Due: \$36.60

Payment Amount: \$ _____

684717626051

00006387 FTeco112302523245710 00000 02 01000000 13329 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.

6847176260512110308743440000000036604





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

Account #: 211030874344
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Meter Location: ENTRY

Service Period: Nov 21, 2025 - Dec 22, 2025

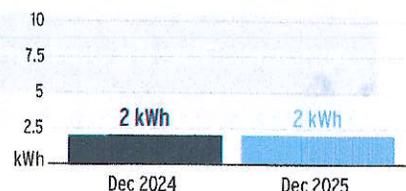
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000900389	12/22/2025	888	819	69 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	69 kWh @ \$0.08641/kWh	\$5.96
Fuel Charge	69 kWh @ \$0.03391/kWh	\$2.34
Storm Protection Charge	69 kWh @ \$0.00577/kWh	\$0.40
Clean Energy Transition Mechanism	69 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	69 kWh @ \$0.02121/kWh	\$1.46
Florida Gross Receipt Tax		\$0.78
Electric Service Cost		\$31.39
Franchise Fee		\$2.06
Municipal Public Service Tax		\$3.15
Total Electric Cost, Local Fees and Taxes		\$36.60

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$36.60

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

00006387-0014273-Page 2 of 12



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

Statement Date: December 30, 2025

Amount Due: \$806.17

Due Date: January 20, 2026
Account #: 211032797113

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$1,193.13
Payment(s) Received Since Last Statement	-\$1,193.13
Current Month's Charges	\$806.17
Amount Due by January 20, 2026 \$806.17	

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 **2.26% higher** than the same period last year.

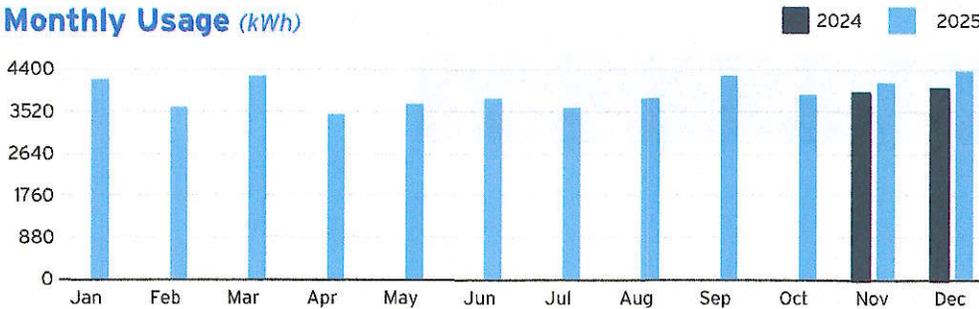
Your average daily kWh used was **.73% lower** than it was in your previous period.



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 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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 #: 211032797113
Due Date: January 20, 2026

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: \$806.17

Payment Amount: \$ _____

60817474493

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.

608174744932110327971130000000806177





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

Account #: 211032797113
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Meter Location: AMENITY

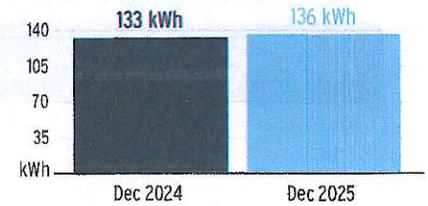
Service Period: Nov 21, 2025 - Dec 22, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000922033	12/22/2025	74,703	70,342	4,361 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4,361 kWh @ \$0.08641/kWh	\$376.83
Fuel Charge	4,361 kWh @ \$0.03391/kWh	\$147.88
Storm Protection Charge	4,361 kWh @ \$0.00577/kWh	\$25.16
Clean Energy Transition Mechanism	4,361 kWh @ \$0.00418/kWh	\$18.23
Storm Surcharge	4,361 kWh @ \$0.02121/kWh	\$92.50
Florida Gross Receipt Tax		\$17.46
Electric Service Cost		\$698.22
Franchise Fee		\$45.73
Municipal Public Service Tax		\$62.22
Total Electric Cost, Local Fees and Taxes		\$806.17

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com](https://www.tampaelectric.com)/[PayAssist](#) to explore resources and get started.

Total Current Month's Charges

\$806.17

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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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In-Person

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



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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:
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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: December 30, 2025

Amount Due: \$52.20

Due Date: January 20, 2026

Account #: 211030340973

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025	
Previous Amount Due	\$50.31
Payment(s) Received Since Last Statement	-\$50.31
Current Month's Charges	\$52.20
Amount Due by January 20, 2026	\$52.20

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 **28.57% lower** than the same period last year.

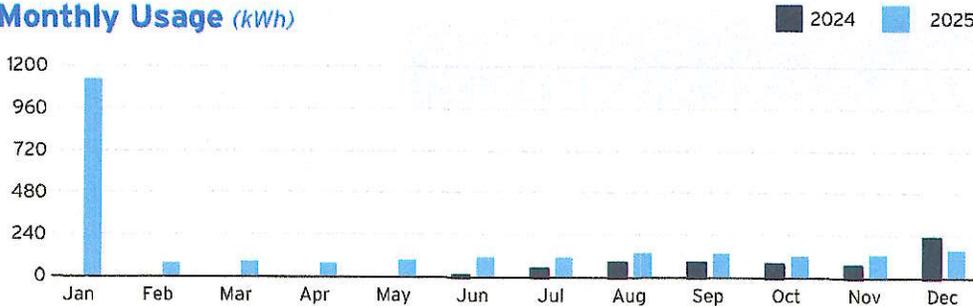
Your average daily kWh used was **25% higher** than it was in your previous period.



Scan here to view your account online.

00006387-0014277-Page 8 of 12

Monthly Usage (kWh)



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 Our certified experts can uncover ways to save energy and money.
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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211030340973

Due Date: January 20, 2026

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: \$52.20

Payment Amount: \$ _____

685952195283



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.

6859521952832110303409730000000052209



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

Account #: 211030340973
 Statement Date: December 30, 2025
 Charges Due: January 20, 2026

Meter Read

Service Period: Nov 21, 2025 - Dec 22, 2025

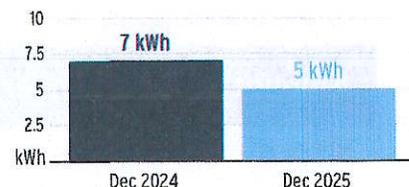
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	12/22/2025	2,900	2,744	156 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	156 kWh @ \$0.08641/kWh	\$13.48
Fuel Charge	156 kWh @ \$0.03391/kWh	\$5.29
Storm Protection Charge	156 kWh @ \$0.00577/kWh	\$0.90
Clean Energy Transition Mechanism	156 kWh @ \$0.00418/kWh	\$0.65
Storm Surcharge	156 kWh @ \$0.02121/kWh	\$3.31
Florida Gross Receipt Tax		\$1.12
Electric Service Cost		\$44.91
Franchise Fee		\$2.94
Municipal Public Service Tax		\$4.35
Total Electric Cost, Local Fees and Taxes		\$52.20

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$52.20

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 Tampa, FL 33631-3318
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Toll Free: **866-689-6469**

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 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

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

Statement Date: December 30, 2025

Amount Due: \$49.35

Due Date: January 20, 2026
Account #: 221008717680

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025

Previous Amount Due	\$47.97
Payment(s) Received Since Last Statement	-\$47.97
Current Month's Charges	\$49.35

Amount Due by January 20, 2026 \$49.35

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

Your Energy Insight

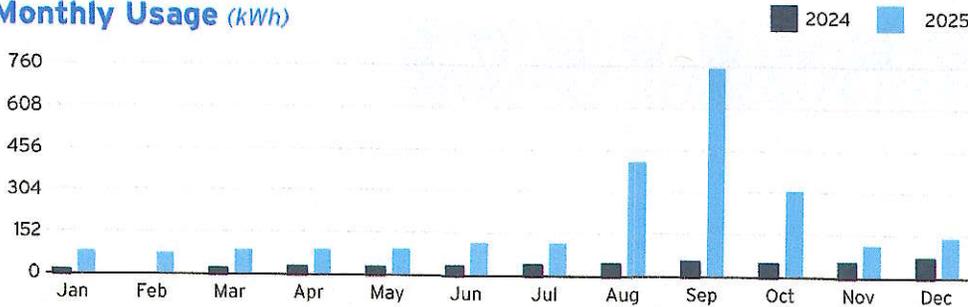
- Your average daily kWh used was **100% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

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Monthly Usage (kWh)



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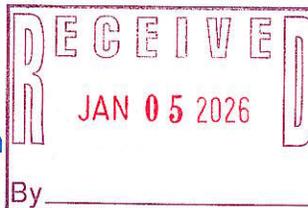
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221008717680
Due Date: January 20, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.



Amount Due: \$49.35

Payment Amount: \$ _____

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

651384441929

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.

6513844419292210087176800000000049359



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

Account #: 221008717680
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Meter Read

Service Period: Nov 21, 2025 - Dec 22, 2025

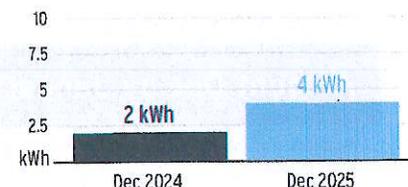
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	12/22/2025	2,835		2,695		140 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	140 kWh @ \$0.08641/kWh	\$12.10
	Fuel Charge	140 kWh @ \$0.03391/kWh	\$4.75
	Storm Protection Charge	140 kWh @ \$0.00577/kWh	\$0.81
	Clean Energy Transition Mechanism	140 kWh @ \$0.00418/kWh	\$0.59
	Storm Surcharge	140 kWh @ \$0.02121/kWh	\$2.97
	Florida Gross Receipt Tax		\$1.06
	Electric Service Cost		\$42.44
	Franchise Fee		\$2.78
	Municipal Public Service Tax		\$4.13
	Total Electric Cost, Local Fees and Taxes		\$49.35

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$49.35

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

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 **Mail A Check**
Payments:
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Tampa, FL 33631-3318
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 **Phone**
Toll Free: **866-689-6469**

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

Contact Us

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

Hearing Impaired/TTY:
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Power Outage:
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Energy-Saving Programs:
813-275-3909

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

Statement Date: December 30, 2025

Amount Due: \$1,921.15

Due Date: January 20, 2026

Account #: 221008701015

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025

Previous Amount Due	\$1,949.97
Payment(s) Received Since Last Statement	-\$1,949.97
Current Month's Charges	\$1,921.15

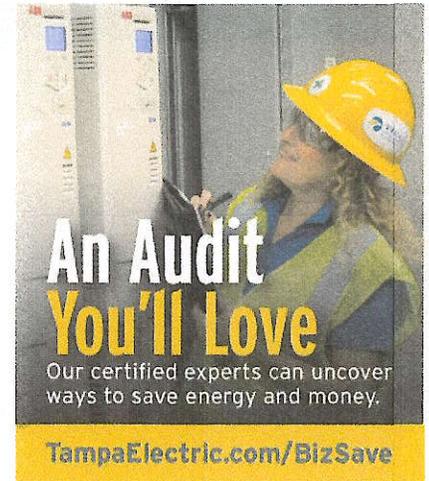
Amount Due by January 20, 2026 \$1,921.15

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



Account #: 221008701015

Due Date: January 20, 2026

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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.

Amount Due: \$1,921.15

Payment Amount: \$ _____

651384441928

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.

6513844419282210087010150000001921159



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: December 30, 2025
Charges Due: January 20, 2026

Service Period: Nov 21, 2025 - Dec 22, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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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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: December 30, 2025

Amount Due: \$67.98

Due Date: January 20, 2026

Account #: 221008717698

Account Summary

Current Service Period: November 21, 2025 - December 22, 2025

Previous Amount Due	\$70.39
Payment(s) Received Since Last Statement	-\$70.39
Current Month's Charges	\$67.98

Amount Due by January 20, 2026 \$67.98

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

Your Energy Insight

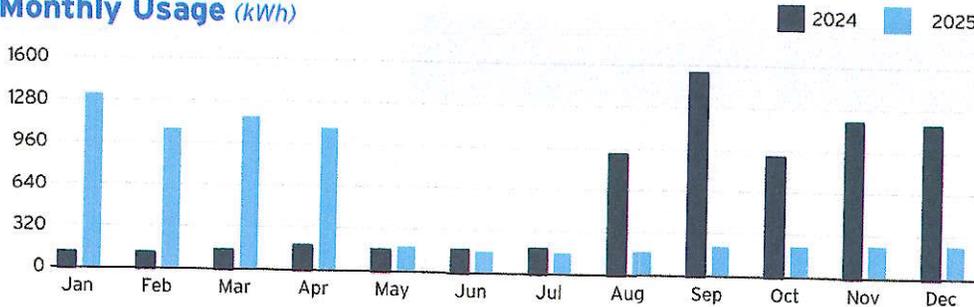
Your average daily kWh used was **79.49% lower** than the same period last year.

Your average daily kWh used was **0% 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



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

Account #: 221008717698

Due Date: January 20, 2026



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: \$67.98

Payment Amount: \$ _____

651384441930

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.

6513844419302210087176980000000067989

00000043-0000439-Page 11 of 18



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

Account #: 221008717698
 Statement Date: December 30, 2025
 Charges Due: January 20, 2026

Meter Read

Service Period: Nov 21, 2025 - Dec 22, 2025

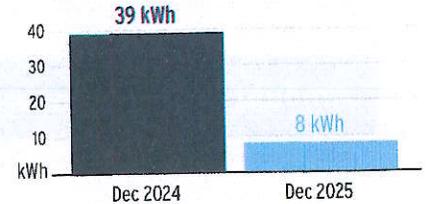
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	12/22/2025	13,530	-	13,286	=	244 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	244 kWh @ \$0.08641/kWh	\$21.08
Fuel Charge	244 kWh @ \$0.03391/kWh	\$8.27
Storm Protection Charge	244 kWh @ \$0.00577/kWh	\$1.41
Clean Energy Transition Mechanism	244 kWh @ \$0.00418/kWh	\$1.02
Storm Surcharge	244 kWh @ \$0.02121/kWh	\$5.18
Florida Gross Receipt Tax		\$1.46
Electric Service Cost		\$58.58
Franchise Fee		\$3.84
Municipal Public Service Tax		\$5.56
Total Electric Cost, Local Fees and Taxes		\$67.98

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$67.98

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

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TampaElectric.com

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

Hearing Impaired/TTY:

7-1-1

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813-275-3909

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December 9, 2025
 Invoice Number: 0162402120925
 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**

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.

You've been selected for exclusive multi-line mobile savings. Call **1-877-509-0282** now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-877-509-0286** today.

Summary

*Service from 12/09/25 through 01/08/26
 details on following pages*

Previous Balance	109.98
Payments Received -Thank You!	-109.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	89.99
Spectrum Business™ Voice	19.99
Other Charges	0.00
Current Charges	\$109.98
<i>YOUR AUTO PAY WILL BE PROCESSED 12/26/25</i>	
Total Due by Auto Pay	\$109.98

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 12112025 NNNNNNNN 01 000997 0005

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

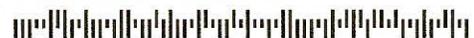


December 9, 2025
HILLTOP POINT CDD
 Invoice Number: 0162402120925
 Account Number: 8337 13 002 0162402
 Service At: 38427 GARRON PL
 SB
 DADE CITY FL 33525-5712

Total Due by Auto Pay \$109.98



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833713002016240200109983



Invoice Number: 0162402120925
 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 12112025 NNNNNNNN 01 000997 0005

Charge Details

Previous Balance		109.98
EFT Payment	11/26	-109.98
Remaining Balance		\$0.00

Payments received after 12/09/25 will appear on your next bill.
 Service from 12/09/25 through 01/08/26

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		-40.00
Your promotional price will expire on 11/08/26		
Business WiFi		10.00
		\$89.99
Spectrum Business™ Internet Total		\$89.99

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		\$109.98
Total Due by Auto Pay		\$109.98

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.



January 9, 2026
 Invoice Number: 0162402010926
 Account Number: **8337 13 002 0162402**
 Security Code: **2005**
 Service At: 38427 GARRON PL
 SB
 DADE CITY FL 33525-5712

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary *Service from 01/09/26 through 02/08/26
 details on following pages*

Previous Balance	109.98
Payments Received -Thank You!	-109.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	89.99
Spectrum Business™ Voice	19.99
Other Charges	0.00
Current Charges	\$109.98
<i>YOUR AUTO PAY WILL BE PROCESSED 01/26/26</i>	
Total Due by Auto Pay	\$109.98

IMPORTANT BILLING UPDATE

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

Effective with your next statement, the following pricing will change.

- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit SpectrumBusiness.net/Paperless today
- Spectrum Business Voice will increase by the amount of taxes and fees applicable to your area, which will now be itemized separately under 'Taxes, Fees, and Surcharges' on your bill.

To learn about how these changes benefit your services now and, in the future, visit Spectrum.net/Enhancements.

You've been selected for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-877-509-0286 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.



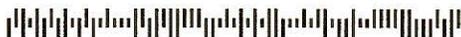
4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 01102026 NNNNNNNN 01 000995 0004

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



January 9, 2026
HILLTOP POINT CDD
 Invoice Number: 0162402010926
 Account Number: 8337 13 002 0162402
 Service At: 38427 GARRON PL
 SB
 DADE CITY FL 33525-5712

Total Due by Auto Pay \$109.98



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





Invoice Number: 0162402010926
 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 01102026 NNNNNNNN 01 000995 0004

Charge Details

Previous Balance		109.98
EFT Payment	12/26	-109.98
Remaining Balance		\$0.00

Payments received after 01/09/26 will appear on your next bill.
 Service from 01/09/26 through 02/08/26

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	-40.00
Your promotional price will expire on 11/08/26	
Business WiFi	10.00
	\$89.99
Spectrum Business™ Internet Total	\$89.99

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	\$109.98
Total Due by Auto Pay	\$109.98

Billing Information



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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

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169033

DATE

1/20/2026

BILL TO

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

CUSTOMER ID

C2413

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	17	Ea	0.74		12.58
B/W Copies	41	Ea	0.15		6.15
Color Copies	1	Ea	0.39		0.39
Bryan Radcliff-11-20-25 HSMV CRASH REPORT : Crash Report Purchase: \$12.00	1	Ea	12.00		12.00
Subtotal					31.12

Subtotal	\$31.12
Tax	\$0.00
Total Due	\$31.12

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.

Bill To
 Hilltop Point CDD
 2005 Pan Am Circle Suite 300
 Tampa FL 33607
 United States

Total Due:	\$3,125.00
Due Date:	12/20/2025

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	12/20/2025		11/14/2025	11/13/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$3,125.00
Tax Total	\$0.00
Total	\$3,125.00
Amount Paid	\$0.00
Amount Due	\$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States



Invoice # INV-SS-5530
Date: 11/20/2025

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB320570	
Total Amount Due		Invoice Number	
\$141.20		71635-012126	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
1/21/26	1/21/26	71635	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meetine Schedule	2	1.00x61.00 L	\$139.20
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates		Advertiser Name	
1/21/26-1/21/26		HILLTOP CDD	
Billing Date	Sales Rep	Customer Account	
1/21/2026	Deirdre Bonett	TB320570	
Total Amount Due		Invoice Number	
\$141.20		71635-012126	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

71635

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetine Schedule was published in said newspaper by print in the issues of 01/21/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

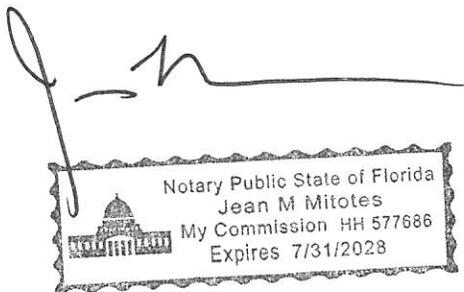


Sworn to and subscribed before me this **01/21/2026**

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____



NOTICE OF REGULAR BOARD "CHANGE IN MEETING LOCATION" HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Hilltop Point Community Development District will hold a Regular Meeting of the Board to consider any and all business which may properly come before them. The location of the Regular Meeting of the Board of Supervisors of the Hilltop Point Community Development District has been changed to be held at the following location, dates and times.

**Hampton Inn & Suites by Hilton
Tampa/Wesley Chapel
2740 Cypress Ridge Boulevard
Wesley Chapel, FL 33544**

January 28, 2026	at 10:15 a.m.
February 25, 2026	at 10:15 a.m.
March 25, 2026	at 10:15 a.m.
April 22, 2026	at 10:15 a.m.
May 27, 2026	at 10:15 a.m.
June 24, 2026	at 10:15 a.m.
July 22, 2026	at 10:15 a.m.
August 26, 2026	at 10:15 a.m.
September 23, 2026	at 10:15 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. The regular meetings may be continued to a date, time, and place to be specified on the record at such meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Bryan Radcliff
District Manager
January 21, 2026

71635



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
160084 17141

INVOICE DATE
01/23/2026

LICENSE
JB172341

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
\$880.00

Hilltop Point Poolhouse (Acct #: 17141)

ITEM	QUANTITY	PRICE	SUBTOTAL
Miscellaneous Pest	1	\$880.00	\$880.00

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	\$880.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$880.00
Amount Paid	\$0.00
Amount Due	\$880.00

HILLTOP POINT CDD

DISTRICT CHECK REQUEST

Today's Date	<u>1/16/2026</u>
Check Amount	<u>\$1,332.39</u>
Check Description	<u>Series 2022-1 10.30.2025</u>
Code:	<u>201.103200.1000</u>
Check Amount	<u>\$265.49</u>
Check Description	<u>Series 2022-2 10.30.2025</u>
Code:	<u>202.103200.1000</u>
TOTAL:	<u>\$1,597.88</u>

Special Instructions: Please mail check with letter

Nancy Hix

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

HILLTOP POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 288,123.01	41.98%	0.419800	
Net DS 22-1	\$ 331,988.96	48.38%	0.483800	1%
Net DS 22-2	\$ 66,149.99	9.64%	0.096400	
Net Total	686,261.96	100.00%	100.00%	

201

202

Date Received	Amount Received	41.98%	48.38%	9.64%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue			
10/30/2025	\$ 2,111.00	\$ 886.20	\$ 1,021.30	\$ 203.50	-	ck 21129	
10/30/2025	\$ 2,754.00	\$ 1,156.13	\$ 1,332.39	\$ 265.49	0.01	ck 21142	
11/14/2025	\$ 2,599.05	\$ 1,091.08	\$ 1,257.42	\$ 250.55	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
TOTAL	\$ 7,464.05	\$ 3,133.41	\$ 3,611.11	\$ 719.53	0.01		
Net Total on Roll	\$ 686,261.96						
Collection Surplus / (Deficit)	\$ (678,797.91)						

HILLTOP POINT CDD
DISTRICT CHECK REQUEST

Today's Date 1/16/2026

Check Amount \$100.00

Check Description Series 2022-1 12.5.2025

Code: 201.103200.1000

Check Amount

Check Description Series 2022-2 12.10.2025

Code: 202.103200.1000

TOTAL: \$100.00

Special Instructions: Please mail check with letter

Nancy Hix

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

HILLTOP POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 288,123.01	41.98%	0.419800	
Net DS 22-1	\$ 331,988.96	48.38%	0.483800	100%
Net DS 22-2	\$ 66,149.99	9.64%	0.096400	
Net Total	686,261.96	100.00%	100.00%	

201

202

Date Received	Amount Received	41.98%	48.38%	9.64%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2022-1 Debt Service Revenue	Raw Numbers 2022-2 Debt Service Revenue			
10/30/2025	\$ 2,111.00	\$ 886.20	\$ 1,021.30	\$ 203.50	-		
10/30/2025	\$ 2,754.00	\$ 1,156.13	\$ 1,332.39	\$ 265.49	0.01		
11/14/2025	\$ 2,599.05	\$ 1,091.08	\$ 1,257.42	\$ 250.55	-		
11/20/2025	\$ 10,602.67	\$ 4,451.00	\$ 5,129.57	\$ 1,022.10	-		
11/25/2025	\$ 6,548.78	\$ 2,749.18	\$ 3,168.30	\$ 631.30	-		
12/5/2025	\$ 651,500.72	\$ 273,500.00	\$ 315,196.05	\$ 62,804.67	0.00		
12/10/2025	\$ 13,022.75	\$ 5,466.95	\$ 6,300.41	\$ 1,255.39	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
		\$ -	\$ -	\$ -	-		
TOTAL	\$ 689,138.97	\$ 289,300.54	\$ 333,405.43	\$ 66,433.00	0.01		
Net Total on Roll	\$ 686,261.96						
Collection Surplus / (Deficit)	\$ 2,877.01						

JON'S CUSTOM FENCE
901 S HILLSIDE CT
WINTER HAVEN, FL 33881
813 843-2629

DATE: 10-1-2025

INVOICE # 3124

NAME: Hilltop point CDD C/O Infromark

ADDRESS: 2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION: Hilltop Clinton Ave phase 1
Removed and Reinstalled 125' of 6' High
Tan pvc fence with two walk gates
for swale Repair

TOTAL: 1350.00

JON TROUPE
jontroupe@aol.com



redwire

FEID #27-1194163

Remittance Address:

1136 Thomasville Road
Tallahassee, FL 32303
(850) 219-9473

<h1>Invoice</h1>	
Invoice Number 627312	Date 1/14/2026
Customer Number W4C5596	Terms Net 30

Total Due: \$79.00

**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**

0000000000000000000032221600006273122000000790041

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

Customer Number	PO Number	Invoice Date	Terms
W4C5596		1/14/2026	Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD Clubhouse - 38459 Barrel Dr., Dade City, FL			
Trip Charge	1.00	\$79.00	\$79.00
Subtotal:			\$79.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
1/14/2026	627312	Service	\$79.00	\$79.00

Realigned strike plate with magnet , washers tightened. Tested thoroughly, gate is locking properly again. Job Complete.



Hilltop Point CDD

Field Inspection Report - February - Steadfast

Friday, February 6, 2026

Prepared For Board of Supervisors

20 Items Identified

Paul Young

District Field Inspector

Green - Completed

Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Clinton Avenue Tract P5 Open Area

Assigned To: Steadfast

Hilltop Farms Community Signage:

- The signage is clear and clean.
- The landscaping experienced minor frost damage but remains well maintained.
- Bushes are trimmed evenly.



Item 2 - Clinton Avenue Tract P5 Open Area

Assigned To: Steadfast

Main Entrance Frontage Landscape:

- The landscape has fared well overall despite the recent frost.
- The landscaping remains well maintained.



Item 3 - Hilltop Farms Drive

Assigned To: Steadfast

Lift Station 1:

- All landscaping around the lift station is well maintained.
- Lift stations should have locks and are controlled by the county for access.



Item 4 - Pond 2

Assigned To: Steadfast

Pond 2 Bank Maintenance:

- Pond 2 banks and base are serviced per scope of work.
- All control structures are clear of debris.



Item 5 - Tract D4:Landscape / Pond

Assigned To: Steadfast

Tract D4 Drainage and Landscape Area:

- The northeast perimeter is well maintained.

Drainage Pond Tract D3:

- The southeast area is also well maintained.
- Both areas are currently dry.



Item 6 - Tract D1 Pond 1 Drainage Area

Assigned To: Steadfast

Tract D1 Pond 1 Area:

- The banks and base are well maintained.
- All drainage structures are clear of debris.



Item 7 - Lift Station 2

Assigned To: Steadfast

Lift Station 2 - Hilltop Farms Drive:

- The lift station landscaping is well maintained.
- All areas are maintained per scope.
- The pond in the north corner is well maintained, and all drainage structures are clear of debris.



Item 8 - Tract P1 Easement

Assigned To: Steadfast

Tract P1 Easement:

- The easement is well maintained per scope.
- Steadfast has removed the old construction barriers.



Item 9 - McDonald Street

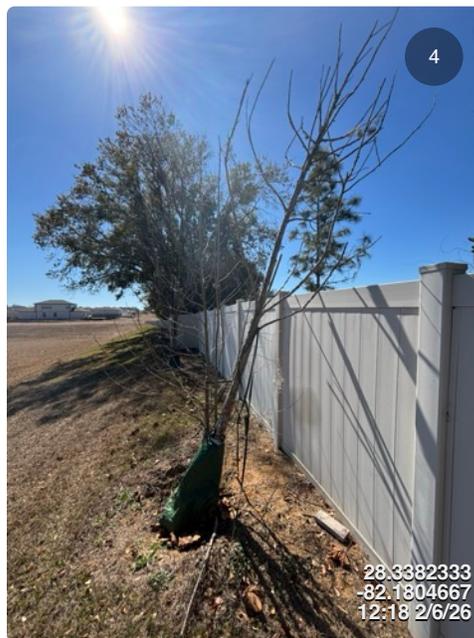
Due By: Monday, February 16, 2026

Assigned To: Steadfast

McDonald's Street Pond:

- Control structures are well maintained.
- Landscaping in this area is also well maintained.
- The banks are maintained.

The leaning tree in the area should also be straightened for better appearance and stability.



Item 10 - Palomino Drive

Assigned To: Steadfast / District Manager

Palomino Drive Pond Access:

- The pond access is well maintained.
- All drain structures are clear of debris.
- The riprap has been restacked in the outflow areas for both outflow controlled drains.

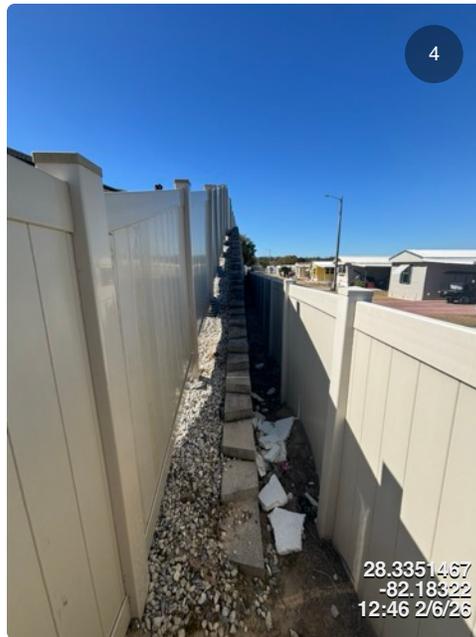


Item 11 - Palomino Drive Boundary

Assigned To: Steadfast

Palomino Drive Boundary:

- The boundary is well maintained.
- The retaining wall and weed control are also well maintained.

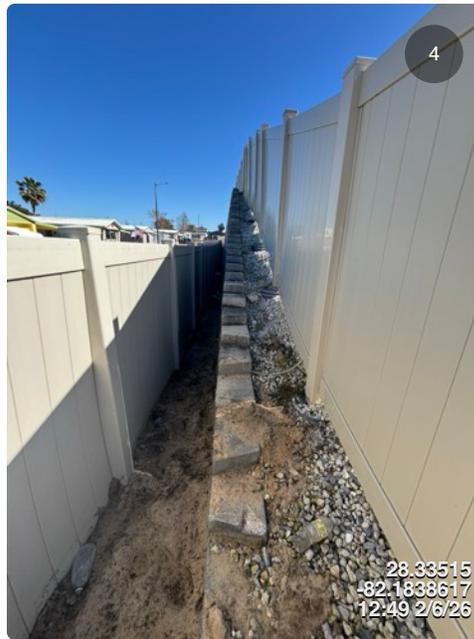


Item 12 - Retaining Wall

Assigned To: Steadfast

Palomino Drive Boundary:

- Weed control along the fence at the boundary is well maintained.
- Access to the retaining wall is clear of weeds.



Item 13 - Pindos Drive Retaining Wall

Assigned To: Steadfast

Pindos Drive Retaining Wall:

- The easement is maintained per scope and clear to the neighboring fence.
- The retaining wall is clear of weeds.



Item 14 - Barrel Drive

Assigned To: Steadfast / District Manager

Barrel Drive Lift Station:

- The landscaping around the Barrel Drive lift station is maintained per scope.
- Mailboxes in this area are clean and organized.



Item 15 - Barrel Drive Pocket Park

Assigned To: Steadfast

Barrel Drive Pocket Park:

- The pocket park is maintained per scope.
- The fenceline maintenance is also well maintained.

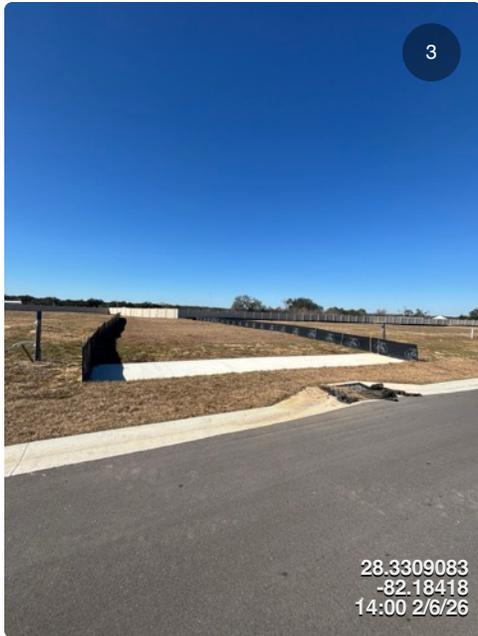


Item 16 - Tract D8/9 Public Access Drainage Area

Assigned To: Steadfast

Tract D7, D8, and D9 Public Access and Drainage Areas:

- These areas are maintained per scope.



Item 17 - Tract D6/7 Drainage Areas

Assigned To: Steadfast

Tract D6 Drainage Area Easement:

- Maintained per scope.

Tract D7 Pond Banks and Base:

- Mowed per scope, all structures are clear of debris.

Drain Grate in Tract D6:

- The hole has been filled per specifications.



Item 18 - Amenity Center

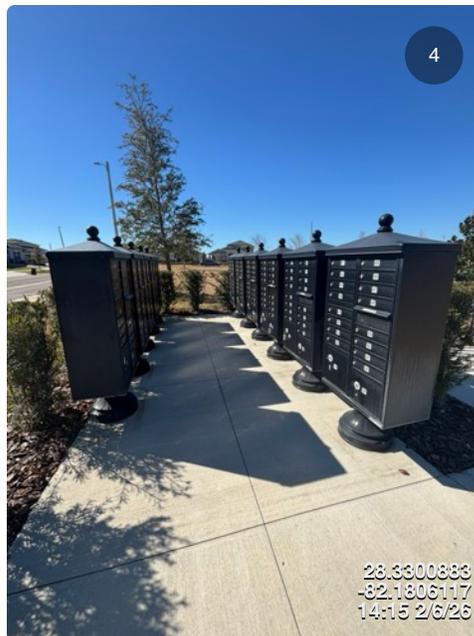
Assigned To: District Manager

Community Center Landscape:

- Well maintained.

Mailbox Kiosk:

- Clean and organized.



Item 19- Amenity Facilities

Assigned To: District Manager

- Bathrooms and water fountains are fully operational.
- Message boards are clear and readable.
- All signage is clean and visible.
- Fans, lighting, and furniture are intact and operational.



Item 20 - Amenity Pool

Due By: Monday, February 16, 2026

Assigned To: District Manager / Steadfast / Inframark

Amenity Center Pool:

- Pool is clear and blue.
- All pool furniture is organized, clean, and intact.
- Playground signage is clearly visible, and all playground equipment is operational.
- **Small weeds noted in some areas will be taken care of during the next visit.**
- Inframark will investigate the loose fencing and provide an estimate for repairs.





Steadfast Alliance
 Suite 102
 San Antonio FL 33576 US

ESTIMATE

DATE **DUE** **ESTIMATE #**
 2/6/2026 2/6/2026

BILL TO

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

SHIP TO

SM1194 (401)
 Hilltop Point CDD
 11855 Hilltop Farms Drive
 Dade City FL 33525

DESCRIPTION	QTY	RATE	AMOUNT
This proposal is for Top Choice Pesticide Application at the main entrance and amenity center. Price includes materials and labor.			
Top Choice Application	1.00	950.00	950.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

TOTAL **950.00**

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____