

Hilltop Point Community Development District

March 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, March 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 Inframark Janitorial Services Proposal
 - B. Consideration of Revised Landscape Maintenance Contract
 - C. Discussion of Hilltop Farms Traffic Study
- 5. Consent Agenda**
 - A. Approval of Meeting Minutes
 1. January 28, 2026 Regular Meeting Minutes
 2. February 25, 2026 Regular Meeting Minutes
 - B. Acceptance of Financials
 1. February 2026
 - C. Acceptance of the Check Registers
 1. February 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

D. Consideration of Operations and Maintenance Report

1. February 2026

6. Staff Reports

A. Field Inspection Report

1. March 2026 Field Inspection Report

2. March 2026 Sidewalk & ADA Ramp 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 April 22, 2026 at 10:15 a.m.



2002 West Grand Parkway North | Suite 100 | Katy, Texas
 77449
 6562473501 | nmontagna@inframark.com |
 www.inframark.com/maintenance

RECIPIENT:

Bryan Radcliff
 Hilltop Point CDD
 11855 Hilltop Farms Drive
 Dade City, Florida 33525

Estimate #207	
Sent on	Mar 11, 2026
Total	\$7,200.00

Product/Service	Description	Qty.	Unit Price	Total
Janitorial Services	<p>Janitorial services Twice a week will include:</p> <ul style="list-style-type: none"> · All paper goods Restocked upon each visit or as needed. · Hand soap to be re-filled as needed and will be monitored so that it does not run out. · Scrubbing and disinfecting the toilets, all sinks, all countertop areas, all cabinet areas. · Mirrors, doorknobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse to be cleaned/disinfected. · Sweep, vacuum and mop all floors. · All trash bins to be emptied at each visit and new liners in place. · Replacement of burned-out light bulbs. · Clean/disinfect drinking fountain. · Pick up all trash and debris on clubhouse grounds. · Dust all furniture, pictures, tables, lamps and baseboards in clubhouse. · Blinds and windowsills dusted. · Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris. · Remove wasp/hornet's nests as needed. <p>This covers once a week four times a month for a total amount of \$7200</p>	12	\$600.00	\$7,200.00

Total	\$7,200.00
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This quote is valid for the next 30 days, after which values may be subject to change.

**FIRST AMENDMENT TO AGREEMENT FOR LANDSCAPE AND IRRIGATION
MAINTENANCE SERVICES BY AND BETWEEN HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT AND HC PROPERTY MAINTENANCE, LLC D/B/A
STEADFAST MAINTENANCE**

This First Amendment (“First Amendment”) is made and entered into as of
September 1, _____, 2025 (the “Effective Date”) by and between:

Hilltop Point Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33614 (the “District”); and

HC Property Maintenance, LLC D/B/A Steadfast Maintenance, a Florida limited liability company, formerly known as HC Property Maintenance, Inc., a Florida profit corporation, whose mailing address is 30435 Commerce Drive, San Antonio, Florida 33576 (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“Act”); and

WHEREAS, the District and Contractor entered into that certain Landscape Maintenance Agreement Between HC Property Maintenance, Inc. D/B/A Steadfast Maintenance, and Hilltop Point Community Development District beginning December 4, 2024 (“Agreement”); and

WHEREAS, HC Property Maintenance, Inc., filed Articles of Conversion with the Florida Department of State to convert into HC Property Maintenance, LLC, a Florida limited liability company, on December 27, 2024, which conversion took place during the term of the Agreement and during which conversion Contractor represents and warrants that HC Property Maintenance, LLC, is the same entity as and assumed all obligations of the former HC Property Maintenance, Inc.; and

WHEREAS, Section III.1 of the Agreement provides that the Parties may agree in writing to an addendum or amendment to the Agreement, and the Parties now desire to so amend the Agreement to expand the scope of Contractor’s original obligations therein; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide to the District those services identified in Exhibit A (the “Proposal”) over an amended Service Area identified in the Maintenance Maps set forth in Exhibit B to this Amendment (“Maintenance Maps and Service Area”); and

WHEREAS, the Parties have the requisite authority to execute this Amendment and to perform its obligations and duties hereunder and have satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding

obligation of each of the Parties hereto.

NOW, THEREFORE, based upon good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and by this reference are incorporated into and form a material part of this First Amendment.

2. Affirmation of the Agreement. The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in Sections 3, 4, and 5 of this First Amendment. The Parties hereby affirm the Agreement, which continues to constitute a valid and binding agreement between the Parties.

3. Service Area. Exhibit C of the Agreement is hereby amended and replaced in its entirety with Exhibit B hereto, which depicts the Maintenance Maps and Service Area over which the full Specifications/Scope of Services set forth in the Agreement will be performed.

4. Contract Sum, Billing, and Payment. Section III.4 of the Agreement is hereby amended and replaced in its entirety to read as follows:

4. As compensation for the Contract Work, the District agrees to pay Contractor for the Contract Work a sum of **\$8,528.00** per month, unless earlier terminated as provided in the Agreement. Additionally, for the Additional Services specified in Exhibit A of the First Amendment, the District agrees to pay Contractor using the pricing specified in Exhibit A of the First Amendment in the month after the services were performed and after required documentation has been provided. Contractor shall not perform mulching, annual installation services, tree trimming, or fire ant program without the prior written approval of the District.

5. Time of Commencement/Term of Agreement. Section IV of the Agreement is hereby amended and replaced in its entirety to read as follows:

The work to be performed under the Agreement will commence after Contractor provides District the requisite insurance referenced herein and no later than December 4, 2024. The Initial Term of this Agreement will be for one (1) year, and shall end on December 4, 2025. This Agreement will automatically renew for one Renewal Term, which Renewal Term shall end on September 30, 2027, unless earlier terminated by either Party in accordance with Section IX of the Agreement. Following the expiration of the Renewal Term, the Parties may continue the Agreement on a month-to-month basis at the compensation set forth in Section III of the Agreement at the election of the District.

6. Order of Precedence. To the extent that any terms or conditions found in Exhibit A conflict with the terms of the Contract or this First Amendment, the Contract and this First Amendment control and shall prevail.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this First Amendment effective the day and year first written above.

Attest:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Bryan Radcliff
Secretary/Assistant Secretary
Board of Supervisors

[Signature]
By: T. S. [Signature]
Its: Chairman
Board of Supervisors

Print Name: Bryan Radcliff

Attest:

**HC PROPERTY MAINTENANCE, LLC D/B/A
STEADFAST MAINTENANCE**

CC
Witness

By: [Signature]
Print: Chris Wallen

Print Name Christini Cunningham

Its: Director of Maintenance

**Exhibit A
Proposal**

Hilltop Point

October, 2024
Hilltop Point CDD
C/O Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607
Attn: Bryan Radcliff

11855 Hilltop Farms Drive, Dade City, FL 33525

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

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

Exhibit B
Maintenance Maps and Service Area

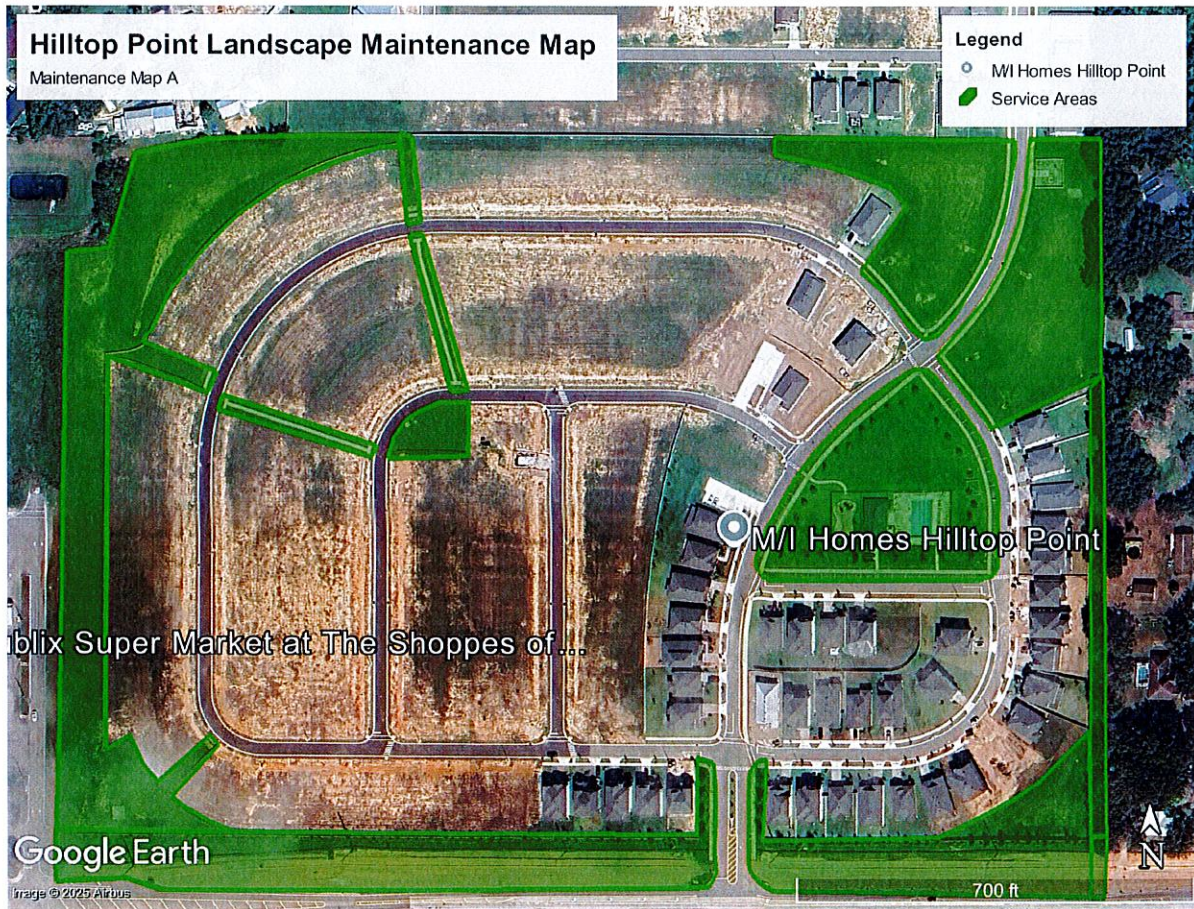
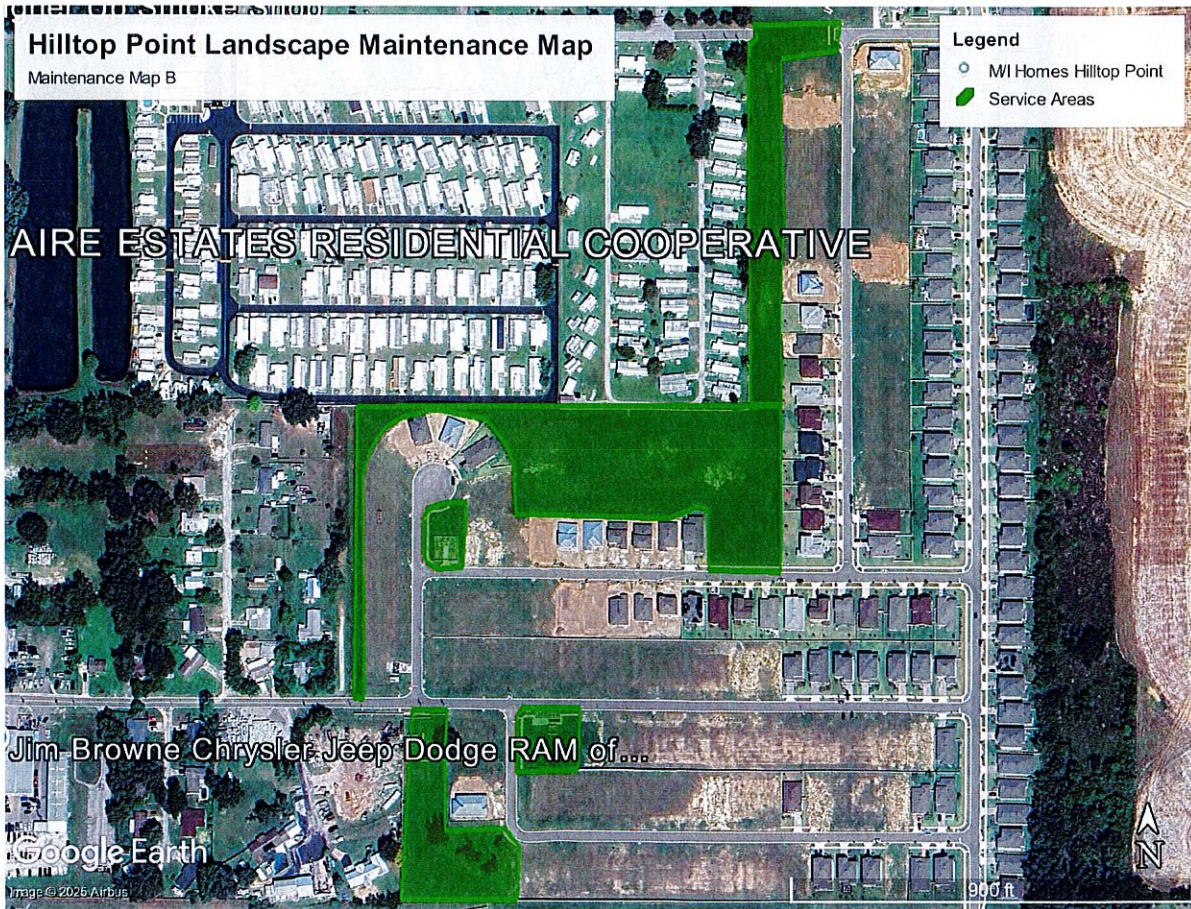


Exhibit B
Maintenance Maps and Service Area



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

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

1 The regular meeting of the Board of Supervisors of Hilltop Point Community Development
2 District was held on Wednesday, February 25, 2026 at 10:00 a.m., at Hampton Inn & Suites by
3 Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, FL 33544.

4
5 Present and constituting a quorum were:

6			
7	Tatiana Pagan	Chairperson	<i>(via phone)</i>
8	Aaron Spinks	Vice Chairperson	
9	Lee Thompson	Assistant Secretary	
10	John Blakley	Assistant Secretary	
11	Jared Rossi	Assistant Secretary	

12
13 Also present were:

14			
15	Bryan Radcliff	District Manager	
16	Jere Earlywine	District Counsel	<i>(via phone)</i>
17	Tyson Waag	District Engineer	<i>(via phone)</i>
18	Paul Young	Inframark Field Services	
19	Nancy Hix	Inframark Accounting	<i>(via phone)</i>
20	Jason Combee	<i>Steadfast Landscaping</i>	
21	Christian Kline	<i>Stantec</i>	<i>(via phone)</i>
22			

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

26
27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

29
30 **SECOND ORDER OF BUSINESS**

Audience Comment

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

32
33 **THIRD ORDER OF BUSINESS**

Accountant Summary

34 Ms. Nix presented the accounting summary.

35
36 **FOURTH ORDER OF BUSINESS**

Business Items

37 **A. Consideration of Mapping Proposal**

38 The Board requested that Mr. Waag revise the proposal for mapping to reflect a more
39 exact cost and have it submitted for review at the next meeting.

40
41 **B. Consideration of Steadfast First Addendum Landscape Maintenance Contract**

42 The Board reviewed the *Steadfast* Addendum to the landscape maintenance contract and
43 requested that an error be removed from the coverage map and that the addendum be resubmitted
44 for review next meeting.

45 **C. Consideration of Hilltop Farms Drive Traffic Study**

46 Mr. Kline addressed the Board regarding the Hilltop Farms Traffic study. The Board
47 stated that they would like a proposal for the next meeting with a not-to-exceed cost of five
48 thousand dollars (\$5,000).

49 **D. Discussion of Winter Damaged Landscape Proposals**

50 **1. Steadfast Frost Damage Report**

51 **2. Frost Damage Proposals**

52 The Board reviewed Frost Damage Report and proposals from *Steadfast*.

53 **a. Amenity Center Sod Repair**

54 **b. Frost Damaged Plant Material Replacement**

55 **c. Annuals Spring 2026**

56

57 On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor,
58 Amenity Center Sod Repair, Annuals Spring rotation and Frost Damaged
59 Plant Material Replacement proposals, with a not-to-exceed cost of twelve
60 thousand dollars (\$12,000), was approved. 5-0

61

62 The Board also approved an additional proposal from *Steadfast* in the amount of two
63 thousand eight hundred and three dollars (\$2,803) for treatment of the Bahia grass located behind
64 the amenity area.

65

66 On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor,
67 *Steadfast* proposal in the amount of two thousand eight hundred and three
68 dollars (\$2,803) for treatment of the Bahia grass located behind the amenity
69 area, was approved. 5-0

70

71 **FIFTH ORDER OF BUSINESS**

Consent Agenda

72 **A. Approval of Meeting Minutes January 28, 2026 Regular Meeting**

73 **B. Acceptance of Financials January 2026**

74 **C. Acceptance of the Check Registers January 2026**

75 **D. Consideration of Operations and Maintenance Report January 2026**

76

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

79

80

81 **SIXTH ORDER OF BUSINESS** **Staff Reports**

82 **A. Field Inspections Report-February**

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

85 **B. District Counsel**

86 **C. District Engineer**

87 There being no report, the next item followed.

88 **D. District Manager**

89 Mr. Radcliff updated the Board on a recent field visit with the neighboring mobile home
90 park to discuss the condition of some adjacent fencing owned by the District.

91 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

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

93 **EIGHTH ORDER OF BUSINESS** **Audience Comments**

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

95 **NINTH ORDER OF BUSINESS** **Adjournment**

96 There being no further business,

100

101 On MOTION by Mr. Spinks seconded by Mr. Thompson, with all in favor,
102 the meeting was adjourned at 11:36 am. 5-0

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Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

*Hilltop Point
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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	\$ 185,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,553
Cash in Transit	-	-	265	-	-	-	-	265
Due From Other Funds	1,597	-	-	-	-	-	-	1,597
Investments:								
Acquisition & Construction Account	-	-	-	4,952	371	-	-	5,323
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	450,486	195,825	-	-	-	-	646,311
Fixed Assets								
Construction Work In Process	-	-	-	-	-	7,468,754	-	7,468,754
Amount To Be Provided	-	-	-	-	-	-	7,990,000	7,990,000
TOTAL ASSETS	\$ 187,150	\$ 617,962	\$ 312,190	\$ 4,952	\$ 371	\$ 7,468,754	\$ 7,990,000	\$ 16,581,379
LIABILITIES								
Accounts Payable	\$ 6,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,650
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	56,650	1,332	265	-	-	-	7,990,000	8,048,247

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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	-	616,630	311,925	-	-	-	-	928,555
Capital Projects	-	-	-	4,952	371	-	-	5,323
Unassigned:	130,500	-	-	-	-	7,468,754	-	7,599,254
TOTAL FUND BALANCES	130,500	616,630	311,925	4,952	371	7,468,754	-	8,533,132
TOTAL LIABILITIES & FUND BALANCES	\$ 187,150	\$ 617,962	\$ 312,190	\$ 4,952	\$ 371	\$ 7,468,754	\$ 7,990,000	\$ 16,581,379

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 1,206	\$ 1,206	0.00%
Special Assmnts- Tax Collector	390,335	290,048	(100,287)	74.31%
Special Assmnts- CDD Collected	-	26,193	26,193	0.00%
Special Assmnts- Tax Collector (Admin)	-	1,247	1,247	0.00%
TOTAL REVENUES	390,335	318,694	(71,641)	81.65%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	7,200	2,000	5,200	27.78%
ProfServ - Dissemination Agent	5,000	2,500	2,500	50.00%
ProfServ - Recording Secretary	4,500	1,875	2,625	41.67%
Assessment Roll	-	2,500	(2,500)	0.00%
District Counsel	9,500	8,755	745	92.16%
District Engineer	5,400	428	4,972	7.93%
Administrative Services	4,000	2,750	1,250	68.75%
District Management	25,000	10,417	14,583	41.67%
Accounting Services	16,000	6,000	10,000	37.50%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	160	340	32.00%
Rentals & Leases	1,100	878	222	79.82%
Insurance - Public Officials	2,738	2,580	158	94.23%
Legal Advertising	2,500	467	2,033	18.68%
Bank Fees	200	1,404	(1,204)	702.00%
Financial & Revenue Collections	1,000	-	1,000	0.00%
Payroll Services	-	15	(15)	0.00%
Website Administration	2,400	1,000	1,400	41.67%
ProfServ - Information Technology	1,200	500	700	41.67%
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	47,665	42,898	52.63%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>Electric Utility Services</u>				
Electricity - Utility Ops	3,000	2,973	27	99.10%
Electricity Utility Services - Streetlights	50,000	17,184	32,816	34.37%
Water Utility Services	5,000	2,115	2,885	42.30%
Garbage	1,200	-	1,200	0.00%
Total Electric Utility Services	59,200	22,272	36,928	37.62%
<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	10,291	13,609	43.06%
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	6,000	1,500	80.00%
Landscape Maintenance	116,535	45,850	70,685	39.34%
Plant Replacement Program	5,000	4,600	400	92.00%
Irrigation Maintenance	6,000	101	5,899	1.68%
Entry & Walls Maintenance	5,000	-	5,000	0.00%
Holiday Decoration	-	1,500	(1,500)	0.00%
Total Other Physical Environment	186,847	83,842	103,005	44.87%
<u>Parks and Receptions</u>				
Field Services	18,000	7,500	10,500	41.67%
Clubhouse - Facility Janitorial Service	8,400	4,200	4,200	50.00%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts - Security Alarms	6,300	-	6,300	0.00%
Amenity Pest Control	1,200	1,677	(477)	139.75%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
Telephone/Internet/Phone	950	578	372	60.84%
R&M-Pools	-	68	(68)	0.00%
Amenity R&M	5,000	5,692	(692)	113.84%
Access Control Maintenance & Repair	2,000	2,925	(925)	146.25%
Amenity Access - Key Fobs	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Receptions	45,600	22,640	22,960	49.65%
<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	185,577	204,758	47.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	133,117	133,117	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(2,617)		
FUND BALANCE, ENDING		\$ 130,500		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 6,802	\$ 6,802	0.00%
Special Assmnts- Tax Collector	333,303	332,073	(1,230)	99.63%
TOTAL REVENUES	333,303	338,875	5,572	101.67%
EXPENDITURES				
Debt Service				
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	-	214,699	214,699	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		401,931		
FUND BALANCE, ENDING		\$ 616,630		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 3,614	\$ 3,614	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	152,807	(77,098)	66.47%
EXPENDITURES				
<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	-	63,448	63,448	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		248,477		
FUND BALANCE, ENDING		\$ 311,925		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 78	\$ 78	0.00%
TOTAL REVENUES	-	78	78	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	78	78	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,874		
FUND BALANCE, ENDING		<u>\$ 4,952</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 6	\$ 6	0.00%
TOTAL REVENUES	-	6	6	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	6	6	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		365		
FUND BALANCE, ENDING		\$ 371		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 26-02

Statement Date 02/28/2026

G/L Account No. 101001 Balance	185,552.76	Statement Balance	192,413.24
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	192,413.24
Subtotal	185,552.76	Outstanding Checks	-6,860.48
Negative Adjustments	0.00	Ending Balance	185,552.76
Ending G/L Balance	185,552.76		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/12/2026		JE000901	Special Assmnts-CDD Collected	Truist Bank	1,247.29	1,247.29	0.00
02/28/2026		JE000908	Interest - Investments	Interest Earned	244.39	244.39	0.00
Total Deposits					1,491.68	1,491.68	0.00
Checks							
							0.00
01/16/2026	Payment	1453	HILLTOP POINT CDD	Check for Vendor V00018	-1,697.88	-1,697.88	0.00
01/27/2026	Payment	1459	TIMES PUBLISHING COMPANY	Check for Vendor V00012	-141.20	-141.20	0.00
01/30/2026	Payment	1460	CENTRAL PEST CONTROL	Check for Vendor V00057	-880.00	-880.00	0.00
01/30/2026	Payment	1461	CITY OF DADE CITY	Check for Vendor V00044	-331.51	-331.51	0.00
01/30/2026	Payment	1463	REDWIRE LLC	Check for Vendor V00033	-585.00	-585.00	0.00
02/04/2026	Payment	1464	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-1,317.50	-1,317.50	0.00
02/09/2026	Payment	1465	COOPER POOLS INC.	Check for Vendor V00053	-1,990.00	-1,990.00	0.00
02/09/2026	Payment	1466	INFRAMARK LLC	Check for Vendor V00014	-2,291.67	-2,291.67	0.00
02/09/2026	Payment	1467	STEADFAST MAINTENANCE	Check for Vendor V00045	-19,778.00	-19,778.00	0.00
02/09/2026	Payment	1468	TAMPA ELECTRIC	Check for Vendor V00015	-3,980.84	-3,980.84	0.00
02/12/2026	Payment	1469	ELI PREMIER SERVICES, LLC	Check for Vendor V00060	-700.00	-700.00	0.00
02/13/2026	Payment	1470	COOPER POOLS INC.	Check for Vendor V00053	-67.63	-67.63	0.00
02/13/2026	Payment	1471	KUTAK ROCK LLP	Check for Vendor V00068	-1,792.00	-1,792.00	0.00
02/19/2026	Payment	1472	INFRAMARK LLC	Check for Vendor V00014	-41.76	-41.76	0.00
02/19/2026	Payment	1473	STEADFAST MAINTENANCE	Check for Vendor V00045	-950.00	-950.00	0.00
02/28/2026		JE000909	Bank Fees	Service Charges	-283.10	-283.10	0.00
02/28/2026		JE000911	Payroll Services	Payroll Services	-15.20	-15.20	0.00
02/28/2026		JE000912	Payroll Services	Payroll Services	-400.00	-400.00	0.00
Total Checks					-37,243.29	-37,243.29	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 26-02

Statement Date 02/28/2026

Adjustments

Total Adjustments

Outstanding Checks

12/10/2025	Payment	1424	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00062	-3,616.00
02/19/2026	Payment	300008	CHARTER COMMUNICATION S	Inv: 0162402020926-ACH	-120.04
02/26/2026	Payment	1474	CENTRAL PEST CONTROL	Check for Vendor V00057	-187.00
02/26/2026	Payment	1475	ELI PREMIER SERVICES, LLC	Check for Vendor V00060	-700.00
02/26/2026	Payment	1476	KUTAK ROCK LLP	Check for Vendor V00068	-601.94
02/26/2026	Payment	1477	STEADFAST MAINTENANCE	Check for Vendor V00045	-950.00
02/27/2026	Payment	1478	REDWIRE LLC	Check for Vendor V00033	-585.00
02/27/2026	Payment	1479	STEADFAST MAINTENANCE	Check for Vendor V00045	-100.50
Total Outstanding Checks					-6,860.48

Outstanding Deposits

Total Outstanding Deposits

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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	1464	02/04/26	V00006	ERIN MCCORMICK LAW PA	10870	Erin McCormick - Final Billing	District Counsel	531146-51301	\$1,317.50
001	1465	02/09/26	V00053	COOPER POOLS INC.	2026-1127	Feb 26 - Pool Maintenance	Pool Maintenance - Contract	531034-53908	\$1,990.00
001	1466	02/09/26	V00014	INFRAMARK LLC	170664	Inframark Management Inv - Feb 26	Accounting Services - Feb 26	532001-51301	\$1,000.00
001	1466	02/09/26	V00014	INFRAMARK LLC	170664	Inframark Management Inv - Feb 26	Administrative Services - Feb 26	531148-51301	\$458.33
001	1466	02/09/26	V00014	INFRAMARK LLC	170664	Inframark Management Inv - Feb 26	Assessment Roll - Feb 26	531141-51301	\$416.67
001	1466	02/09/26	V00014	INFRAMARK LLC	170664	Inframark Management Inv - Feb 26	Dissemination Services - Feb 26	531012-51301	\$416.67
001	1467	02/09/26	V00045	STEADFAST MAINTENANCE	SA-19690	Feb 26 - Landscape Services	Feb 26 - Landscape Maintenance	546300-53908	\$8,528.00
001	1467	02/09/26	V00045	STEADFAST MAINTENANCE	SA-16785	Oct 25 - Community Mulch Application	Landscape - Mulch	546246-53908	\$6,000.00
001	1467	02/09/26	V00045	STEADFAST MAINTENANCE	SA-19689	Sept - Jan 26 - Phase 2 & 3 Maintenance	Landscape Maintenance	546300-53908	\$5,250.00
001	1468	02/09/26	V00015	TAMPA ELECTRIC	012926-211030340973	12/23 - 01/23 - Electric	ELECTRIC	543007-53100	\$56.48
001	1468	02/09/26	V00015	TAMPA ELECTRIC	012926-211032797113	12/23 - 01/23 - Electric	ELECTRIC	543007-53100	\$841.63
001	1468	02/09/26	V00015	TAMPA ELECTRIC	012926-221008717680	12/23 - 01/23 - Electric	ELECTRIC	543007-53100	\$49.56
001	1468	02/09/26	V00015	TAMPA ELECTRIC	012926-221008701015	12/23 - 01/23 - Electric	ELECTRIC	543013-53100	\$1,921.88
001	1468	02/09/26	V00015	TAMPA ELECTRIC	012926-221009022809	12/23 - 01/23 - Electric	ELECTRIC	543013-53100	\$979.58
001	1468	02/09/26	V00015	TAMPA ELECTRIC	012926-211030874344	12/23 - 01/23 - Electric	ELECTRIC	543007-53100	\$35.90
001	1468	02/09/26	V00015	TAMPA ELECTRIC	013026-211034931876	12/24 - 01/26 - Electric	ELECTRIC	543007-53100	\$28.10
001	1468	02/09/26	V00015	TAMPA ELECTRIC	012926-221008717698	12/23 - 01/23 - Electric	ELECTRIC	543007-53100	\$67.71
001	1469	02/12/26	V00060	ELI PREMIER SERVICES, LLC	INV0061	Feb 26 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57200	\$700.00
001	1470	02/13/26	V00053	COOPER POOLS INC.	1219	Feb 26 - Pool Rules Install	R&M-Pools	546074-57200	\$67.63
001	1471	02/13/26	V00068	KUTAK ROCK LLP	3689689	Through 12/23/25 - Legal Services	District Counsel	531146-51401	\$1,088.00
001	1471	02/13/26	V00068	KUTAK ROCK LLP	3689269	Through 11/24/25 - Legal Services	District Counsel	531146-51301	\$704.00
001	1472	02/19/26	V00014	INFRAMARK LLC	171461	JAN 26 - Amenity Light Bulbs & POSTAGE	02/17 - Amenity Light Bulbs	546176-57200	\$29.92
001	1472	02/19/26	V00014	INFRAMARK LLC	171461	JAN 26 - Amenity Light Bulbs & POSTAGE	02/17 - Postage	541024-51301	\$11.84
001	1473	02/19/26	V00045	STEADFAST MAINTENANCE	SA-20272	02/26 - Top Choice Application	Landscape Maintenance	546300-53908	\$950.00
001	1474	02/26/26	V00057	CENTRAL PEST CONTROL	161414	Feb 26 - Pest Control	Amenity Pest Control	534181-57200	\$67.00
001	1474	02/26/26	V00057	CENTRAL PEST CONTROL	161584	FEB 2026 - Gopher Treatment	Gopher Treatment	549001-57200	\$120.00
001	1475	02/26/26	V00060	ELI PREMIER SERVICES, LLC	INV0069	FEB 26 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57200	\$700.00
001	1476	02/26/26	V00068	KUTAK ROCK LLP	3702284	DISTRICT LEGAL COUNSEL THROUGH 01/28/26	DISTRICT LEGAL COUNSEL	531146-51301	\$601.94
001	1477	02/26/26	V00045	STEADFAST MAINTENANCE	SA-20393	FEB 26 - Top Choice Application	Landscape Maintenance	546300-53908	\$950.00
001	1478	02/27/26	V00033	REDWIRE LLC	634362	March 2026 - Access Control	Access Control	546998-57200	\$585.00
001	1479	02/27/26	V00045	STEADFAST MAINTENANCE	SA-20416	02/2026 - Irrigation Repair	Irrigation Repairs	546930-53908	\$100.50
001	300008	02/19/26	V00043	CHARTER COMMUNICATIONS	0162402020926-ACH	INTERNET/PHONE 02/09/26-03/08/26	INTERNET/PHONE SERVICES	541016-57200	\$120.04
Fund Total									\$36,153.88

Total Checks Paid	\$36,153.88
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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	2/19/2026	161414	\$67.00			Feb 26 - Pest Control
COOPER POOLS INC.	2/1/2026	2026-1127	\$1,990.00			Feb 26 - Pool Maintenance
ELI PREMIER SERVICES, LLC	2/20/2026	INV0069	\$700.00			FEB 26 - Janitorial Services
INFRAMARK LLC	2/1/2026	170664	\$1,000.00			Accounting Services - Feb 26
INFRAMARK LLC	2/1/2026	170664	\$458.33			Administrative Services - Feb 26
INFRAMARK LLC	2/1/2026	170664	\$416.67		\$1,875.00	Assessment Roll - Feb 26
REDWIRE LLC	2/25/2026	634362	\$585.00			Access Control
STEADFAST MAINTENANCE	2/1/2026	SA-19690	\$8,528.00			Feb 26 - Landscape Maintenance
STEADFAST MAINTENANCE	1/31/2026	SA-19689	\$5,250.00		\$13,778.00	Sept - Jan 26 - Phase 2 & 3 Maintenance
Monthly Contract Subtotal			\$18,995.00			
Variable Contract						
KUTAK ROCK LLP	1/29/2026	3689689	\$1,088.00			Through 12/23/25 - Legal Services
KUTAK ROCK LLP	1/27/2026	3689269	\$704.00			Through 11/24/25 - Legal Services
KUTAK ROCK LLP	2/23/2026	3702284	\$601.94		\$2,393.94	DISTRICT LEGAL COUNSEL
Variable Contract Subtotal			\$2,393.94			
Utilities						
CHARTER COMMUNICATIONS	2/9/2026	0162402020926-ACH	\$120.04			INTERNET/PHONE SERVICES
TAMPA ELECTRIC	1/29/2026	012926-211030340973	\$56.48			ELECTRIC
TAMPA ELECTRIC	1/29/2026	012926-211032797113	\$841.63			ELECTRIC
TAMPA ELECTRIC	1/29/2026	012926-221008717680	\$49.56			ELECTRIC
TAMPA ELECTRIC	1/29/2026	012926-221008701015	\$1,921.88			ELECTRIC
TAMPA ELECTRIC	1/29/2026	012926-221009022809	\$979.58			ELECTRIC
TAMPA ELECTRIC	1/29/2026	012926-211030874344	\$35.90			ELECTRIC
TAMPA ELECTRIC	1/30/2026	013026-211034931876	\$28.10			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	1/29/2026	012926-221008717698	\$67.71		\$3,980.84	ELECTRIC
Utilities Subtotal			\$4,100.88			
Regular Services						
INFRAMARK LLC	2/17/2026	171461	\$11.84			02/17 - Postage
Regular Services Subtotal			\$11.84			
Additional Services						
CENTRAL PEST CONTROL	2/23/2026	161584	\$120.00			Gopher Treatment
COOPER POOLS INC.	2/4/2026	1219	\$67.63			Feb 26 - Pool Rules Install
INFRAMARK LLC	2/17/2026	171461	\$29.92			02/17 - Amenity Light Bulbs
STEADFAST MAINTENANCE	10/31/2025	SA-16785	\$6,000.00			Oct 25 - Community Mulch Application
STEADFAST MAINTENANCE	2/18/2026	SA-20272	\$950.00			02/26 - Top Choice Application
STEADFAST MAINTENANCE	2/24/2026	SA-20393	\$950.00			FEB 26 - Top Choice Application
STEADFAST MAINTENANCE	2/24/2026	SA-20416	\$100.50		\$8,000.50	Irrigation Repairs
Additional Services Subtotal			\$8,218.05			
Miscellaneous						
INFRAMARK LLC	2/1/2026	170664	\$416.67			Dissemination Services - Feb 26
Miscellaneous Subtotal			\$416.67			
TOTAL			\$34,136.38			



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
161414 17141

INVOICE DATE
02/19/2026

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

ĒLI PREMIER SERVICES LLC

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

INVOICE
INV0069

DATE
02/20/2026

DUE DATE
03/01/2026

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

February cleaning services

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



redwire

FEID #27-1194163

Remittance Address:

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

<h1>Invoice</h1>	
Invoice Number 634362	Date 2/25/2026
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

0000000000000000000032221600006343628000005850006

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

Customer Number	PO Number	Invoice Date	Terms
W4C5596		2/25/2026	Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD Clubhouse - 38459 Barrel Dr., Dade City, FL			
CS Access Control Management and Maintenance 03/01/2026 - 03/31/2026	1.00	\$100.00	\$100.00
CCTV Maintenance 03/01/2026 - 03/31/2026	1.00	\$85.00	\$85.00
Video Verification Monitoring 03/01/2026 - 03/31/2026	1.00	\$400.00	\$400.00
Subtotal:			\$585.00
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
2/25/2026	634362	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 #
1/31/2026	SA-19689

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
					SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
5	Phase 2 Landscape Maintenance addendum amount (Sept 2025 - Jan 2026) As per verbal contract with Bryan Radcliff		735.00		3,675.00
5	Phase 3 Landscape Maintenance addendum amount (Sept 2025 - Jan 2026) As per verbal contract with Bryan Radcliff		315.00		1,575.00

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	\$5,250.00
Payments/Credits	\$0.00
Balance Due	\$5,250.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3689689

Client Matter No. 65423-1

Notification Email: eftgroup@kutakrock.com

Hilltop Point CDD (JE)

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Invoice No. 3689689

65423-1

Re: General Counsel

For Professional Legal Services Rendered

12/01/25	K. Ibarra	0.10	22.00	Prepare general election resolution
12/02/25	K. Ibarra	0.10	22.00	Attend conference call regarding upcoming elections
12/18/25	J. Earlywine	0.80	288.00	Prepare for, travel to and from, and attend Board meeting; follow-up
12/18/25	P. O'Bryant	1.40	476.00	Review background documents and correspondence; draft letter regarding swale issue
12/22/25	P. O'Bryant	0.40	136.00	Revise and finalize letter regarding swale issue
12/23/25	J. Earlywine	0.40	144.00	Review and revise letter to adjacent property owner relating to drainage claim; follow-up email
TOTAL HOURS		3.20		

KUTAK ROCK LLP

Hilltop Point CDD (JE)

January 29, 2026

Client Matter No. 65423-1

Invoice No. 3689689

Page 2

TOTAL FOR SERVICES RENDERED \$1,088.00

TOTAL CURRENT AMOUNT DUE \$1,088.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 27, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3689269

Client Matter No. 65423-1

Notification Email: eftgroup@kutakrock.com

Hilltop Point CDD (JE)

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Invoice No. 3689269

65423-1

Re: General Counsel

For Professional Legal Services Rendered

11/21/25	J. Earlywine	0.90	324.00	Confer with Board Supervisor regarding roadway item; email District Manager regarding response; analyze swale issue correspondence and property records; email regarding same
11/24/25	J. Brown	0.50	200.00	Prepare for and attend conference with team regarding swale and drainage issue
11/24/25	J. Earlywine	0.50	180.00	Conference call regarding swale and traffic items

TOTAL HOURS 1.90

TOTAL FOR SERVICES RENDERED \$704.00

TOTAL CURRENT AMOUNT DUE \$704.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 23, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3702284

Client Matter No. 65423-1

Notification Email: eftgroup@kutakrock.com

Hilltop Point CDD

C/O Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Invoice No. 3702284

65423-1

Re: General Counsel

For Professional Legal Services Rendered

12/22/25	J. Brown	0.30	120.00	Review letter concerning drainage issue; revise and provide comments on same
12/23/25	J. Brown	0.20	80.00	Review and follow-up concerning drainage allegation and letter
01/06/26	J. Earlywine	0.30	112.50	Conference call with prior legal counsel regarding open items; follow-up
01/06/26	K. Ibarra	0.10	22.50	Review notice of meeting location change
01/07/26	P. O'Bryant	0.20	69.00	Finalize and send correspondence
01/28/26	J. Earlywine	0.50	187.50	Prepare for and attend Board meeting; follow-up
TOTAL HOURS		1.60		

KUTAK ROCK LLP

Hilltop Point CDD

February 23, 2026

Client Matter No. 65423-1

Invoice No. 3702284

Page 2

TOTAL FOR SERVICES RENDERED \$591.50

DISBURSEMENTS

Freight and Postage 10.44

TOTAL DISBURSEMENTS 10.44

TOTAL CURRENT AMOUNT DUE \$601.94

February 9, 2026
 Invoice Number: 0162402020926
 Account Number: 8337 13 002 0162402
 Security Code: 2005
 Service At: 38427 GARRON PL
 SB
 DADE CITY FL 33525-5712

Auto Pay Notice

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 Or, call us at 855-252-0675

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Summary *Service from 02/09/26 through 03/08/26 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	5.00
Taxes, Fees and Charges	5.06
Current Charges	\$120.04
<i>YOUR AUTO PAY WILL BE PROCESSED 02/26/26</i>	
Total Due by Auto Pay	\$120.04



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 02102026 NNNNNNNN 01 000984 0004

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

February 9, 2026
HILLTOP POINT CDD
 Invoice Number: 0162402020926
 Account Number: 8337 13 002 0162402
 Service At: 38427 GARRON PL
 SB
 DADE CITY FL 33525-5712

Total Due by Auto Pay \$120.04



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186





Invoice Number: 0162402020926
 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 02102026 NNNNNNNN 01 000984 0004

Charge Details

Previous Balance		109.98
EFT Payment	01/26	-109.98
Remaining Balance		\$0.00

Payments received after 02/09/26 will appear on your next bill.

Service from 02/09/26 through 03/08/26

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	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.37
Federal Universal Service Fund	1.51
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.14
Taxes, Fees and Charges Total	\$5.06

Current Charges \$120.04

Total Due by Auto Pay \$120.04

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.

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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.

Continued on the next page....

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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: January 29, 2026

Amount Due:	\$56.48
Due Date:	February 19, 2026
Account #:	211030340973

Account Summary

Current Service Period: December 23, 2025 - January 23, 2026	
Previous Amount Due	\$52.20
Payment(s) Received Since Last Statement	-\$52.20
Current Month's Charges	\$56.48
Amount Due by February 19, 2026	\$56.48

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 **84.85% 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.

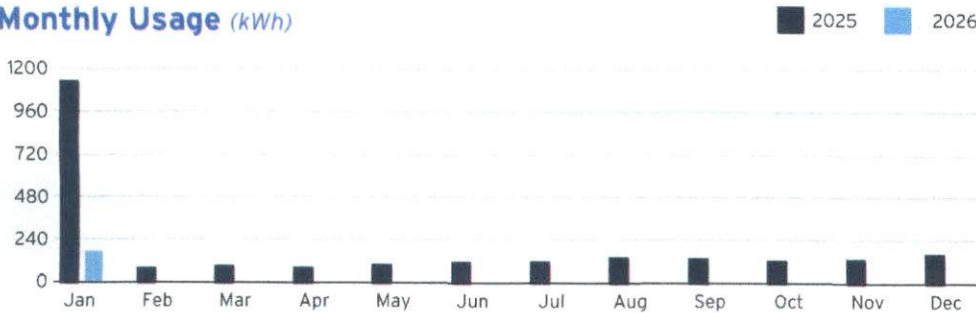
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00006276-0013725-Page 5 of 6

Monthly Usage (kWh)



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Account #: 211030340973
Due Date: February 19, 2026

Amount Due:	\$56.48
Payment Amount: \$	_____

629162355857



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.

6291623558572110303409730000000056483



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

Account #: 211030340973
 Statement Date: January 29, 2026
 Charges Due: February 19, 2026

Meter Read

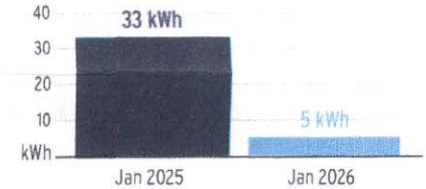
Service Period: Dec 23, 2025 - Jan 23, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000776314	01/23/2026	3,066	2,900		166 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	166 kWh @ \$0.09202/kWh	\$15.28
Fuel Charge	166 kWh @ \$0.03516/kWh	\$5.84
Storm Protection Charge	166 kWh @ \$0.00568/kWh	\$0.94
Clean Energy Transition Mechanism	166 kWh @ \$0.00418/kWh	\$0.69
Storm Surcharge	166 kWh @ \$0.02121/kWh	\$3.52
Florida Gross Receipt Tax		\$1.22
Electric Service Cost		\$48.61
Franchise Fee		\$3.18
Municipal Public Service Tax		\$4.69
Total Electric Cost, Local Fees and Taxes		\$56.48

Total CURRENT Month's Charges \$56.48

00006276-0013725-Page 6 of 6

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

Ways To Pay Your Bill

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- Mail A Check**
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 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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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
 HILLTOP POINT COMMUNITY DEVELOPMENT
 38427 GARRON PL, AMENITY
 DADE CITY, FL 33525

Statement Date: January 29, 2026

Amount Due: \$841.63

Due Date: February 19, 2026

Account #: 211032797113

Account Summary

Current Service Period: December 23, 2025 - January 23, 2026	
Previous Amount Due	\$806.17
Payment(s) Received Since Last Statement	-\$806.17
Miscellaneous Credits	-\$19.36
Credit balance after payments and credits	-\$19.36
Current Month's Charges	\$860.99
Amount Due by February 19, 2026	\$841.63

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 **13.01% higher** than the same period last year.
- Your average daily kWh used was **2.21% higher** than it was in your previous period.



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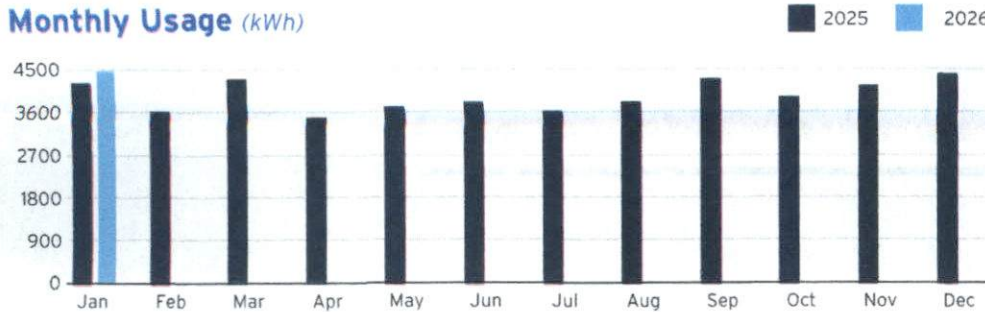
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00006276-0013724-Page 3 of 6

Monthly Usage (kWh)



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



Account #: 211032797113

Due Date: February 19, 2026

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

Amount Due: \$841.63

Payment Amount: \$ _____

626693237404



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.

626693237404211032797113000000841636



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

Account #: 211032797113
Statement Date: January 29, 2026
Charges Due: February 19, 2026

Meter Read

Meter Location: AMENITY

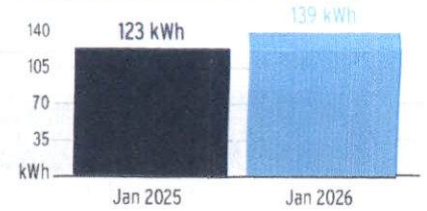
Service Period: Dec 23, 2025 - Jan 23, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000922033	01/23/2026	79,164	74,703		4,461 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	4,461 kWh @ \$0.09202/kWh	\$410.50
Fuel Charge	4,461 kWh @ \$0.03516/kWh	\$156.85
Storm Protection Charge	4,461 kWh @ \$0.00568/kWh	\$25.34
Clean Energy Transition Mechanism	4,461 kWh @ \$0.00418/kWh	\$18.65
Storm Surcharge	4,461 kWh @ \$0.02121/kWh	\$94.62
Florida Gross Receipt Tax		\$18.64
Electric Service Cost		\$745.72
Franchise Fee		\$48.84
Municipal Public Service Tax		\$66.43
Total Electric Cost, Local Fees and Taxes		\$860.99

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$860.99



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$19.36
Total Current Month's Credits	-\$19.36

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Ways To Pay Your Bill



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



Phone

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

Statement Date: January 29, 2026

Amount Due: \$47.88

Due Date: February 19, 2026

Account #: 221008717680

Account Summary

Current Service Period: December 23, 2025 - January 23, 2026	
Previous Amount Due	\$49.35
Payment(s) Received Since Last Statement	-\$49.35
Miscellaneous Credits	-\$1.68
Credit balance after payments and credits	-\$1.68
Current Month's Charges	\$49.56
Amount Due by February 19, 2026	\$47.88

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.

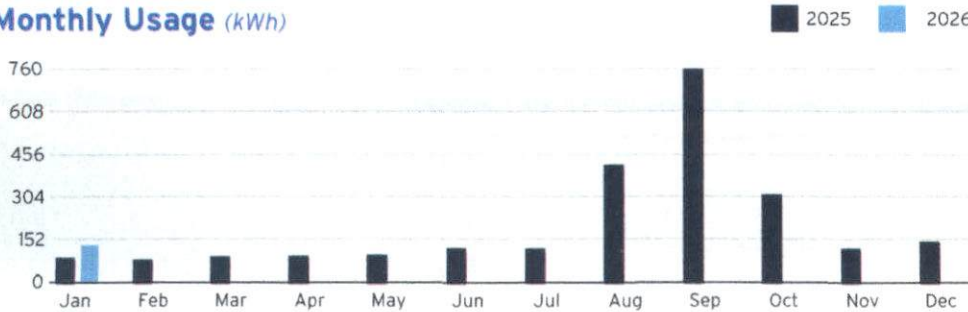


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Monthly Usage (kWh)



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FEB 04 2026

Account #: 221008717680
 Due Date: February 19, 2026

Amount Due: \$47.88

Payment Amount: \$ _____

676075696131

00006275 FTECO101292623063810 00000 02 01000000 13275 004
 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.

6760756961312210087176800000000047882





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

Account #: 221008717680
Statement Date: January 29, 2026
Charges Due: February 19, 2026

Meter Read

Service Period: Dec 23, 2025 - Jan 23, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	01/23/2026	2,964		2,835		129 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	129 kWh @ \$0.09202/kWh	\$11.87
Fuel Charge	129 kWh @ \$0.03516/kWh	\$4.54
Storm Protection Charge	129 kWh @ \$0.00568/kWh	\$0.73
Clean Energy Transition Mechanism	129 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	129 kWh @ \$0.02121/kWh	\$2.74
Florida Gross Receipt Tax		\$1.07
Electric Service Cost		\$42.61
Franchise Fee		\$2.79
Municipal Public Service Tax		\$4.16
Total Electric Cost, Local Fees and Taxes		\$49.56

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$49.56

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.68
Total Current Month's Credits	-\$1.68

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

Ways To Pay Your Bill

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Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
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- Mail A Check**
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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

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

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

Statement Date: January 29, 2026

Amount Due: \$1,921.88


Due Date: February 19, 2026

Account #: 221008701015

Account Summary

Current Service Period: December 23, 2025 - January 23, 2026	
Previous Amount Due	\$1,921.15
Payment(s) Received Since Last Statement	-\$1,921.15
Current Month's Charges	\$1,921.88
Amount Due by February 19, 2026	\$1,921.88

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



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2026
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Account #: 221008701015
Due Date: February 19, 2026

Amount Due: \$1,921.88

Payment Amount: \$ _____

676075696130



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.

6760756961302210087010150000001921886



Service For:
 38375 CLINTON AVE
 DADE CITY, FL 33525

Account #: 221008701015
Statement Date: January 29, 2026
Charges Due: February 19, 2026

Service Period: Dec 23, 2025 - Jan 23, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	704 kWh @ \$0.03411/kWh	\$24.01
Fixture & Maintenance Charge	44 Fixtures	\$412.72
Lighting Pole / Wire	44 Poles	\$1446.28
Lighting Fuel Charge	704 kWh @ \$0.03452/kWh	\$24.30
Storm Protection Charge	704 kWh @ \$0.00574/kWh	\$4.04
Clean Energy Transition Mechanism	704 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	704 kWh @ \$0.01230/kWh	\$8.66
Florida Gross Receipt Tax		\$1.57
Lighting Charges		\$1,921.88

Total Current Month's Charges \$1,921.88

00006275-0013720-Page 4 of 8

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

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

Statement Date: January 29, 2026

Amount Due: \$979.58

Due Date: February 19, 2026

Account #: 221009022809

Account Summary

Current Service Period: December 23, 2025 - January 23, 2026

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

Current Month's Charges \$979.58

Amount Due by February 19, 2026 \$979.58

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



Scan here to view your account online.



New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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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 #: 221009022809

Due Date: February 19, 2026

Amount Due: \$979.58

Payment Amount: \$ _____

603236509804



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.

603236509804221009022809000000979587

0000275-0013721-Page 5 of 8



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: January 29, 2026
Charges Due: February 19, 2026

Service Period: Dec 23, 2025 - Jan 23, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	336 kWh @ \$0.03411/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03452/kWh	\$11.60
Storm Protection Charge	336 kWh @ \$0.00574/kWh	\$1.93
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh	\$4.13
Florida Gross Receipt Tax		\$0.75
Franchise Fee		\$60.08
Municipal Public Service Tax		\$2.24
Lighting Charges		\$979.58

Total Current Month's Charges **\$979.58**

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

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

Statement Date: January 29, 2026

Amount Due: \$35.90

Due Date: February 19, 2026

Account #: 211030874344

Account Summary

Current Service Period: December 23, 2025 - January 23, 2026	
Previous Amount Due	\$36.60
Payment(s) Received Since Last Statement	-\$36.60
Miscellaneous Credits	-\$1.30
Credit balance after payments and credits	-\$1.30
Current Month's Charges	\$37.20
Amount Due by February 19, 2026 \$35.90	

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.



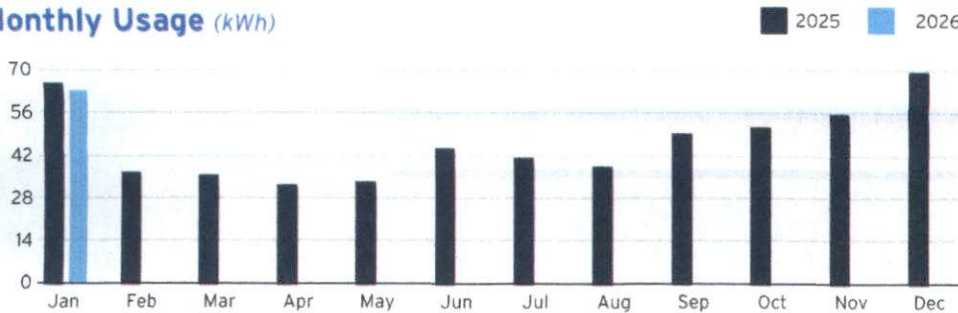
Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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.

FEB 04 2026

Account #: 211030874344

Due Date: February 19, 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: \$35.90

Payment Amount: \$ _____

668668308270

00006276 FTECO101292623063810 00000 02 01000000 13276 003
 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.

6686683082702110308743440000000035909

00006276-0013723-Page 1 of 6





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

Account #: 211030874344
Statement Date: January 29, 2026
Charges Due: February 19, 2026

Meter Read

Meter Location: ENTRY

Service Period: Dec 23, 2025 - Jan 23, 2026

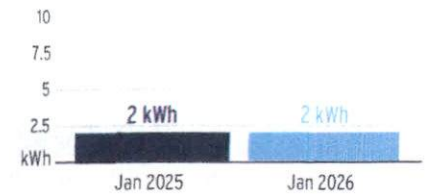
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000900389	01/23/2026	951	888	63 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	63 kWh @ \$0.09202/kWh	\$5.80
Fuel Charge	63 kWh @ \$0.03516/kWh	\$2.22
Storm Protection Charge	63 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$31.90
Franchise Fee		\$2.09
Municipal Public Service Tax		\$3.21
Total Electric Cost, Local Fees and Taxes		\$37.20

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$37.20

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.30
Total Current Month's Credits	-\$1.30

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

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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

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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
 38561 TOBIANO LOOP, LFT STNT
 DADE CITY, FL 33525

Statement Date: January 30, 2026

Amount Due: \$28.10

Due Date: February 20, 2026
 Account #: 211034931876

Account Summary

Current Service Period: December 24, 2025 - January 26, 2026	
Previous Amount Due	\$25.32
Payment(s) Received Since Last Statement	-\$25.32
Current Month's Charges	\$28.10
Amount Due by February 20, 2026	\$28.10

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.



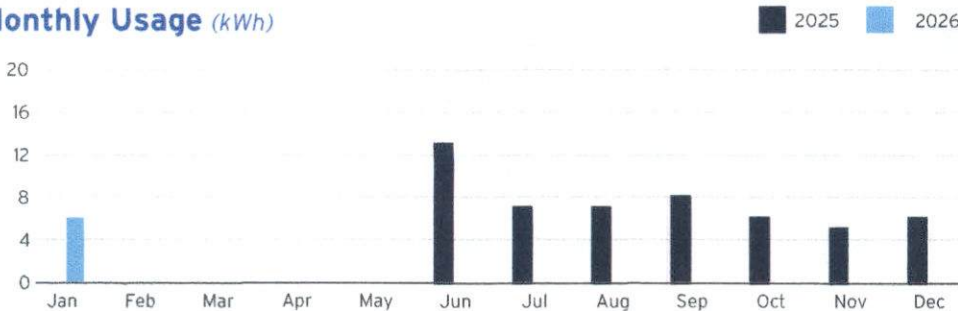
Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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Monthly Usage (kWh)



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

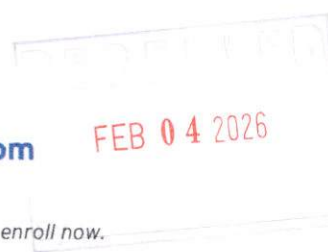
Account #: 211034931876
 Due Date: February 20, 2026



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: \$28.10

Payment Amount: \$ _____

687186752642

00003586 FTECO101302622550210 00000 02 01000000 10738 001

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.

6871867526422110349318760000000028107





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

Account #: 211034931876
Statement Date: January 30, 2026
Charges Due: February 20, 2026

Meter Read

Service Period: Dec 24, 2025 - Jan 26, 2026

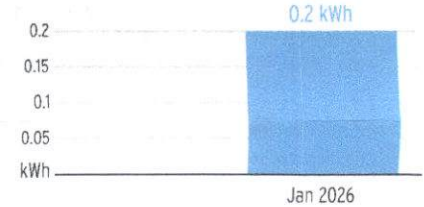
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000945878	01/26/2026	128	122	6 kWh	1	34 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	34 days @ \$0.66000	\$22.44
Energy Charge	6 kWh @ \$0.09202/kWh	\$0.55
Fuel Charge	6 kWh @ \$0.03516/kWh	\$0.21
Storm Protection Charge	6 kWh @ \$0.00568/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		\$0.60
Electric Service Cost		\$23.99
Franchise Fee		\$1.57
Municipal Public Service Tax		\$2.54
Total Electric Cost, Local Fees and Taxes		\$28.10

Avg kWh Used Per Day



Total Current Month's Charges \$28.10

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Contact Us

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863-299-0800 (Polk County)
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00003566-0007721-Page 2 of 2



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

Statement Date: January 29, 2026

Amount Due:	\$67.71
Due Date:	February 19, 2026
Account #:	221008717698


Account Summary

Current Service Period: December 23, 2025 - January 23, 2026	
Previous Amount Due	\$67.98
Payment(s) Received Since Last Statement	-\$67.98
Miscellaneous Credits	-\$1.90
Credit balance after payments and credits	-\$1.90
Current Month's Charges	\$69.61
Amount Due by February 19, 2026 \$67.71	

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 **82.05% lower** than the same period last year.
- Your average daily kWh used was **12.5% lower** than it was in your previous period.



Scan here to view your account online.



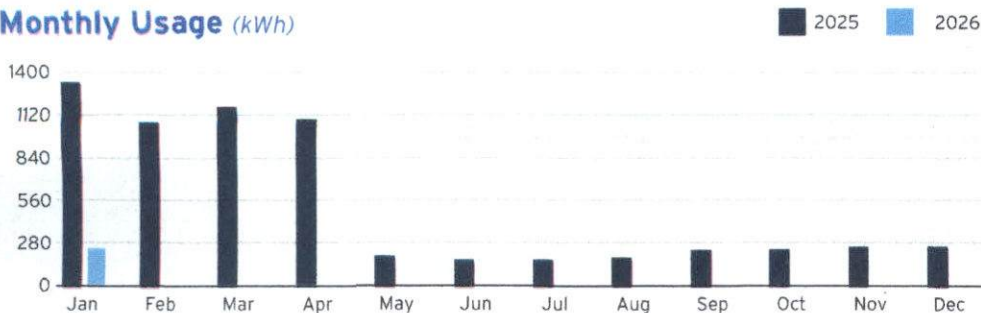
2025 **2026**
 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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Monthly Usage (kWh)



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 **Pay your bill online at TampaElectric.com**
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221008717698
Due Date: February 19, 2026

Amount Due:	\$67.71
Payment Amount: \$	_____

676075696132



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.

676075696132221008717698000000067716



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

Account #: 221008717698
Statement Date: January 29, 2026
Charges Due: February 19, 2026

Meter Read

Service Period: Dec 23, 2025 - Jan 23, 2026

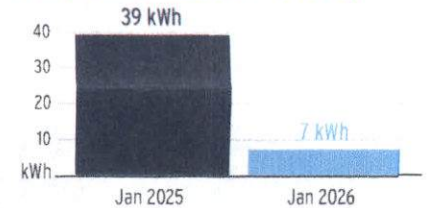
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000809854	01/23/2026	13,766	13,530	236 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	236 kWh @ \$0.09202/kWh	\$21.72
Fuel Charge	236 kWh @ \$0.03516/kWh	\$8.30
Storm Protection Charge	236 kWh @ \$0.00568/kWh	\$1.34
Clean Energy Transition Mechanism	236 kWh @ \$0.00418/kWh	\$0.99
Storm Surcharge	236 kWh @ \$0.02121/kWh	\$5.01
Florida Gross Receipt Tax		\$1.50
Electric Service Cost		\$59.98
Franchise Fee		\$3.93
Municipal Public Service Tax		\$5.70
Total Electric Cost, Local Fees and Taxes		\$69.61

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$69.61

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.90
Total Current Month's Credits	-\$1.90

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00006275-0013722-Page 8 of 8



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

171461

DATE

2/17/2026

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**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	16	Ea	0.74		11.84
Paul Young-12-30-25 LOWES #01854* : Light bulbs - change blown light on pool building: \$29.92	1	Ea	29.92		29.92
Subtotal					41.76

Subtotal	\$41.76
Tax	\$0.00
Total Due	\$41.76

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.



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
161584 17141

INVOICE DATE
02/23/2026

LICENSE
JB172341

DUE DATE (NET 0 TERMS)
Upon Receipt

AMOUNT DUE
\$120.00

Hilltop Point Poolhouse (Acct #: 17141)

ITEM	QUANTITY	PRICE	SUBTOTAL
Miscellaneous Service	1	\$120.00	\$120.00

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	\$120.00
Total Discounts	\$0.00
Taxes	\$0.00
Invoice Total	\$120.00
Amount Paid	\$0.00
Amount Due	\$120.00



Cooper Pools

844-766-5256

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1219

Invoice Date: 2/4/2026

Due Date: 2/4/2026

Bill To: Hilltop Point
Hilltop Point 38427 Garron Place
Dade City, FL 33525

LOCATION: 38427 Garron Place, Dade City

Item	Description	Qty	Rate	Amount
SIGN FLORIDA POOL RULES PER DOH	SIGN FLORIDA POOL RULES PER DOH	1.00	\$67.63	\$67.63

Subtotal: \$67.63

Tax: \$0.00

Total: \$67.63

Amount Due: \$67.63



INVOICE

DATE **DUE** **INVOICE #**
10/31/2025 11/30/2025 SA-16785

Steadfast Contractors Alliance, LLC
30435 Commerce Drive Unit 102 | San Antonio, FL 33576
844-347-0702 | ar@steadfastalliance.com

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.	Account #	Terms	Project
		Net 30	SM1194 Hilltop Point CDD

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	This proposal is for the annual mulch touch up throughout the community. Price includes materials and labor.			
	Pine Bark Mini Nugget Mulch - Per Cubic Yard	100.00	60.00	6,000.00

TOTAL	6,000.00
APPLIED PAYMENTS/CREDITS	0.00
BALANCE REMAINING	6,000.00



Steadfast Alliance

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

Invoice

Date	Invoice #
2/18/2026	SA-20272

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 (401) 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
1	This invoice is for Top Choice Pesticide Application at the main entrance and amenity center. Price includes materials and labor. Top Choice Application	950.00		950.00

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	\$950.00
Payments/Credits	\$0.00
Balance Due	\$950.00



Steadfast Alliance

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

Invoice

Date	Invoice #
2/24/2026	SA-20393

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	10962			Net 30	SM1194 Hilltop Point CDD

Quantity	Description	Rate	Serviced Date	Amount
1	This proposal is for Top Choice Pesticide Application at the main entrance and amenity center. Price includes materials and labor. Top Choice Application	950.00		950.00

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	\$950.00
Payments/Credits	\$0.00
Balance Due	\$950.00



Steadfast Alliance

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

Invoice

Date	Invoice #
2/24/2026	SA-20416

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
	10506			Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
1	Water Management Program- February Inspection During our monthly inspection, our tech found and fixed Zone 16 broken lateral line All repairs have been made		0.00	2/5/2026	0.00
1	Irrigation Parts 2-3/4 inch fittings 1-3/4 inch slip fix		15.50		15.50
1	Irrigation Labor		85.00		85.00

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

Total	\$100.50
Payments/Credits	\$0.00
Balance Due	\$100.50



Hilltop Point CDD

Field Inspection Report - March - Steadfast

Monday, March 9, 2026

Prepared For Board of Supervisors

12 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

Item 1 - Clinton Avenue Entrance

Assigned To: Steadfast

Main entrance is well maintained. Annuals have been pulled and bed prepared for the next rotation.



Item 2 - Entrance Landscape Beds

Assigned To: Steadfast

The landscape beds have been hard pruned and bushes are evenly trimmed throughout. Steadfast has removed all the 2x4 supports on all the Oak trees. Steadfast will remain monitoring these trees during the rainy season to ensure leaning does not reoccur.



Item 3 - Clinton Avenue Beds

Assigned To: Steadfast

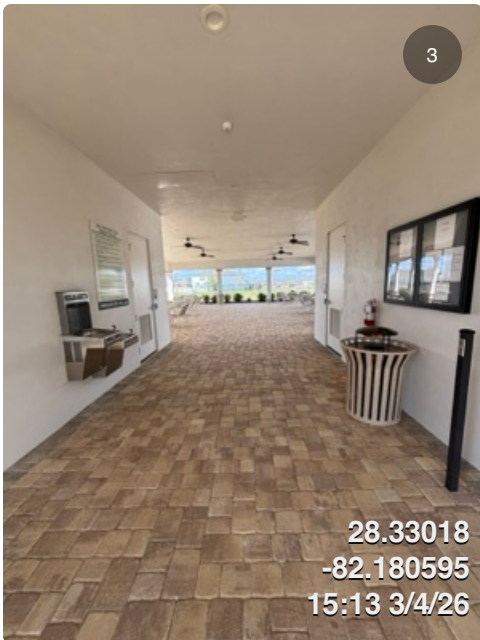
All sod not affected by the construction has been maintained behind the barrier fence.



Item 4 - Amenity Center

Assigned To: Steadfast / District

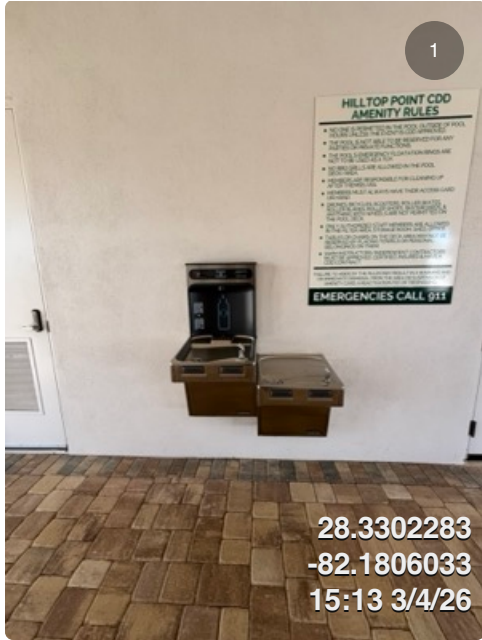
Landscape beds around entrance is scheduled for pruning on the next service visit. Mailboxes are intact, water fountains and bathrooms are operational.



Item 5 - Amenity Center

Assigned To: District manager

Upon entry all community signage and boards are legible and up to date. The ceiling fan has been scheduled for replacement.



Item 6 - Pool

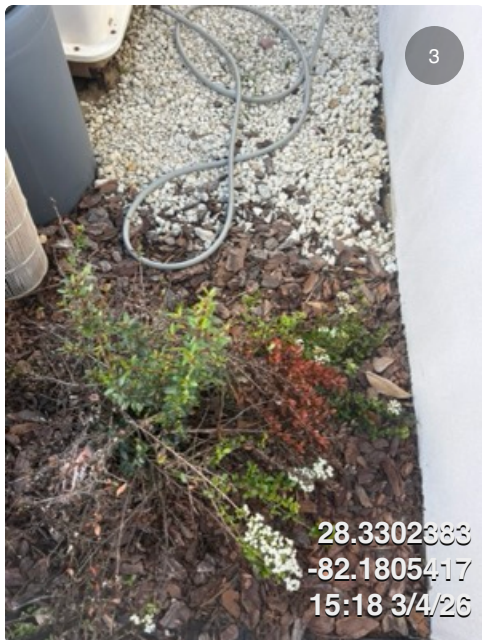
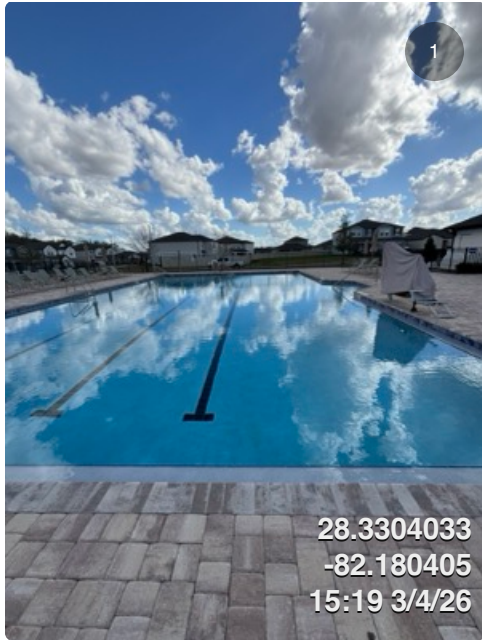
Assigned To: District Manager / Steadfast

Pool is clear and blue.

Pool rules are visible upon entry to pool area.

Steadfast will pull the struggling plants inside the pool pump cage.

All pool furniture is clean and organized.



Item 7 - Playground

Assigned To: Steadfast / District Manager

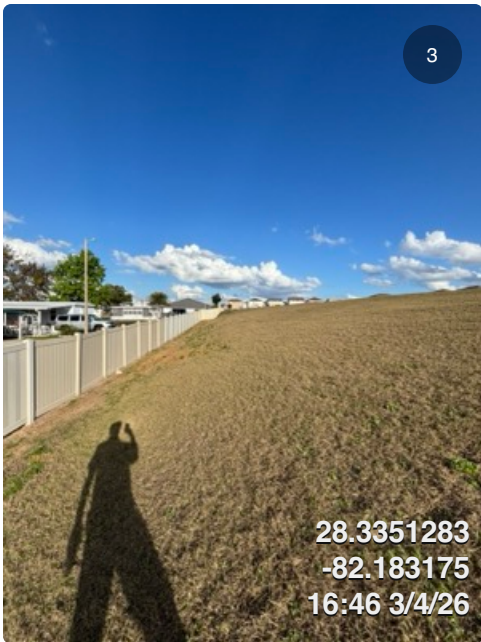
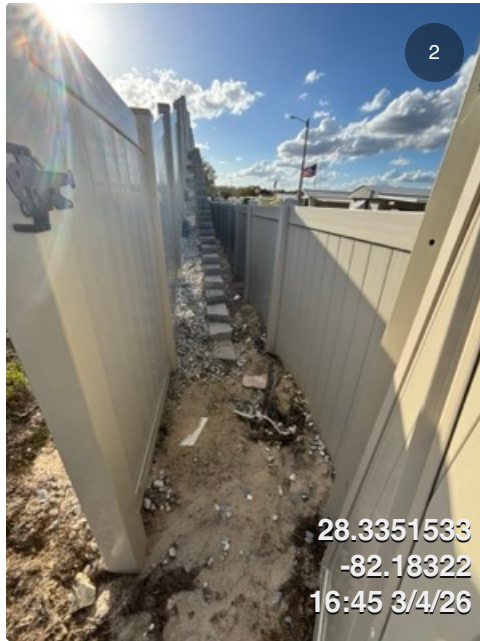
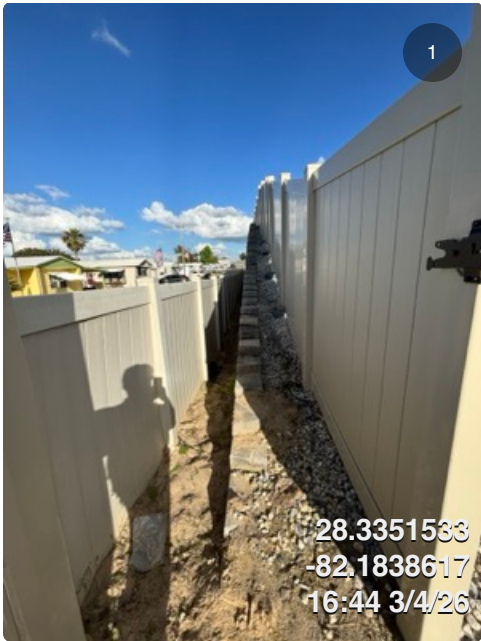
Playground rules are present upon entry. Playground equipment is intact and operational.



Item 8 - Barrier Wall

Assigned To: Steadfast

Steadfast has maintained the barrier wall and treated the weeds accordingly.



Item 9 - Palomino Drive

Assigned To: District Manager

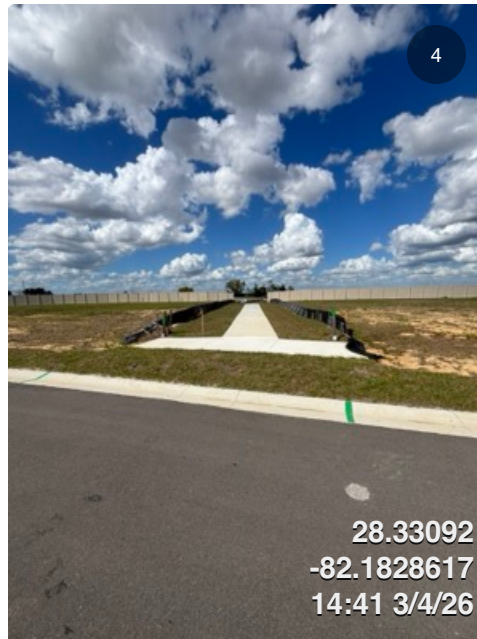
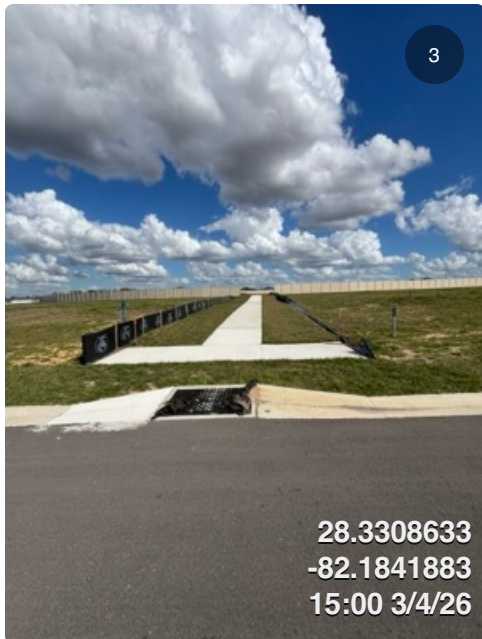
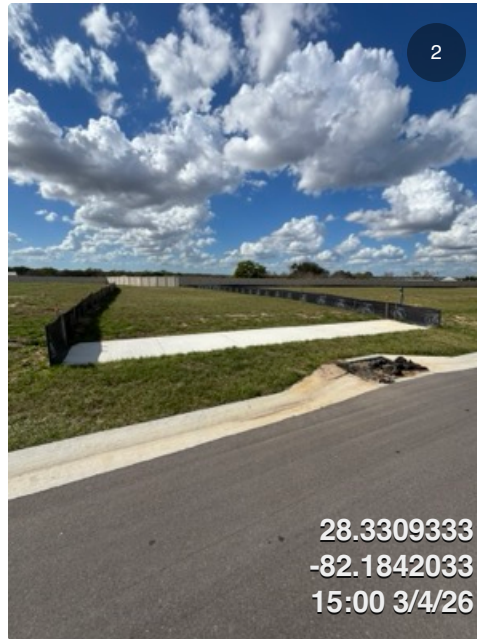
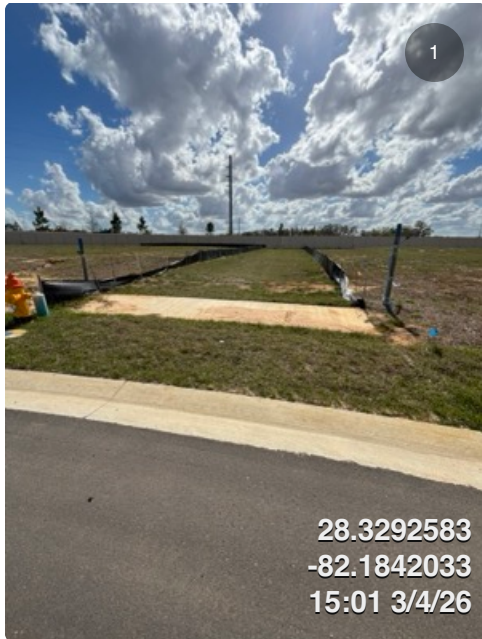
The rip rock previously reported has been reset. The base has been lowered to create a boarder to keep the rock in place during heavy waterflow.



Item 10 - Pedestrian Path

Assigned To: Steadfast

All pedestrian path sidewalks are well maintained.



Item 11 - Pindos Drive Mailbox / Barrel Pocket park

Assigned To: Steadfast

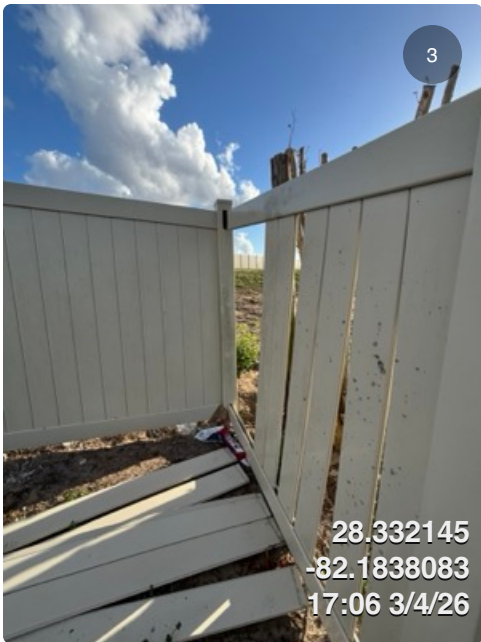
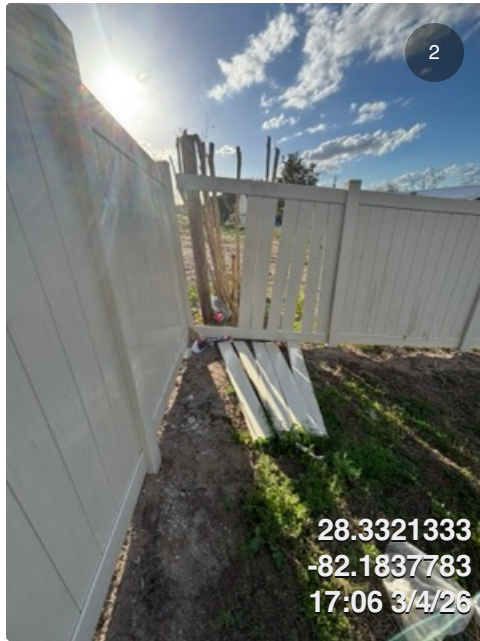
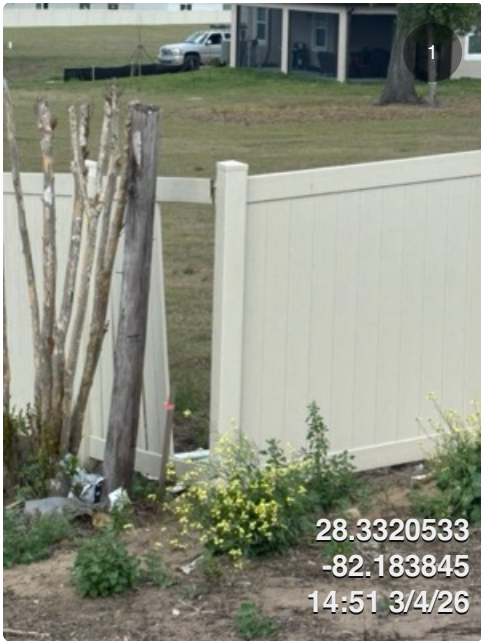
Pocket parks are well maintained, the mailbox kiosks are clean and intact.



Item 12 - Barrel Drive Fencing

Assigned To: District Manager / Inframark Maintnance

Fence panels have fallen out along perimeter boundary.





Hilltop Point CDD

CDD Sidewalk and ADA Ramp Report - March 2026

Wednesday, March 18, 2026

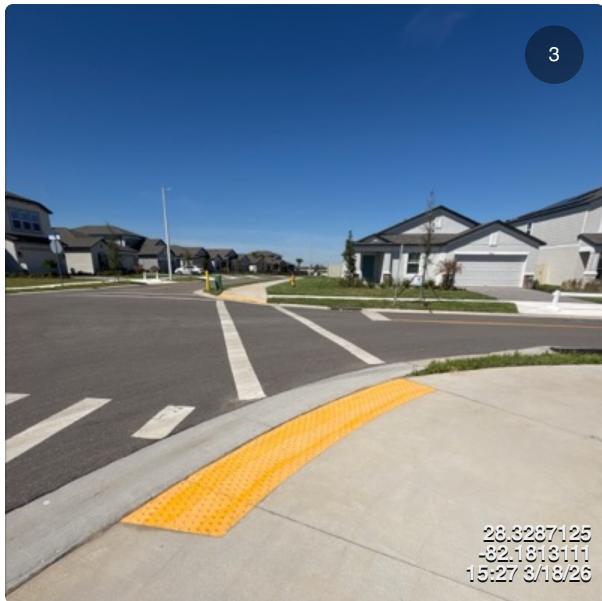
Prepared For Board of Supervisors

7 Items Identified

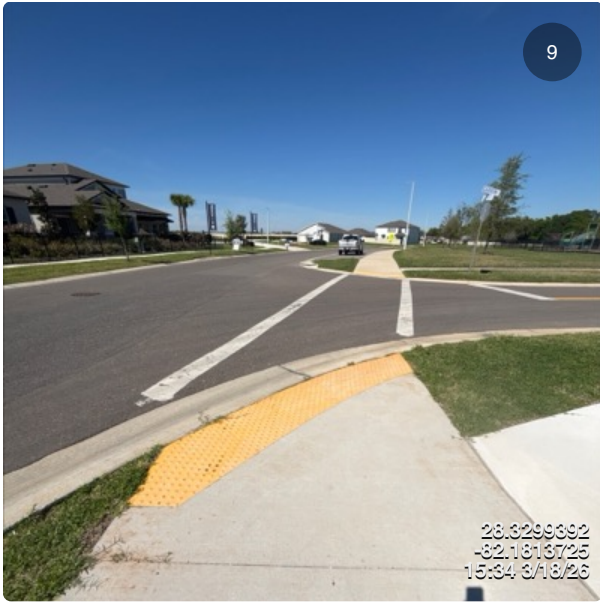
Paul Young

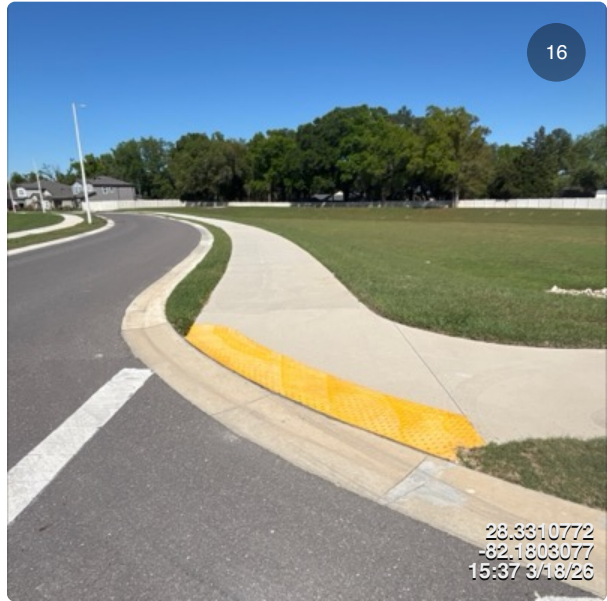
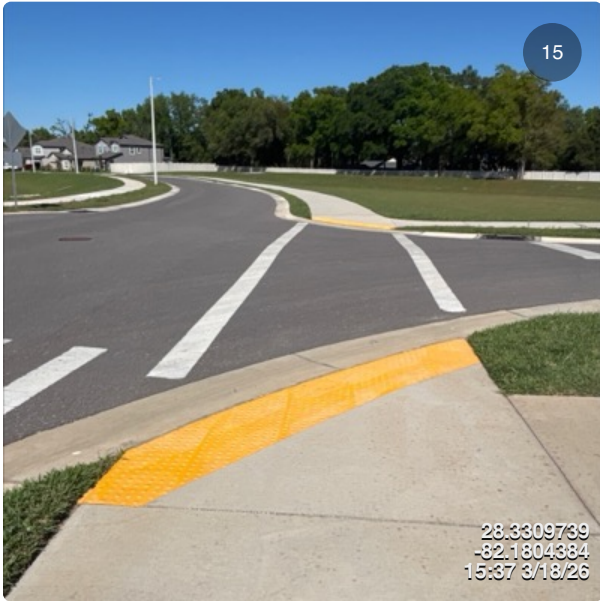
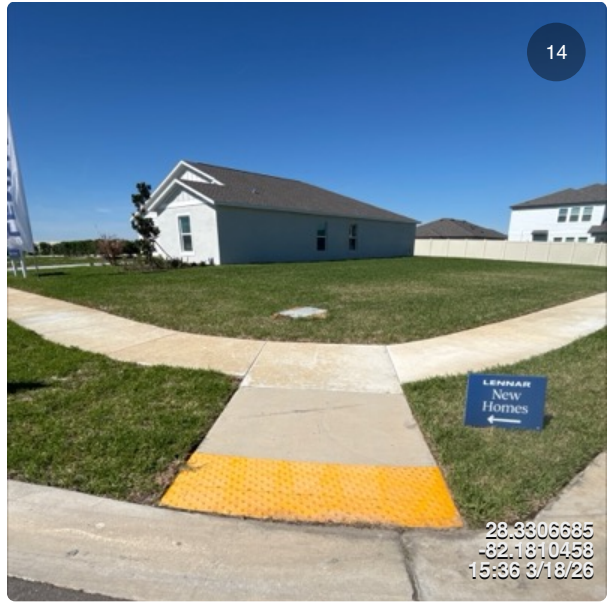
District Field Inspector

Item 1 - Hilltop Farms Drive
Assigned To: Board of Supervisors



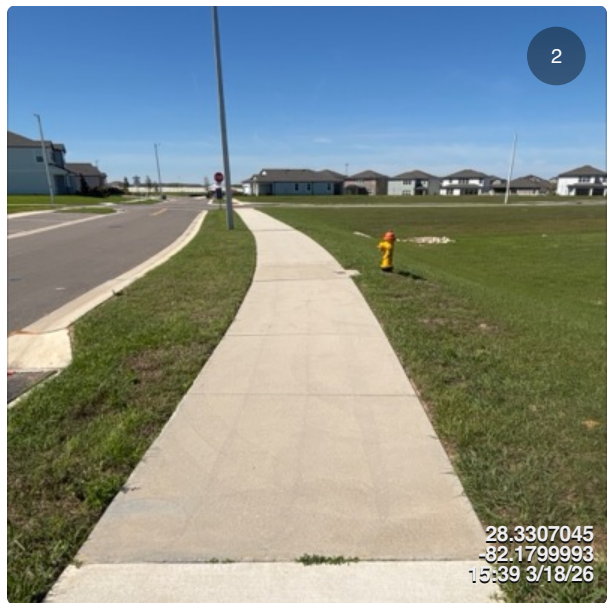


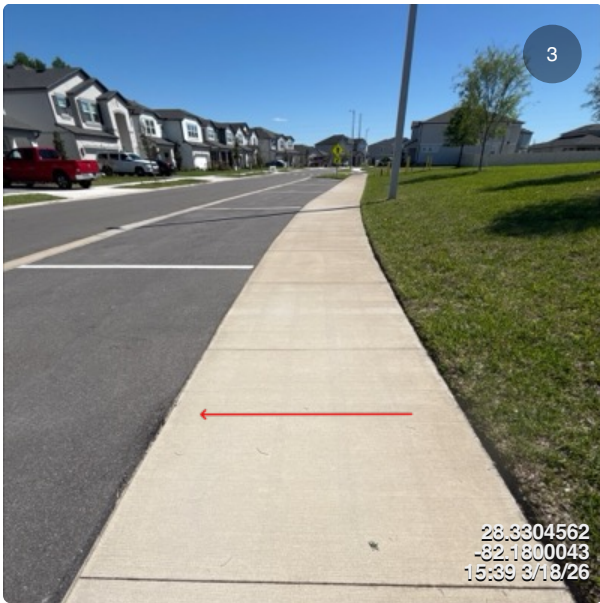


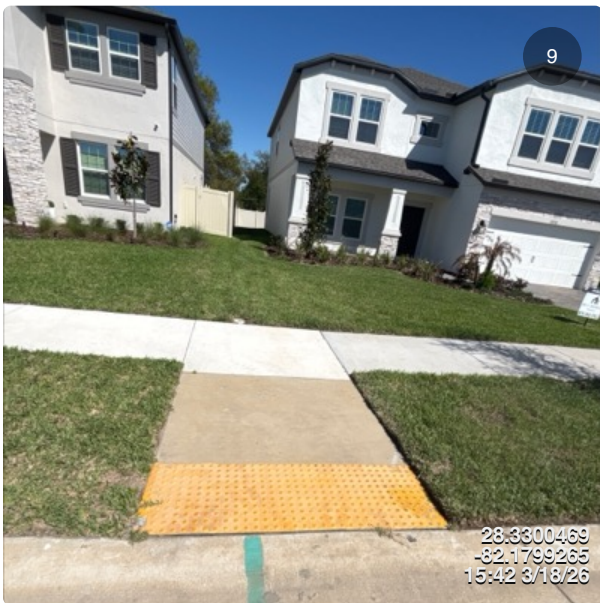
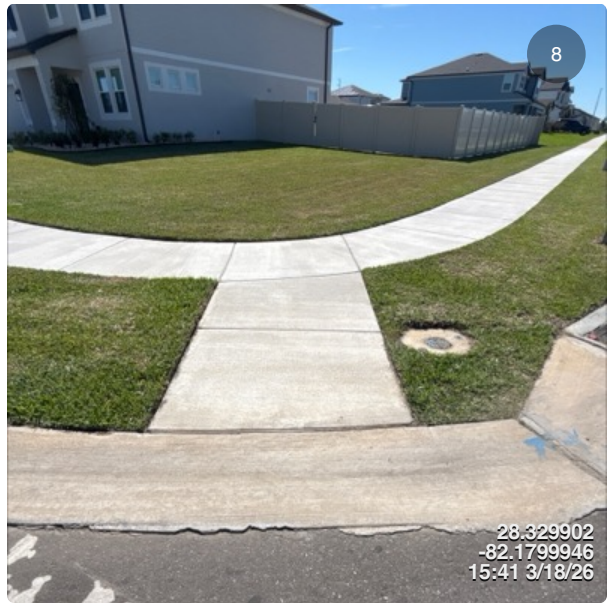


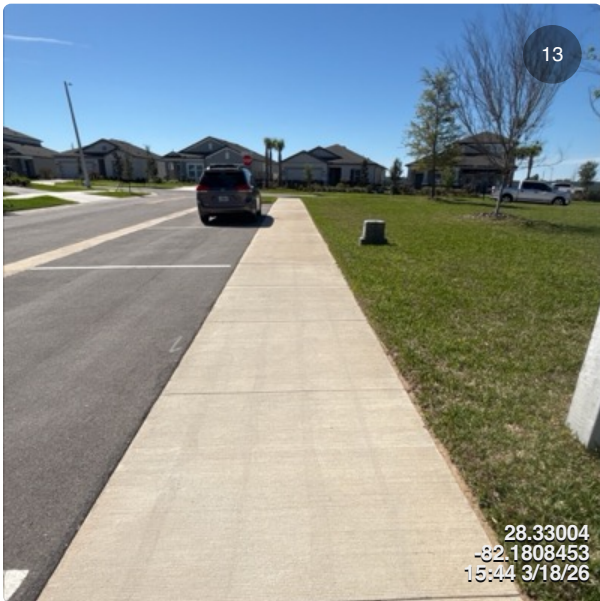
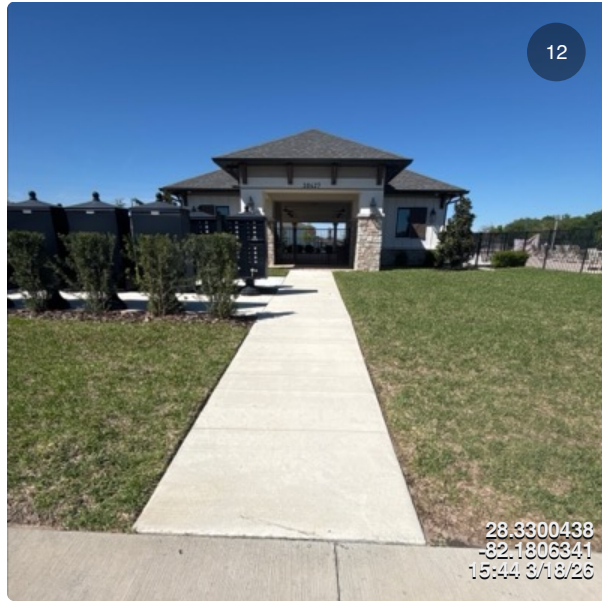


Item 2 - Tobiano Loop / Garron Place
Assigned To: Board of Supervisors

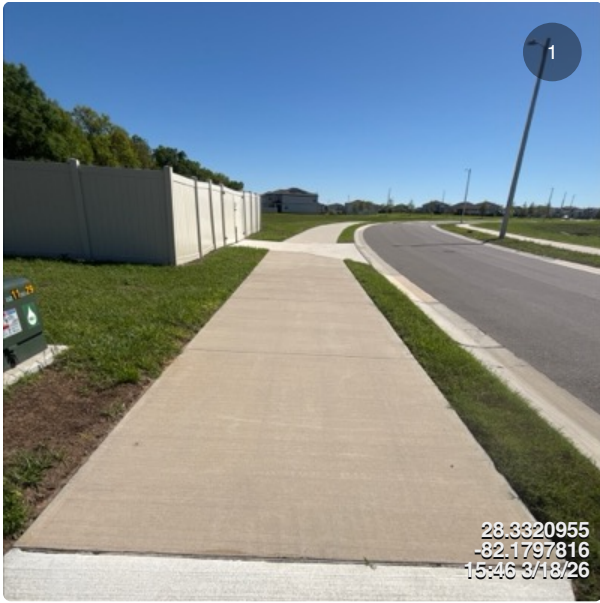


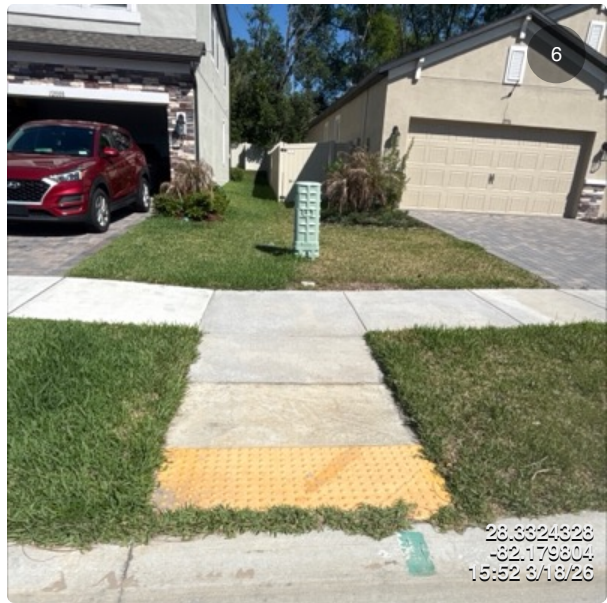


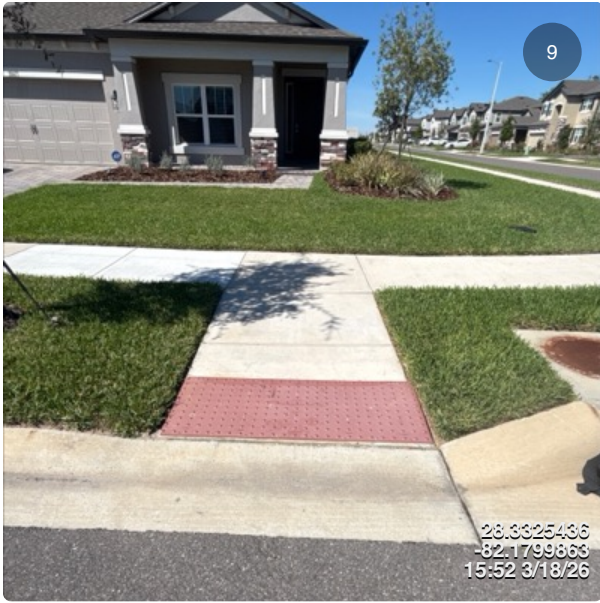




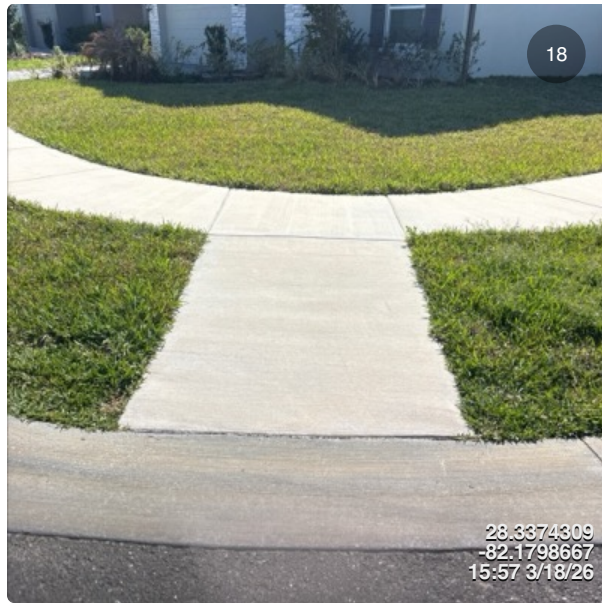
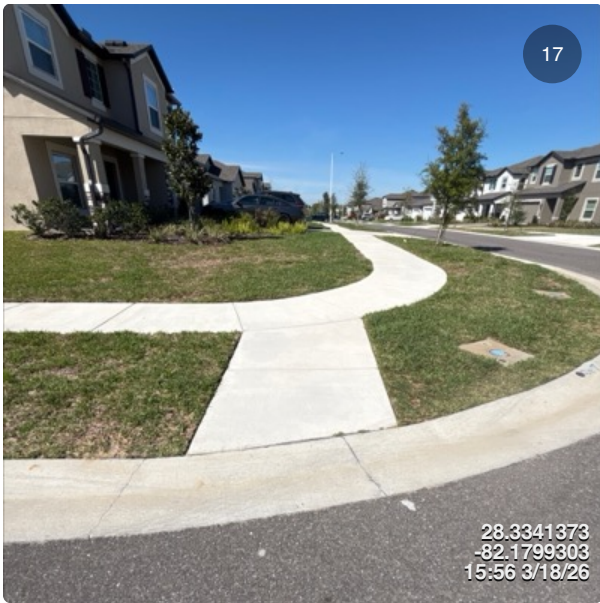
Item 3 - Hilltop Farms Drive
Assigned To: Board of Supervisors









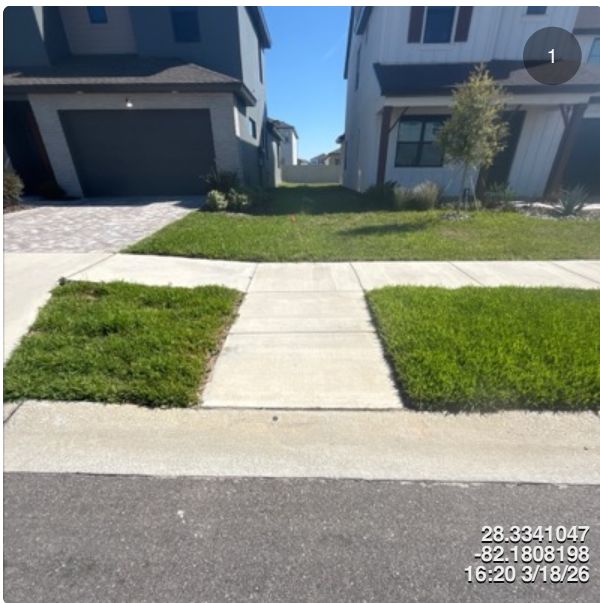


Item 4 - Stirrup Drive
Assigned To: Board of Supervisors

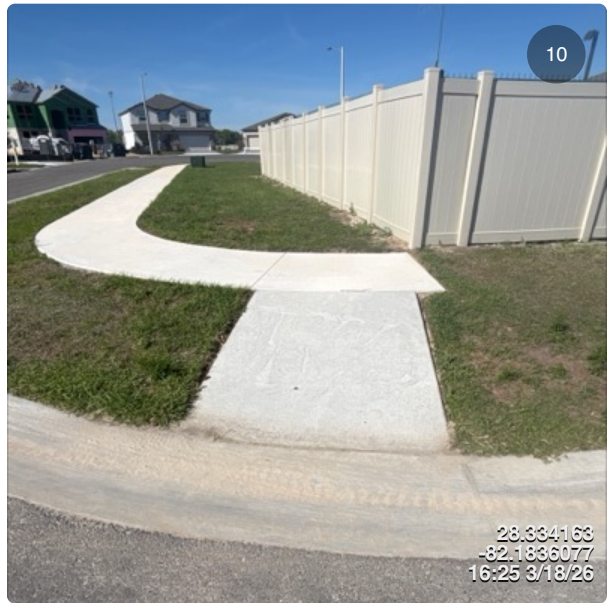
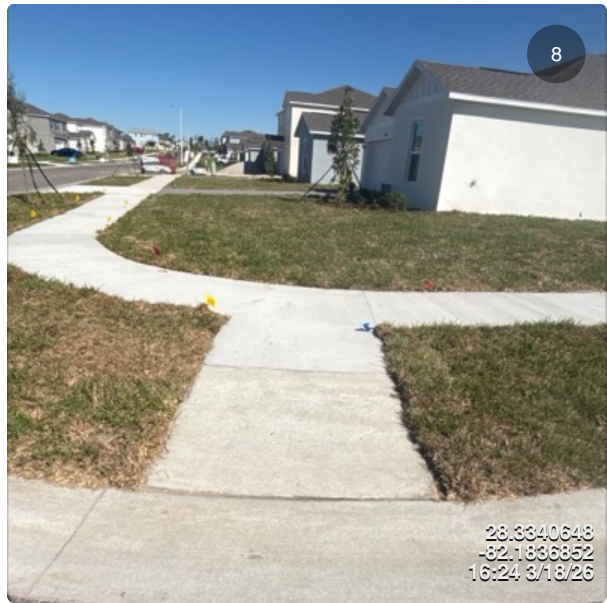




Item 5 - Palomino Drive
Assigned To: Board of Supervisors



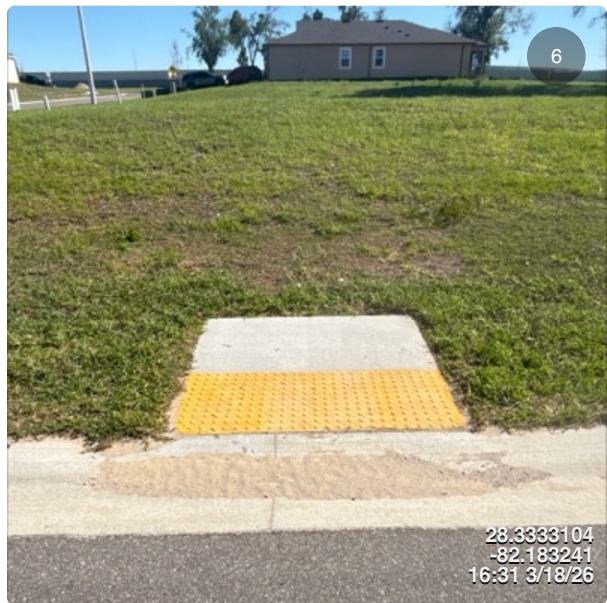
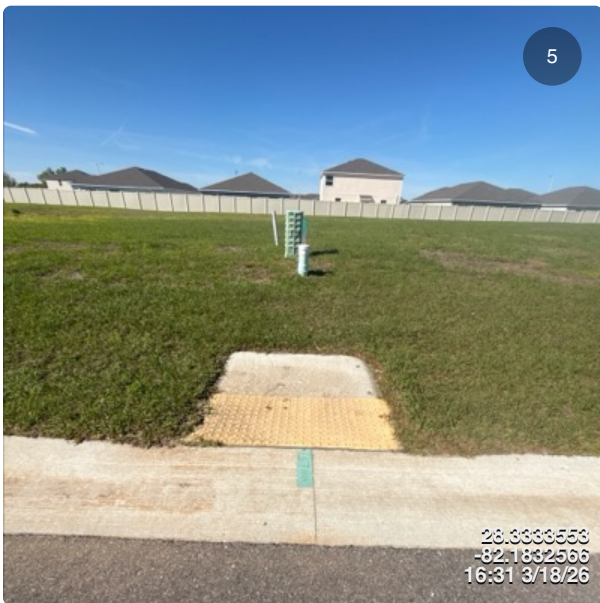
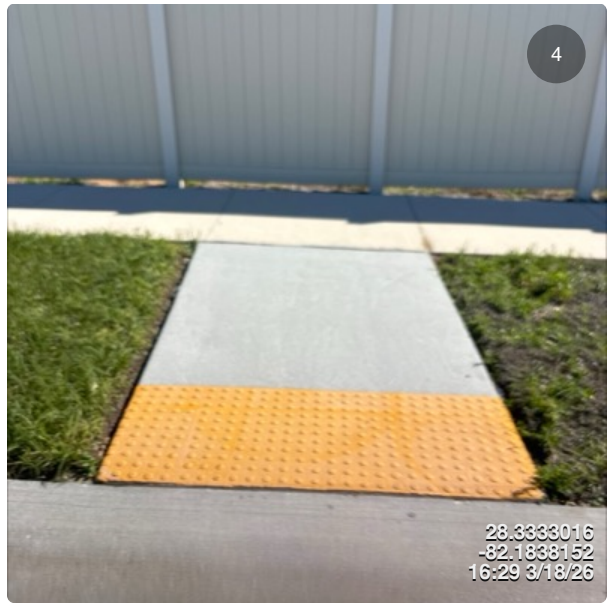


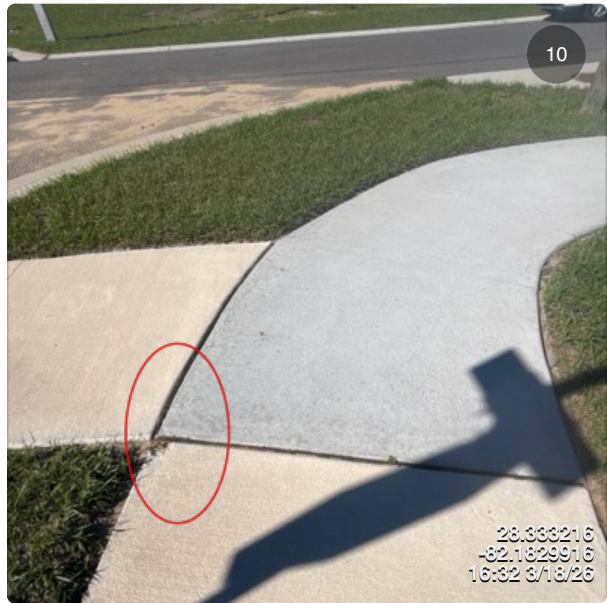
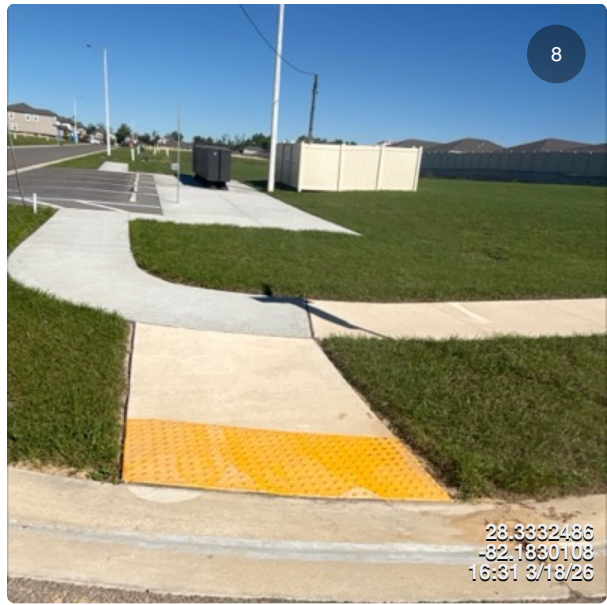




Item 6 - Farrier Drive
Assigned To: Board of Supervisors











Item 7 - Tobiano Loop / Cabalina Way
Assigned To: Board of Supervisors



