

Hilltop Point Community Development District

April 22, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

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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
Pat Powell, Steadfast Landscape
Diana Lopez, Accountant II
Kelly Dattler, Administrative Assistant III

Regular Meeting Agenda Wednesday, April 22, 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. Business Items

- A. Consideration of Resolution 2026-03; Adopting Parking and Towing Policy
- B. Consideration of License Agreement Regarding Recreational Facilities
- C. Consideration of Traffic Control & Enforcement Agreement between Pasco County & Hilltop Point
- D. Consideration of Inframark Proposal for Installation of Two Solar Lamposts
 - 1. Photo #1
 - 2. Photo #2
 - 3. Photo #3
- E. Consideration of Pool Monitors
 - 1. Signal Proposal for Pool Monitor
- F. Consideration of Mike's Signs Proposal
- G. Discussion of First Draft of FY 2027 Proposed Budget

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

H. Ratification of Resolution 2026-04; Re-Designating a Qualified Public Depository

4. Consent Agenda

A. Approval of Meeting Minutes

1. February 25, 2026 Regular Meeting Minutes
2. March 25, 2026 Regular Meeting Minutes

B. Acceptance of Financials

1. March 2026

C. Acceptance of the Check Registers

1. March 2026

D. Consideration of Operations and Maintenance Report

1. March 2026

5. Staff Reports

A. Field Inspection Report

1. April Field Inspection Report
2. ADA Pad Installation Follow Up Report

B. District Counsel

C. District Engineer

D. District Manager

6. Supervisor Requests

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

8. Adjournment

The next meeting is scheduled for May 27, 2026 at 10:15 a.m.

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY RELATING TO PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, Hilltop Point Community Development District (“**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of roadways, parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt its *Policy Relating to Parking Enforcement* (“**Policy**”); and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policy for immediate use and application.

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

SECTION 1. The Policy set forth in **Exhibit A** is hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Policy shall remain in full force and effect unless revised or repealed by the District.

SECTION 2. If any provision of this resolution or the Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Policy supersedes and replaces all prior policies relating to the same subject matter.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[CONTINUED ON FOLLOWING PAGE]

PASSED AND ADOPTED this 22day of April, 2026.

ATTEST:

**HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Policy Relating Parking Enforcement

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT POLICY RELATING TO PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on April 22, 2026, at a duly noticed public meeting, the Board of Supervisors of the Hilltop Point Community Development District (“District”) adopted the following “Policy” to govern parking enforcement on certain District property. This Policy supersedes and replaces all prior policies relating to the same subject matter.

1. **INTRODUCTION.** The District finds that parked vehicles can cause hazards and danger to the health, safety and welfare of District residents and the public. This Policy is intended to provide the District with the ability to remove such vehicles and otherwise take enforcement action consistent with this Policy and as indicated herein.

2. **PARKING REQUIREMENTS.**

State and Local Parking Requirements

The parking prohibitions set forth in applicable state and local ordinances, including but not limited to, Chapter 316, *Florida Statutes*, and Pasco County Ordinance Chapter 106 – Traffic and Vehicles, are applicable to District-owned property, including but not limited to District-owned rights-of-way, and are incorporated herein by this reference (“**State & Local Parking Requirements**”). Without intending to limit the foregoing, a summary of certain of the State & Local Parking Requirements is listed here (taken from Sections 316.1945 and 316.195, *Florida Statutes*):

- a. **Direction:** Vehicles must park in the direction of authorized traffic movement.
- b. **Distance from Curb:** Right-hand wheels must be within 12 inches of the right-hand curb or edge of the roadway.
- c. **Prohibited Areas (No Stopping, Standing, or Parking):**
 - (1) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
 - (a) Stop, stand, or park a vehicle:
 1. On the roadway side of any vehicle stopped or parked at the edge or curb of a street.
 2. On a sidewalk.
 3. Within an intersection.
 4. On a crosswalk.
 5. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless the Department of Transportation indicates a different length by signs or markings.
 6. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic.
 7. Upon any bridge or other elevated structure upon a highway or within a highway tunnel.
 8. On any railroad tracks.

9. On a bicycle path.
 10. At any place where official traffic control devices prohibit stopping.
- (b) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
1. In front of a public or private driveway.
 2. Within 15 feet of a fire hydrant.
 3. Within 20 feet of a crosswalk at an intersection.
 4. Within 30 feet upon the approach to any flashing signal, stop sign, or traffic control signal located at the side of a roadway.
 5. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property signposted).
 6. On an exclusive bicycle lane.
 7. At any place where official traffic control devices prohibit standing.
- d. Disabled Parking:**
- i. It is illegal to park in marked disabled spaces without a proper permit.
 - ii. It is illegal to obstruct the path of travel to an accessible parking space or curb cut.

CDD Specific Parking Requirements

In addition to the State & Local Parking Requirements, the following requirements shall apply to District owned property:

- a. General Provisions**
- i. Parking is NOT allowed on District property, except on District-owned roads and on designated parking areas (e.g., at the District amenity parking lot).
 - ii. ***Overnight Parking*** - No parking is allowed between the hours of 12 a.m. to 6 a.m.
 - iii. Parking on sidewalks is strictly prohibited.
 - iv. Parking on the grass or other landscaped areas is strictly prohibited.
 - v. Parking which blocks any CDD roadway or entrance to a CDD amenity or common area is prohibited.
 - vi. Parking within designated fire lanes on any CDD roadway is prohibited.
- b. Parking and Emergency Access:**
- i. No person may park a vehicle directly across from another vehicle on the same street.
 - ii. No vehicle shall be parked in a manner that would block access by sanitation trucks, emergency vehicles, or other governmental service providers.
- c. District Contractors**
- i. District contractors may park on District owned property (not otherwise permitted under this Policy) when providing service to the District and with prior written authorization from the District Manager.
- d. District Amenity** - The District hereby adopts the following parking requirements for the CDD clubhouse parking lot:
- i. Amenity area parking is for amenity patrons and guests **only** and is limited while enjoying the amenity area.
 - ii. ***Overnight Parking*** - No parking is allowed between the hours of 12 a.m. to 6 a.m.

- iii. Parking in the clubhouse/amenity centers shall be on a first come/first serve basis.

3. TOWING/REMOVAL PROCEDURES.

- a. **AUTHORITY; VARIANCES.** With respect to the enforcement of this Policy, the District Manager may implement any one of the following methods in its discretion: (1) the District Manager may authorize “roam towing” by the Towing Operator (defined below), (2) the District Manager, either directly or through the District’s field operations contractor, may elect to contact the Towing Operator for removal of a vehicle parked in violation of this Policy, (3) the District Manager, either directly or through the District’s field operations contractor, may elect to contact local law enforcement to conduct traffic and parking enforcement, provided that a traffic enforcement agreement is in place between the law enforcement authority and the District, or (4) the District Manager, either directly or through the District’s field operations contractor, may elect to take such other action as may be authorized by this Policy. Notwithstanding the foregoing, the District Manager may, in the District Manager’s sole discretion, grant nightly parking passes to District residents/patrons authorizing parking on District property during otherwise restricted overnight hours. The Towing Operator shall render its services in accordance with this Policy, the Towing Agreement (defined below) and Florida law.
- b. **SIGNAGE AND LANGUAGE REQUIREMENTS.** All notice required by law in order to implement this Policy shall be posted on District property in the manner set forth in section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with section 715.07, *Florida Statutes* and any other laws and/or local ordinances.
- c. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District shall enter into and maintain an agreement with a firm (“**Towing Operator**”) authorized by Florida law to tow/remove unauthorized vehicles in accordance with Florida law and with this Policy set forth herein.
- d. **PARKING AT YOUR OWN RISK.** Vehicles may be parked on District property pursuant to this Policy, provided, however, that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
- e. **OTHER DISTRICT PENALTIES.** If any person is found to have violated any of the provisions of this Policy, the District shall have the right to remove the person’s amenity privileges (if any) or take such other action as otherwise provided by Florida law.

LICENSE AGREEMENT REGARDING RECREATIONAL FACILITIES

THIS LICENSE AGREEMENT REGARDING RECREATIONAL FACILITIES (“Agreement”) is made and entered into this 22 day of April, 2026, by and between:

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and with a mailing address of c/o Inframark IMS, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 (“**District**”), and

HILLTOP POINT HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 1631 E. Vine Street, Suite 300, Kissimmee, FL 34744 (“**Licensee**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and/or maintains various facilities within the boundaries of the District, including certain open common areas as depicted in **Exhibit A (“Common Areas”)**, attached hereto and incorporated herein by reference; and

WHEREAS, the Licensee has asked the Board of Supervisors of the District for permission to provide events for residents of the District at the Common Areas (“**Events**”); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter the Common Areas for the purposes of providing the Events, provided that such use does not impede the District’s operation of the recreational facilities as a public improvement and as further subject to the terms as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Licensee agree as follows:

- 1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.
- 2. GRANT OF LICENSE.** The District hereby grants to the Licensee a non-exclusive, revocable license to enter the Common Areas for the purpose of providing the Events (“**License**”).
- 3. CONDITIONS OF THE LICENSE.** The License is subject to the following terms and conditions:

A. The Licensee's use of the Common Areas shall be for the sole purpose of the Events and reasonable ingress and egress thereto.

B. The Licensee shall coordinate the Events directly with the District Manager or his/her designee. The Licensee shall schedule all Events in advance pursuant to the terms set forth by the District Manager or his/her designee, who shall have final and absolute discretion with respect to matters related to the scheduling and designation of the portions of the Common Areas where Events may be provided. Licensee and its employees, agents, contractors, subcontractors, or volunteers shall not cause any Event to be advertised without prior approval of the District Manager or his/her designee.

C. The Licensee's use of the Common Areas shall not impede public use of any District property. The Licensee's use of the Common Areas is subject to the rules and policies of the District and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

D. The Licensee shall use all due care to protect the property of the District, its residents and landowners from damage, and to require any participants in the Events to do the same. The Licensee agrees to assume responsibility for any and all damage to District property as a result of Licensee's use of the Common Areas under this Agreement, which may be attributable to an act or omission by the Licensee or its agents or invitees. In the event of damage to District Property as a result of Licensee's use of the property, the District shall notify the Licensee of the damage and the Licensee agrees that the District may make arrangements for repairs which the District, in its sole discretion, deems necessary. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this paragraph.

E. The District or its duly authorized agents have the right at any and all times to enter and inspect the Common Areas for compliance with the provisions of this Agreement.

F. For all Events, Licensee shall designate a volunteer to serve as its main contact in charge of the Event and require said volunteer to execute the HOA Volunteer Waiver set forth in **Exhibit B** hereto. The Licensee shall be responsible for ensuring that any Volunteer serving as the main contact in charge of an Event has executed a Volunteer Waiver prior to the commencement of such Event.

G. For all Events, Licensee shall comply with the safety standards and requirements set forth in the Florida Insurance Alliance Guidance Document attached hereto as **Exhibit C**. Licensee acknowledges that **Exhibit C** is provided by

the District's third-party insurance provider and is encouraged to consult its own insurance advisors regarding the applicability of such standards to its specific circumstances. Licensee's obligation to comply with **Exhibit C** shall not be diminished by any disclaimer contained therein.

H. In the event of any incident occurring at or in connection with an Event that involves injury to any person, damage to property, a safety hazard, a threat, or the involvement of law enforcement, the Licensee shall: (i) promptly notify the District Manager or designated District staff verbally or in writing as soon as practicable, and in no event later than twenty-four (24) hours after the incident; and (ii) provide the District Manager with a written incident report within twenty-four (24) hours of the incident, documenting the date, time, location, nature of the incident, persons involved (if known), actions taken, and any response by law enforcement or emergency services. The Licensee shall cooperate fully with any follow-up inquiry by the District regarding the incident. The Licensee's obligation to notify the District under this paragraph shall not be contingent upon any determination of fault or liability.

Should the Licensee fail to comply with this section, the District may immediately terminate this Agreement, notwithstanding any provisions to the contrary and pursue all remedies available at law or in equity.

4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall continue in full force and effect for a period of ten (10) years from such date, unless revoked or terminated earlier in accordance with Paragraph 5, below. The Agreement may be renewed, however, subject to the parties' agreement on the terms of such renewal.

5. REVOCATION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be revoked, in whole or in part, and with or without cause, at the sole discretion of the District. In the event the District exercises its right to revoke the License, the District shall provide Licensee written notice of the revocation, which shall be effective immediately upon receipt by Licensee of the notice. The District shall not be liable for any revocation and/or termination of this Agreement. Licensee may terminate this Agreement upon written notice to the District.

6. CONDITION OF THE COMMON AREAS. The District assumes no liability or obligation to Licensee as to the condition of the Common Areas. The Common Areas are granted in "as is" condition.

7. INDEMNIFICATION; LIMITATION ON LIABILITY. Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from: a) Licensee's occupation or use of the Common Areas, and, b) Licensee's

operations, negligence or willful conduct occurring in or on any part of the Common Areas. The Licensee hereby assumes all risk with respect to its use of the Common Areas. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The provisions of this Paragraph 7 shall survive revocation or termination of this Agreement. In addition to the incident notification obligations set forth in Section 3(I) above, the Licensee shall provide the District with prompt written notice of any claim, demand, lawsuit, or threat of legal action arising out of or in connection with Licensee's use of the Common Areas or the conduct of any Event, and in no event later than two (2) business days after the Licensee becomes aware of such claim or threatened action. Failure to provide timely notice shall not relieve Licensee of its indemnification obligations hereunder except to the extent the District is materially prejudiced by such failure.

8. INSURANCE. Licensee shall maintain and keep in force with an insurance company licensed or authorized to do business in the State of Florida and throughout the entire term of this Agreement, a policy or policies of general comprehensive liability insurance covering the Common Areas in a combined single limit amount of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate, with a broad form comprehensive general liability endorsement which shall name the District, its supervisors, staff and consultants as additional insured parties and which insurance coverage shall be primary, regardless of whether the District shall maintain other insurance on the Common Areas. Upon the District's request, Licensee shall furnish the District with written evidence that such insurance coverage is in force and effect.

9. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then if successful, the prevailing party shall be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

10. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

11. ASSIGNMENT. The Licensee may not assign its rights, duties or obligations under this Agreement without the prior written approval of the District. Any purported assignment without said written authorization shall be void.

12. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Any previous agreements related to the subject matter set forth herein, whether verbal or written, are hereby superseded.

14. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Hilltop Point Community Development District
c/o Inframark IMS
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Licensee: Hilltop Point Homeowners Association, Inc.
1631 E. Vine Street, Suite 300
Kissimmee, FL 34744
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

15. CONTROLLING LAW; VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

16. PUBLIC RECORDS. Licensee acknowledges and agrees that all documents of any kind relating to this Agreement may be public records and shall be treated as such in accordance with Florida law.

17. ARM'S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

18. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason of, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended nor shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants and conditions contained in this Agreement shall inure to the sole benefit of and be binding upon the parties hereto and their respective representatives, successors and assigns.

19. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this Agreement.

20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chairperson, Board of Supervisors

Witness

HILLTOP POINT HOMEOWNERS ASSOCIATION, INC.

Signature

By: _____

Its: _____

Print Name of Witness

- Exhibit A: Map of the Common Areas**
- Exhibit B: HOA Volunteer Waiver**
- Exhibit C: Florida Insurance Alliance Guidance Document**

Exhibit A
Map of the Common Areas

Tract P-1 as shown on the plat of *Hilltop Point Phase-1*, recorded at Plat Book 93, Page 72 et seq. in the Official Records of Pasco County, Florida.

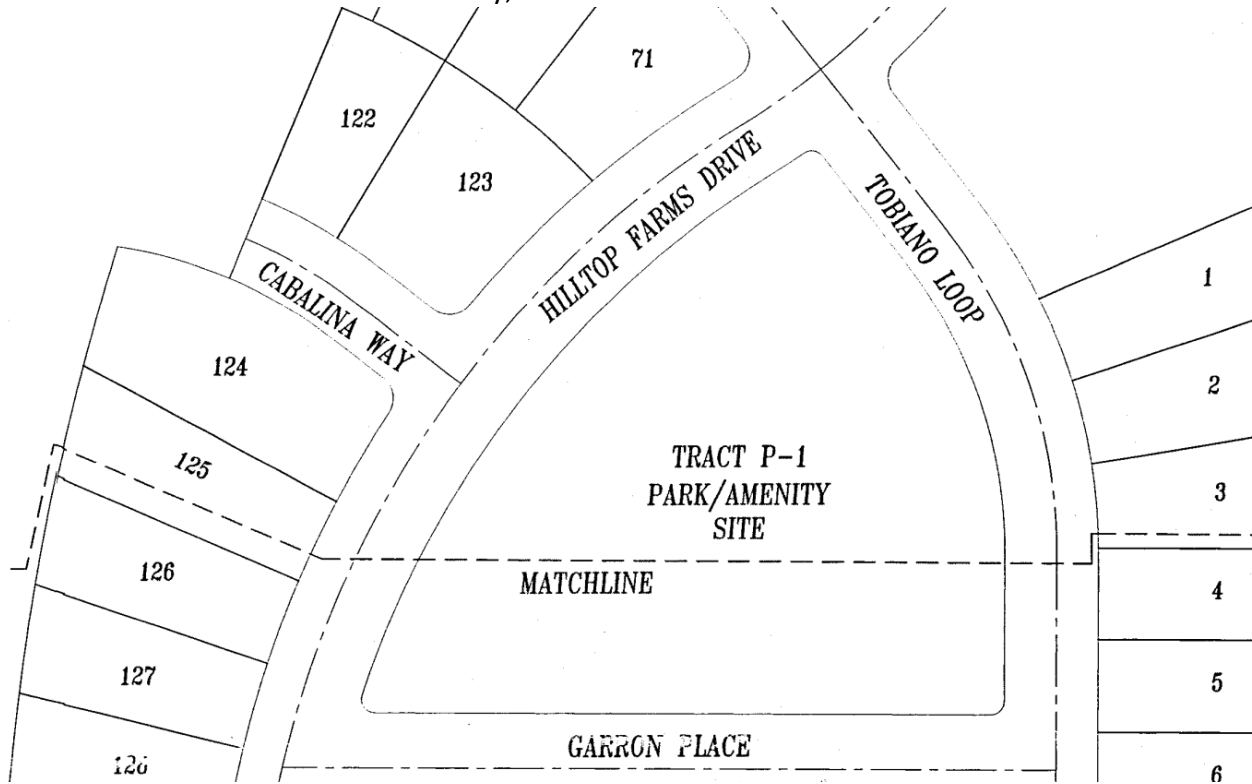


Exhibit B
HOA Volunteer Waiver

**WAIVER AND RELEASE OF LIABILITY
FOR VOLUNTEER SERVICES**

This Waiver and Release of Liability (“**Release**”) is executed by _____ (“**Volunteer**”), who hereby releases Hilltop Point Community Development District (“**District**”), Hilltop Point Homeowners Association, Inc. (“**Association**”), and their present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, “**Released Parties**”). The Volunteer desires to provide volunteer services on behalf of the Association and for Events pursuant to that certain *License Agreement Regarding Recreational Facilities* (“**Agreement**”), for the following activity: **SERVE AS CONTACT IN CHARGE WITH RESPECT TO EVENTS ORGANIZED BY ASSOCIATION AND APPROVED BY DISTRICT MANAGER PURSUANT TO THE AGREEMENT.**

1. **Volunteer Role** - Volunteer understands that: (a) the Volunteer is acting on behalf of the Association, which serves as the District's designated representative for Events under the Agreement; (b) the scope of Volunteer's relationship is limited to a volunteer position and no compensation is expected in return for services provided by Volunteer; (c) Volunteer is not an employee of the District or the Association and has no authority to act on behalf of the District or the Association except as expressly authorized above and in the Agreement; and (d) Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer's involvement in the above-listed activity.

2. **Procedure** – The Volunteer is authorized to serve as the main contact in charge of Events organized pursuant to the Agreement. In that capacity, the Volunteer is responsible for overseeing the orderly conduct of Events and for promptly notifying the District in the event of any incident, hazard, or disruption. The Volunteer shall adhere to the following procedural requirements:
 - a. **Documentation.** Volunteer agrees to abide by all provisions of the Agreement, including securing insurance as required by the District, and advertising events only after approval of District Manager.
 - b. **Maintain Professional Conduct.** The Volunteer shall conduct all Event activities in a professional and courteous manner, shall not engage in arguments or disputes with residents or other individuals, and shall de-escalate any confrontational situations by disengaging and, if necessary, contacting law enforcement.
 - c. **Contact District Staff.** For non-emergency situations that may arise, the Volunteer shall first attempt to contact the District Manager or designated District staff with any questions or concerns regarding the Event before taking any independent action.
 - d. **Calling Law Enforcement.** The Volunteer is authorized to contact local law enforcement if: (i) a person or situation poses an immediate safety hazard (e.g., blocking emergency access, fire lane, or fire hydrant); (ii) the Volunteer observes criminal activity; or (iii) an individual becomes threatening or confrontational. The Volunteer shall not attempt to physically confront or restrain any person.
 - e. **Incident Reporting and Record Keeping.** In the event of any incident occurring at or in connection with an Event that involves injury to any person,

Exhibit B
HOA Volunteer Waiver

damage to property, a safety hazard, a threat, or the involvement of law enforcement, the Volunteer shall: (i) promptly notify the District Manager or designated District staff as soon as practicable, and in no event later than twenty-four (24) hours after the incident; (ii) prepare a written incident report documenting the date, time, location, nature of the incident, persons involved (if known), actions taken, and any response by law enforcement or emergency services; and (iii) submit the written incident report to the District Manager within twenty-four (24) hours of the incident, or as otherwise directed by the District Manager. The Volunteer shall cooperate fully with any follow-up inquiry by the District regarding the incident.

- 3. Waiver and Release:** In consideration for allowing Volunteer to participate in the above-referenced activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs, hereby voluntarily agrees to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer, including any and all on-site or off-site activities related to the services or properties of the District. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.
- 4. Insurance:** Further I understand that District does not assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.
- 5. Medical Treatment:** I hereby release and forever discharge the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with District.
- 6. Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the District, as currently in effect and as may be amended from time to time.
- 7. Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida, and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes or other statute or law.

Exhibit B
HOA Volunteer Waiver

I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.

Participant Name: _____ Date: _____

Participant Signature: _____

Address: _____

Phone Number (home): _____

Phone Number (alternate): _____

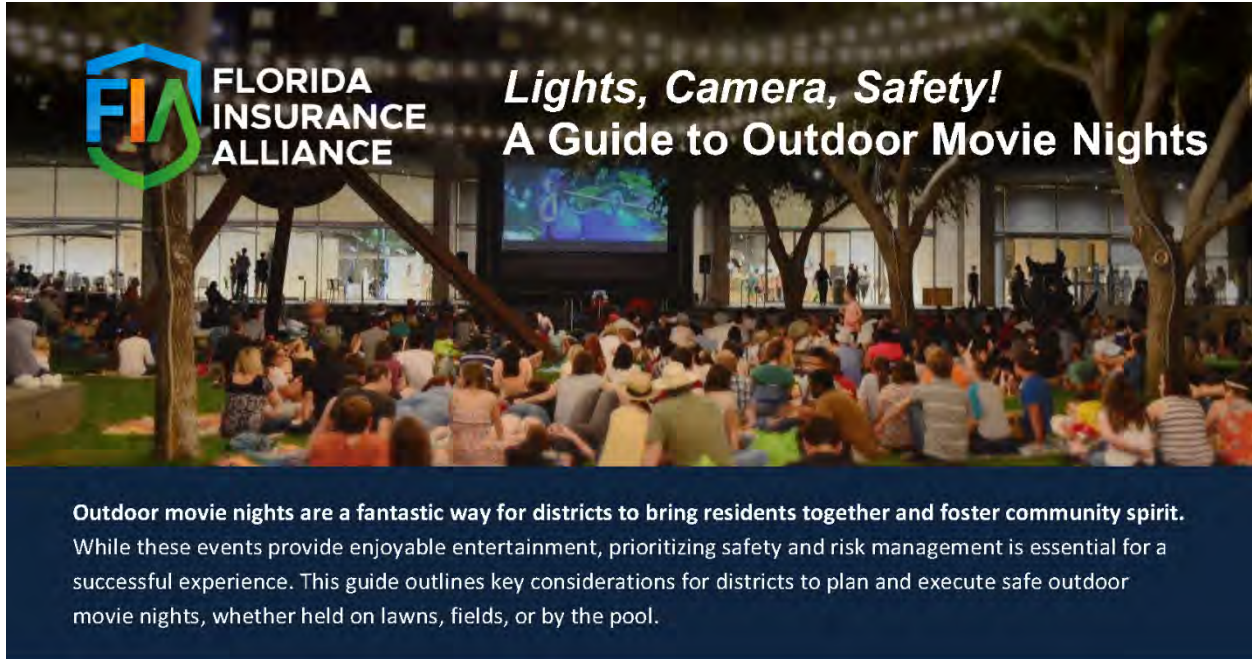
Emergency Contact: _____

Phone Number: _____

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, Florida Statutes, please notify the District Manager.

Exhibit C
Florida Insurance Alliance Guidance Document



Choosing Your Venue

- **Lawn or Field:** These offer ample space for attendees to spread out and enjoy the movie. However, it is crucial to inspect the area beforehand for potential hazards like:
 - **Uneven ground, holes, or divots** that could cause trips and falls.
 - **Exposed tree roots or rocks** that can be tripping hazards, especially in low light.
 - **Sprinkler heads** that may activate during the event, creating slippery surfaces.
 - **Debris or obstacles** that could obstruct walkways or seating areas.
 - **Accessibility considerations** for attendees with mobility challenges.
- **Pool Area:** Poolside movie nights offer a unique and refreshing experience. If you're planning a "dive-in movie," be aware of Florida's night swimming regulations.
 - **After Hours Pool Use:** In Florida, night swimming is defined as swimming between 30 minutes before sunset and 30 minutes after sunrise. Pools must meet specific lighting requirements to be approved for night swimming.
 - **Compliance:** If your pool is not approved for night swimming, consider scheduling the movie during daylight hours or limiting access to the pool deck only. If you wish to host a night-time "dive-in movie," ensure your pool has the necessary lighting and permits.

Planning The Event

- **Early Planning:** Start planning well in advance to secure necessary equipment and staff.
- **Date & Time:** Weekends are popular but consider a weekday to avoid larger crowds. Factor in sunset times and Florida's weather patterns when scheduling.
- **Staffing and Vendors:** Even small-scale events require adequate staffing to manage setup, crowd control, and any potential safety concerns. If enlisting the help of volunteers, ensure their roles and responsibilities are clear. If vendors will be involved be sure to have the proper risk transfer mechanisms in place including agreements and additional insured status.

Exhibit C

Florida Insurance Alliance Guidance Document



Safety Measures for All Venues

- **Pre-Event Inspection:** Thoroughly inspect the chosen venue for potential hazards as described above. Address these issues before the event.
- **Lighting:** Provide ample lighting at entry/exit points, walkways, and around seating areas. Consider subtle uplighting to enhance visibility without distracting from the movie.
- **Seating:**
 - If providing seating, ensure it is in good condition. Inspect chairs and benches for any damage or weaknesses.
 - A "bring your own chair" policy may be a good option to reduce liability.
- **Equipment Safety:** Place electrical equipment away from water and high-traffic areas. Secure all cords to prevent tripping hazards. All electrical equipment should be UL approved to ensure it's safe for outdoor use.
- **First Aid:** Have a well-stocked first-aid kit readily available and designate someone with basic first aid knowledge.
- **Emergency Plan:** Develop a clear emergency plan tailored to the chosen venue and potential risks. This should include procedures for handling:
 - **Medical emergencies**
 - **Weather-related issues** (e.g., sudden rain, lightning)
 - **Other concerns specific to the location** (e.g., power outages, equipment malfunctions)
- **Weather Considerations:** Florida's weather can be unpredictable. Have a contingency plan in place for rain or wind, such as providing a covered area or rescheduling the event.
 - **Wind:** If using an inflatable screen, be aware of wind speed limitations and have a plan to secure or take down the screen in high winds.
 - **Rain:** Protect electrical equipment from moisture. Consider having tarps or covers on hand.
 - **Dampness:** Ensure equipment, particularly the screen, is properly dried after the event to prevent damage.

Safety Measures for All Venues

- **Movie Selection:** Choose a family-friendly movie suitable for all ages. Consider the theme of your event and the interests of your community.
- **Legal Considerations:** Some movie production studios may restrict outdoor screenings or charge licensing fees.
- **Marketing:** Promote your event well in advance, highlighting safety precautions and any specific guidelines.
- **Communication:** Clearly communicate any specific rules or guidelines to attendees.
- **Supervision:** Ensure adequate adult supervision, especially if children are present.
- **Insect Control:** Remind attendees that they are responsible for the use of insect repellent if desired. Ensure the area is free of insect nests.

By following these guidelines and prioritizing safety, CDDs can create memorable outdoor movie nights that foster community spirit and provide fun for all ages, regardless of the chosen venue. Remember, careful planning and attention to detail are key to a successful and safe event.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

*NOTE: The Florida Insurance Alliance Guidance Document is provided by the District's third-party insurance provider. The District makes no representations as to its completeness or continued currency, and Licensee and its volunteers are encouraged to consult their own insurance advisors regarding the applicability of the standards set forth therein to their specific circumstances.

AGREEMENT BETWEEN DADE CITY, FLORIDA, AND HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT FOR CITY EXERCISE OF TRAFFIC CONTROL JURISDICTION

THIS AGREEMENT is made and entered into by and between DADE CITY, FLORIDA, a municipal corporation of the State of Florida, acting by and through its City Commission (hereinafter referred to as "CITY"), and HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized pursuant to Chapter 190, Florida Statutes; acting by and through its Board of Supervisors (hereinafter referred to as the "CDD").

WITNESSETH:

WHEREAS, Section 316.006, Florida Statutes, provides that CITY may exercise jurisdiction over roads owned or controlled by a special district located within its boundaries if the joining parties owning or controlling such roads provide written agreement approved by CITY that CITY has traffic control jurisdiction over the roads encompassed by such agreement; and

WHEREAS, CDD is located within the unincorporated area of Dade City and the roads within the District are roads owned or controlled by a special district; and

WHEREAS, CDD has experienced numerous traffic control problems, such as motorists failure to obey traffic regulations; and

WHEREAS, the CITY has traffic control and enforcement within CDD pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the premises set forth hereinabove, the terms of which are incorporated herein, the mutual promises hereinafter set forth, the sufficiency and adequacy of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1. CITY will exercise traffic control jurisdiction which regulates, warns, or guides traffic over the roads within CDD as depicted in **Exhibit "A,"** attached hereto and incorporated by reference into this Agreement.

2. The CITY and CDD understand and acknowledge that traffic control and enforcement shall be accomplished by CITY through its Police Department under terms and conditions consistent with the level of service provided by the CITY in similar geographic areas of Dade City, Florida.

3. The exercise of jurisdiction provided for herein shall be in addition to jurisdictional authority presently exercised by CITY under the law and nothing in this Agreement shall be construed to limit or remove any such jurisdictional authority. Similarly, nothing herein shall be construed to obligate CITY in any way beyond said traffic control and enforcement.

4. The planning, scheduling, organization, direction, and supervision of the CITY's personnel in all matters incidental to the delivery of traffic control or enforcement shall be solely determined by and at the discretion of the CITY.

5. CDD shall reimburse the CITY for actual costs attributed to the traffic control and enforcement, should any additional costs be incurred in performance of this Agreement.

6. CDD agrees, at its own expense, to comply with all applicable requirements for signage and traffic control and enforcement as required by Florida law, Dade City ordinances, Florida Department of Transportation standards and all Dade City Traffic Control Devices Certification Requirements. Specifically, CDD agrees to comply with Section 316.0745, Florida Statutes, Uniform Signals and Devices and the Manual on Uniform Traffic Control Devices. CDD

agrees to comply with said requirements for all future installations and to maintain all current installations in accordance with said requirements. CDD agrees to comply with any warrant studies performed. CDD agrees within thirty (30) days of the date of notice from CITY to remove any multi-way stops or other installations that a study finds not to be warranted. CDD agrees not to install any new multi-way stop or other installation without prior approval of CITY. Certification is attached hereto as **Exhibit "B,"** and incorporated by reference into this Agreement.

7. This Agreement will be for an initial term of one (1) year and shall be automatically renewed on an annual basis, unless otherwise terminated as provided herein.

8. This Agreement may be terminated by either party, without cause or liability, upon thirty (30) days written notice to the other party.

9. This Agreement shall not be construed to constitute that the CITY or any of their respective agents, deputies, employees, officers, or representatives are agents or employees of CDD, or vice versa.

10. It is declared to be the intent of the Board of City Commissioners of Dade City, Florida, that if any section, subsection, sentence, clause, or provision of this Agreement is held invalid, the remainder of this Agreement shall be construed as not having contained said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

11. This Agreement contains the sole understanding between the parties and no modification hereby may be made except by and instrument in writing and executed in the same manner as the Agreement.

12. This Agreement shall not be assigned, or other responsibilities herein transferred, delegated, or conveyed in any manner, without the express written consent of CITY.

13. This Agreement shall be binding upon the parties, their heirs, assigns, and successors in interest.

14. In consideration for making and entering into this Agreement described herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CDD, by its presence, for itself and for anyone claiming by, through, or under it, respectively, does hereby fully and forever disclaim, waive, surrender, remise, release, acquit, satisfy, and discharge Dade City, Florida, its employees, representatives, agents, and commissioners individually, jointly and severally, from any rights, powers, prerogatives, injuries, privileges, and interests (beneficial or otherwise), claims, demands, damages, both compensatory and punitive, costs and attorney's fees, actions, causes of action, whether arising at law or in equity, arising from, in connection with, or by reason of actions and causes of action whether arising at law or in equity, arising from, in connection with, or by reason of this Agreement.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties have caused these premises to be executed by their duly authorized representatives on this 22 day of April, 2026.

ATTEST:
(SEAL)

DADE CITY, FLORIDA

Angie Guy, City Clerk

Scott Black, Mayor

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Chair

STATE OF FLORIDA)
COUNTY OF PASCO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____ as Chair of the Board of Supervisors of HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT, a special district, who is personally known to me (or has produced _____ as identification).

Notary Public

Printed Name

Notary Public Serial Number (if any):

Commission Expires: _____

EXHIBIT "A"

DRAFT

EXHIBIT "B"
Engineer's Certification

I, Christian Kline, P.E., of Stantec, have inspected the existing signage and pavement markings in the Hilltop Point Community Development District (the "District") in accordance with the Dade City Traffic Operations Division Traffic Control Certification Requirements for Enforcement Agreements. At the time of inspection, the existing signage and pavement markings on roads in the District were in substantial conformance with the Dade City Traffic Operations Division Traffic Control Certification Requirements.

Christian Kline, P.E.
FL P.E. No. 87433

DRAFT



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 #300	
Sent on	Apr 08, 2026
Total	\$881.75

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	<p>We are pleased to offer the following installation services:</p> <ul style="list-style-type: none"> - Two solar lamppost for the mail kiosk, which will be surface-mounted on concrete. - Three wall-mounted solar spotlights on the patio columns for the playground. <p>Please note that labor is included in the service.</p>	1	\$881.75	\$881.75

Total	\$881.75
--------------	-----------------

Unforeseen Conditions
 Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing lines, soil problems, code violations, or concealed damage discovered during construction.
 This quote is valid for the next 30 days, after which values may be subject to change.





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Security Services Proposal for M/I Homes Hilltop Point

PREPARED BY

Tina Scroggins
tinas@teamsignal.com

PREPARED FOR

M/I Homes Hilltop Point



Signal 88, LLC ("Contractor")
 3880 S 149th Street, Suite 102
 Omaha, NE 68144
 Phone: 877.498.8494
 Fax: 402.502.2078

Signal of Tampa ("Service Provider")
 Mike Daly
 10500 University Center Dr. #140
 #68
 Tampa, FL 33612
 Phone: +18134761083
 Email: mdaly@teamsignal.com

Service Dates: 05/24/2026-09/06/2026
Payment Terms: Net 15 Fifteen Days After
 Invoice Date

Security Location
M/I Homes Hilltop Point
 Bryan Radcliff
 11855 Hilltop Farms Drive
 Dade City, Florida 33525
 Phone: +18132440459
 Email: bryan.radcliff@inframark.com

Bill To
M/I Homes Hilltop Point
 Bryan Radcliff
 11855 Hilltop Farms Drive
 Dade City, FL 33525
 Phone: +18132440459
 Email: Bryan.Radcliff@Inframark.com

Management Company: Inframark
 Management

Standard Services	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Week Total	No of Officers	Per Service	Vehicle	Total
Pool Watch	0	0	0	0	0	9	9	18	1	\$34.88	-	\$627.84

ALL payments are processed through the corporate office. Payments are to be sent to: PO Box 8246 Omaha, NE 68108

Holidays: 1.5x Regular Rate

New Year's Day, Memorial Day, Labor Day, Columbus Day, Veterans Day, Juneteenth, Christmas Day, Thanksgiving Day, Independence Day, Easter Sunday, Presidents' Day, Martin Luther King Jr. Day

Services	\$627.84
Taxes (%)	\$0.00
Weekly Total	\$627.84

This proposal reflects services including: 18 hours per week. Sat-Sun 12p-9p Services include inspecting pool areas for specific concerns such as:

Trespassing
Loitering
Glass
Other community violations

Officers will be well trained and uniformed in Signal tactical gear with 3M reflective lettering. Unlimited alert calls will be included at no additional charge during service hours. Client will be provided the Signal dispatch number to contact our local command center where a "live" dispatcher will be available for assistance.

All features of our proprietary software, Signal Edge, are included at no additional cost. Features include but are not limited to: Geo-fencing, electronic clock in/out, NFC checkpoint system, GPS tracking, live-time digital reporting with pictures, video, and historical database with searchability, incident analytics, and many more.

WHAT WE DO:

At Signal Security, your community's security needs are our priority. Our duties include:

Deter – Our uniformed Security Officers/Guards, licensed by DPS, will provide a constant presence at your front entrance.

Detect – Our Security Officers/Guards perform slow patrols of common areas, looking for suspicious or unauthorized activity. They investigate unsecured gates/garage doors and attempt to notify property owners. Customized checkpoints can be set up for inspecting perimeter fencing or monitoring specific points of interest.

Disrupt – We respond to incidents and initiate appropriate action (calling fire, police, or EMS). Our officers/guards make contact with unknown or unauthorized persons and coordinate with local police as needed.

HOW WE'RE DIFFERENT:

While other security providers may compete solely on price, Signal Security focuses on quality. We pay our guards competitive wages, resulting in low turnover and higher-quality candidates. Our exclusive Signal Performance Institute is an online training program that keeps our officers/guards up-to-date with the latest tactics, techniques, and procedures. With Signal Security, your residents can rely on a skilled Security Officer when they need one most.

An annual rate increase will be applied at the beginning of each year at the rate of **0.0%** or the current rate of inflation if higher than **5%** as of 10/31/2024.

**SECURITY-SERVICES AGREEMENT
TERMS AND CONDITIONS**

1. **Services to Be Performed by Service Provider.** Solely to the extent indicated on the first page of this Agreement, Service Provider shall provide the following Services to Customer, subject to the terms and conditions herein:
 - a. **Community-Based Roving Patrol Tours.** Service Provider shall perform Community-Based Roving Patrol Tours, which shall consist of roving vehicle patrols of Customer's Location(s), manned by unarmed uniformed security officers, performed in accordance with the times, Location(s), and frequencies specified on the first page of this Agreement. Officers performing such tours shall (i) evaluate the Location(s) for criminal activity, vandalism, disorderly conduct, loitering or other nuisance behavior, lighting conditions and sprinkler operations; (ii) enforce parking and other of Customer's regulations for use of the Location(s); and (iii) conduct random foot patrols to check gates, doors, windows, or lights at Customer's Location(s).
 - b. **Community-Based Dedicated Roving Patrol Tours.** Service Provider shall provide Community-Based Dedicated Roving Patrol Tours, which shall consist of Community-Based Roving Patrol Tours described above, dedicated exclusively to the Location(s) specified on the first page of this Agreement.
 - c. **Armed Dedicated Roving Patrol Tours.** Service Provider shall provide Armed Dedicated Roving Patrol Tours, which shall consist of the services described as Community-Based Dedicated Roving Patrol Tours above, but shall be performed by armed law enforcement personnel or licensed and trained armed civilian security officers.
 - d. **Dedicated Community-Based Security Services.** Service Provider shall provide Dedicated Community-Based Security Services, which shall consist of having unarmed uniformed officers manning security desks designated by Customer and conducting camera patrols via closed circuit television, if applicable, and/or foot patrols, in order to monitor the perimeter of the Location(s). The officers shall also provide escorts for employees, tenants, and customers as requested; conduct interior and exterior lighting and sprinkler assessments; respond to alarms; enforce parking and other of Customer's regulations for use of the Location(s); and use reasonable efforts to ban and bar individuals from the premises as directed by Customer.
 - e. **Dedicated Armed Security Services.** Service Provider shall provide Dedicated Armed Security Services, which shall consist of the Dedicated Community-Based Security Services described above, but shall be performed by armed law enforcement personnel or licensed and trained civilian security officers.
 - f. For all Services indicated on the first page of this Agreement, Service Provider shall (i) regularly post activity reports, noting the name of the security guard posting the report, the time of the report, the Location(s) patrolled, and any unusual incidents or hazardous conditions observed; (ii) provide Customer with secure access to such reports; and (iii) cooperate with investigations concerning incidents of criminal activity, provided that Customer shall compensate Service Provider for time spent by Service Provider with respect to such investigations, at the rates on the first page of this Agreement. All posted activity reports will be kept on file with Service Provider for at least five years, but may thereafter be destroyed consistent with Service Provider policy. Customer may request copies of such reports at any time before the expiration of such period and may arrange the delivery of such reports, at Customer's sole cost and expense.
 - g. If an incident occurs requiring the Customer's immediate attention, Service Provider shall notify Customer as soon as practicable after learning of the incident by calling the Emergency Contact listed on the first page of this Agreement or such other persons as Customer may from time to time designate in writing to Service Provider.
2. **Representations and Warranties.** Each party covenants and warrants to the other that: (i) it is an entity duly formed, validly existing and in good standing under the laws of its jurisdiction of formation; (ii) it has the power and capacity to enter into, execute and perform its obligations under this Agreement in accordance with the terms and provisions hereof; and (iii) the execution and delivery of this Agreement have been duly authorized by all proper corporate action.
3. **Security Standards.** Service Provider agrees that the Services covered by this Agreement shall be performed in accordance with generally accepted security practices and standards in the industry. If Customer requests that Service Provider perform Services that requires knowledge or training particular to Customer or Customer's business, Customer will provide such necessary training Service Provider employees at no cost to the Service Provider. If any specialized tools are required to perform the Services, Customer will loan such specialized tools at no cost to Service Provider. Upon completion of the Services, Service Provider shall return all loaned tools to Customer in the condition in which they were received, less normal wear and tear.
4. **Duties of Customer.** The purpose of any inspection at Customer's location(s) by Service Provider is solely to assist Customer with its security programs. The safe maintenance of Customer's premises and operations and equipment on those premises and the avoidance of unsafe conditions and practices is the sole responsibility of Customer. In support of the Services to be provided under this Agreement, Customer shall, at its expense, make adequate provision for the following: (i) advising Service Provider of any and all hazards at the Location(s) and dangerous activities being conducted at the Location(s); (ii) maintaining the Location(s) free from unreasonable hazards and unreasonably dangerous activities; and (iii) providing training to all of Customer's employees and

contractors as to the nature of Service Provider's operations at the Location(s) and as to such other matters as may be reasonably requested by Service Provider and/or necessary in order to allow Service Provider to perform the Services.

5. Compliance with Laws.

- a. Some or all of the Services identified in this Agreement could be designated as a Qualified Anti-terrorism Technology ("QATT") under the Support Anti-terrorism by Effective Technologies (SAFETY) Act of 2002, 6 U.S.C. §§ 441-444, as amended. Where this QATT has been deployed in defense against, response or recovery from an act of terrorism, as that latter term is defined under the SAFETY Act (as herein defined), Service Provider and Customer agree to waive all claims against each other, including their professionals, directors, agents or other representatives, arising out of the manufacture, sale, use or operation of the QATT, and further agree that each is responsible for losses, including business interruption losses, that it sustains, or for losses sustained by its own employees resulting from an activity arising out of such act of terrorism. This provision shall apply throughout the term of this Agreement, regardless of whether Service Provider should cease to have SAFETY Act coverage for these Services for any reason.
- b. Customer shall, at its own cost and expense, comply in full with all applicable federal, state, provincial, and local statutes, laws, ordinances, rules regulations, orders, licenses, permits or fees ("Governmental Regulations") applicable to its operations and its performance under this Agreement, including without limitation, (i) environmental laws; (ii) laws relating to accessibility by and accommodation of handicapped persons; and (iii) laws relating to discrimination of any type of manner. Customer shall notify Service Provider in writing within forty-eight (48) hours of any inquiry, notice, subpoena, lawsuit, or other evidence of an investigation by any public agency or the commencement of any judicial or administrative litigation, or arbitration proceedings with respect to Service Provider's operations at the property and/or performance under this Agreement. Should Service Provider be issued a citation or other sanction because of conditions on the premises created by others, Customer shall pay and will be responsible for the fine. The foregoing shall include, but not be limited to, all applicable health, safety, and labor standards.

6. **Payment.** For the Services Service Provider provides hereunder, Customer agrees to pay Service Provider according to the rates set forth on the first page of this Agreement. Franchisor shall submit an invoice to Customer according to the schedule selected on the first page of this Agreement, but no less often than monthly. Customer shall remit payment in full for each invoice within fifteen (15) days after the date of such invoice. In the event that Customer should fail to make payment in full of any invoice when due, the amount due under such invoice shall bear interest at the rate of one and one-half percent (1½ %) per month, or the highest rate allowed by law, whichever is less. Customer shall be liable to Franchisor for all costs of enforcing the terms of this Agreement, including but not limited to attorney's fees.

7. Price Changes and Fuel Surcharges.

- a. Service Provider may increase prices for Services or impose a fuel surcharge from time to time by giving notice to the Customer either in writing or by notation on a statement of account. If it objects to the changed price or fuel surcharge, Customer shall notify the Franchisor and Service Provider in writing within thirty (30) days after the date of first notification of the change or surcharge. In the absence of such objection, the price change shall be deemed accepted by the Customer and shall be considered by the parties as a binding modification to this Agreement, and this Agreement, as so modified, shall remain in full force and effect. If the Customer timely objects, then the Service Provider reserves the right to continue this Agreement in full force and effect without any price changes or fuel surcharge.
- b. In addition to the foregoing, in the event that Service Provider experiences an increase in its costs resulting from any change, whether or not anticipated, in: (1) Federal, state, provincial, territorial, or local taxes, levies, or required withholdings imposed or assessed on amounts payable to and/or by Service Provider hereunder or by or in respect of Service Provider to its personnel; (2) Federal, state, provincial, territorial, or local minimum wage rates, mandated paid time off and/or sick leave, changes in overtime wage regulations, uniform maintenance expenses or other required employee allowances, licensing fees and/or requirements, or wage, medical, welfare and other benefit costs under collective bargaining agreements; (3) costs related to insurance and/or workers' compensation; and/or (4) costs related to medical and/or welfare benefits and other requirements, including without limitation costs incurred by Service Provider pursuant to applicable federal, state and/or local law, including, without limitation "Healthcare Reform Legislation Costs" (as defined below), the billing rates shall be increased by a percentage equal to the percentage increase in Service Provider's costs resulting from the items set forth in this paragraph. Service Provider will provide Customer notice of such change in the Billing Rates. Notwithstanding anything contained in this Agreement to the contrary, Service Provider may pass through the costs set forth in this section to Customer as incurred or accrued and Customer shall pay Service Provider for such costs. "Healthcare Reform Legislation Costs" means the costs and/or assessments incurred by Service Provider in respect of employee medical and/or welfare benefits and other requirements under the applicable provincial, federal or local statutes and/or regulations.

8. **Term.** The term of this Agreement shall commence on the Start Date, and shall continue until the End Date, unless sooner terminated pursuant to Section 8 of this Agreement.

9. Termination, Remedies.

- a. This Agreement may be terminated by either party at any time in the event of a breach or a failure to comply with any covenant, term, or condition of this Agreement, but only after the non-breaching party has provided written notice of such breach or failure to comply and the same remains uncured for (i) fifteen (15) days after the non-breaching party gives such notice in the event of nonpayment of amounts due hereunder; or (ii) thirty (30) days after non-breaching party gives such notice in the event of any other breach hereunder.
- b. Either party may terminate this Agreement for any reason upon providing a written thirty (30) days' notice to the other party.
- c. In the event that Customer (i) should breach Section 4 of this Agreement; (ii) should breach any other covenant or obligation hereunder (other than failure to pay amounts due hereunder) and should fail to cure any such breach within fifteen (15) days after the non-breaching party gives notice of said breach; or (iii) should fail to pay any amounts it owes Service Provider within thirty (30) days after the applicable invoice date, then Service Provider may, in addition to any other remedy it may have by contract, at law or in equity, immediately cease performing Services hereunder.

10. Insurance.

- a. Service Provider shall maintain at all times during the term of this Agreement general liability insurance in occurrence form covering its activities hereunder with an insurance company or companies qualified to write such insurance in the state of Service Provider, with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Three Million Dollars (\$3,000,000.00) in the aggregate. Customer shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Service Provider shall be delivered to Customer upon Customer's request.
- b. Customer shall maintain at all times during the term hereof general liability insurance in occurrence form with an insurance company or companies qualified to write such insurance in the state(s) where the Location or Locations, as the case may be, are located, with limits not less than One Million Dollars (\$1,000,000) per occurrence and Three Million Dollars (\$3,000,000) in the aggregate. Service Provider and Franchisor shall be named as an additional insured under each such policy. Copies of all such policies of insurance (or Certificates therefore) maintained by Customer hereunder shall be delivered to Service Provider and Franchisor immediately upon issuance by the insurer.
- c. All policies of insurance required to be maintained by a party hereunder shall be renewed (and policies or certificates, together with evidence of payment of premiums, delivered to the other party immediately upon issuance by the insurer) at least thirty (30) days prior to the respective expiration dates of such policies.
- d. All of a party's policies of insurance described in Section 9 of this Agreement shall contain an endorsement requiring the insurer to give notice to the other party at least thirty (30) days prior to any cancellation, termination or amendment of the insurance policy.

11. Cooperation in the Event of a Claim. In the event that either party becomes aware of any alleged claim of injury or damage arising out of the performance of the Services, such party shall give the other party written notice within two (2) business days thereafter, stating the details of the incident sufficient to identify, if possible, the persons involved, the location and circumstances of the incident, and the names, addresses, and telephone numbers of available witnesses. Failure to provide such notice in a timely manner shall not result in liability to the party obligated to provide notice, except to the extent that such failure results in damage to the party entitled to receive such notice. The parties shall cooperate with one another in good faith in the handling of such claims, including any lawsuits or other proceedings, and in enforcing any right of contribution or indemnity.

12. Limitation of Liability.

- a. CUSTOMER ACKNOWLEDGES THAT SERVICE PROVIDER IS NOT AN INSURER AND THAT THE AMOUNTS PAYABLE TO SERVICE PROVIDER UNDER THIS AGREEMENT ARE BASED STRICTLY UPON THE VALUE OF THE SERVICES PROVIDED AND ARE UNRELATED TO THE VALUE OF PROPERTY AT THE SERVICES SITE(S). THE PARTIES ACKNOWLEDGE AND AGREE THAT SERVICE PROVIDER'S SERVICES DO NOT CAUSE AND CANNOT PREVENT THE TYPES OF OCCURRENCES (e.g., criminal break-ins, unauthorized intrusions, etc.), OR THE CONSEQUENCES ARISING THEREFROM (e.g., theft, vandalism, property loss, personal injury), WHICH THE SERVICES ARE OR MAY BE INTENDED TO DETECT (such occurrences hereafter, "DETECTION EVENTS"). IN THE EVENT OF INJURY, DEATH, LOSS, DESTRUCTION OR DAMAGE TO PERSONS OR PROPERTY AT THE SERVICES SITE, HOWEVER CAUSED (EXCEPT FOR DIRECT DAMAGE CAUSED BY SERVICE PROVIDER'S EMPLOYEES AND AGENTS AT OR IN TRANSIT TO A SERVICES SITE), ARISING OUT OF, OR IN CONNECTION WITH A DETECTION EVENT, SERVICE PROVIDER'S ENTIRE LIABILITY, IN CONTRACT (INCLUDING ANY BREACH OF A FUNDAMENTAL TERM OR FUNDAMENTAL BREACH), TORT (INCLUDING NEGLIGENCE) OR OTHERWISE SHALL BE LIMITED TO \$2,500.00, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AND SUCH LIMITATION OF SERVICE PROVIDER'S LIABILITY SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE, INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO SERVICE PROVIDER'S NEGLIGENCE, ACTIVE OR OTHERWISE, BUT SHALL NOT APPLY IN THE EVENT OF GROSS NEGLIGENCE, OR WILLFUL OR INTENTIONAL MISCONDUCT ON THE PART OF SERVICE PROVIDER OR ITS EMPLOYEES OR AGENTS.

- b. Customer shall indemnify, defend, and hold harmless Service Provider, its respective successors and assigns, and its directors, professionals and employees from and against all claims, actions, liabilities, damages, losses, costs and expenses (including reasonable attorney's fees) asserted against Service Provider arising out of incidents or occurrences taking place or arising at Customer's location provided that any such Losses: i) occur due to Service Provider's compliance with Customer's directions and requests; and/or, ii) are: (a) attributable to bodily injury, sickness, disease or death or to damage to tangible property; and, (b) are not caused in any way through the negligence, willful misconduct or unlawful activity of Service Provider, or the failure of Service Provider to perform the Services.
- c. Customer shall give written notice to Service Provider of any of its Losses or potential Losses arising out of the Services within thirty (30) days following notification of the occurrence giving rise to such Losses or potential Losses. No action to recover any Loss shall be instituted or maintained against Service Provider unless notice of such Loss shall have been given by Customer to Service Provider in the manner and form set forth herein. No action to recover for any Loss shall be instituted or maintained against Service Provider unless instituted not later than twelve (12) months following notification of the occurrence giving rise to such Loss.
- d. **IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY SPECIAL, CONSEQUENTIAL, INCIDENTAL, PUNITIVE, OR EXEMPLARY DAMAGES OR LOSSES OF ANY KIND WHATSOEVER ARISING OUT OF THIS AGREEMENT OR THE PERFORMANCE OF THE SERVICES, REGARDLESS OF THE THEORY OF RECOVERY, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE OR IF SUCH LOSS COULD HAVE BEEN REASONABLY FORESEEN. NOTWITHSTANDING ANYTHING CONTAINED IN THIS AGREEMENT TO THE CONTRARY, SHOULD SERVICE PROVIDER BE FOUND LIABLE FOR ANY LOSSES HEREUNDER FOR ANY REASON, THE SOLE AND EXCLUSIVE REMEDY OF CUSTOMER IN ANY SITUATION, WHETHER IN CONTRACT OR TORT, OR OTHERWISE, SHALL BE LIMITED TO CUSTOMER'S ACTUAL AND DIRECT DAMAGES, AND SHALL IN NO EVENT EXCEED THE AMOUNTS INVOICED OVER THE PREVIOUS TWELVE (12) MONTH PERIOD AND PAID BY CUSTOMER TO SERVICE PROVIDER, SUCH AMOUNTS TO BE INCLUSIVE OF ANY DEFENSE COSTS.**
13. **Confidentiality.** The parties acknowledge and agree that they may receive certain confidential information from the other party, including without limitation, the programs, protocols, business or strategic plans of the other party, and will also possess information relating to this Agreement, including but not limited to the compensation paid to Service Provider hereunder (collectively, "Confidential Information"). The receiving party shall not at any time disclose the Confidential Information to any person, firm, partnership, corporation or other entity (other than employees, lenders, professional advisors, franchisees and subcontractors of the receiving party having a need to access the Confidential Information) for any reason whatsoever. Each party shall take actions necessary to ensure that its employees, lenders, professional advisors, franchisees and subcontractors having access to the Confidential Information do not disclose the Confidential Information. Confidential Information shall not include information which (i) was in the receiving party's possession prior to disclosure, (ii) is hereafter independently developed by the receiving party, (iii) lawfully comes into the possession of the receiving party, or (iv) is now or subsequently becomes, through no act or failure to act by the receiving party, part of the public domain. This Section 13 shall survive for a period of two (2) years from the expiration or termination of this Agreement, provided that the receiving party's obligations related to any Confidential Information that qualifies as a trade secret under applicable law shall remain in effect for such time that it remains a trade secret.
14. **Miscellaneous.**
- a. **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties dealing with the subject matter hereof, and any prior understanding or representation of any kind preceding the date of this Agreement and dealing with the same subject matter shall not be binding upon either party, except to the extent incorporated in this Agreement.
- b. **Non-Solicitation.** During the term of this Agreement and for a period of one year thereafter, Customer shall not directly or indirectly entice, encourage or make any offer to employ, to hire, or to contract with: (i) any current employee, agent, franchisee, or employee or agent of any franchisee of Franchisor; or (ii) any person who acted as an employee, agent, franchisee, or employee or agent of any franchisee of Franchisor within the prior year.
- c. **Modification of Agreement.** Except as provided in Section 6 herein, any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party or an authorized representative of each party.
- d. **No Waiver.** Waiver of any provision of this Agreement or the performance or enforcement thereof shall not constitute a continuing waiver of such provision or a waiver of any other provision of this Agreement. Any such waiver must be in writing duly signed by the waiving party to be effective.
- e. **Independent Contractors.** The parties acknowledge that Service Provider, its employees and subcontractors, and Franchisor and their franchisees, employees and subcontractors are independent contractors providing Services to Customer, and nothing herein shall be deemed to constitute or be construed as making Franchisor or Service Provider, their employees, franchisees or their employees to be agents or employees of the Customer.
- f. **Binding Effect.** This Agreement shall bind and insure to the benefit of the respective heirs, personal representatives,

successors, and assigns of the parties.

- g. **Governing Law.** This Agreement shall be governed by, construed, and enforced in accordance with the laws of Nebraska, without regard to its conflict of laws rules. Service Provider and Customer agree that any cause of action or litigation arising out of this Agreement shall be filed exclusively in federal or state court in Douglas County, Nebraska, and Franchisor, Service Provider and Customer irrevocably consent to the jurisdiction of such courts. If a Service Provider initiates an action against Client and Service Provider is not a party to such action, Service Provider may bring the action or litigation arising out of the Agreement in the federal or state court that is located closest to Service Provider's current office address.
- h. **Severability.** The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.
- i. **Notices.** Any and all notices provided for herein shall be sufficient if given in writing and hand-delivered or sent by facsimile (with electronic confirmation), registered mail or certified mail to the address set forth for the applicable party on the first page of this Agreement, or such other address as a party may deliver to the other party in writing. Notice given by hand delivery shall be deemed given when delivered. Notice given by facsimile shall be deemed given on the next business day after such notice is sent. Notice given by registered or certified mail shall be deemed given on the third (3rd) day after such notice is sent.
- j. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, however all of which together shall constitute but one and the same instrument.
- k. **Survival.** Sections 1, 2, 3, 5, 3, 8, 10, 12, 13, 14(a), 14(g), and 14(l) shall survive the expiration or termination of this Agreement.
- l. **Force Majeure.** No party shall be liable for delays, nor defaults due to Acts of God or the public enemy, unusual circumstances including, but not limited to, strikes, riots, revolutions, wars, military actions, fires, floods, droughts, natural disasters, pandemics, active shooter events, snow storms, blizzards or other inclement weather, accidents, insurrections, lockouts, perils of the sea, stoppage of labor, or other events considered as "Force Majeure", or by any other unavoidable cause beyond such party's reasonable control and without its fault or negligence. Notwithstanding the foregoing, Service Provider shall not be responsible for additional expenses and costs incurred by it or Customer to provide Services pursuant to this Agreement as a result of any event of Force Majeure. All such additional expenses shall be the responsibility of Customer as an additional charge invoiced and paid by Customer as it is incurred, pursuant to the terms of the Billing section set forth above. Additionally, to the extent that Service Provider is unable to perform, or is delayed in performing, the Services due to a Force Majeure event, such nonperformance or delayed performance is not a breach of this Agreement nor cause for Customer's termination of this Agreement.
- m. **Assignment.** Except as otherwise provided herein, the rights of each party under this Agreement are personal to that party and may not be assigned or transferred to any other person, firm, corporation, or other entity without the prior, express, and written consent of the other party, which consent will not be unreasonably withheld.
- n. **Designation and Delegation of Services.**
1. Franchisor will designate the performance of some or all of the Services to one or more of its franchisees, including without limitation the Service Provider(s) listed on the first page of this Agreement. Franchisor's franchisees may delegate the performance of Services.
 2. In the event that the Services contemplated in the Agreement are designated to a Service Provider, the Service Provider's signature is confirmation that such Services to be provided under this Agreement are the responsibility of the Service Provider.
 3. The Franchisor reserves the right in its sole discretion to designate a different bona fide franchisee as the Service Provider by providing the Customer with an addendum executed by the newly designated Service Provider (the "Replacement SP") pursuant to which the Replacement SP will agree to provide the Services under this Agreement.
- o. For clarity, the Customer understands and acknowledges that the Franchisor is not obligated to perform and will not perform any of the Services in this Agreement and that the Franchisor's only responsibility is to designate a bona fide franchisee to perform the Services under this Agreement.
- p. **Headings.** The titles to the Sections of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

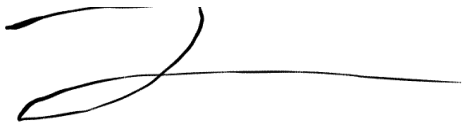
By signing this contract, you are agreeing to the description of services herein and as listed in the "Security-Services Agreement Terms and Conditions" and promise to remit payment based on the above listed terms.

Client Signer Block

Signee 1

Name
Tina Scroggins
Title
Director
Email
tinas@teamsignal.com

Signature

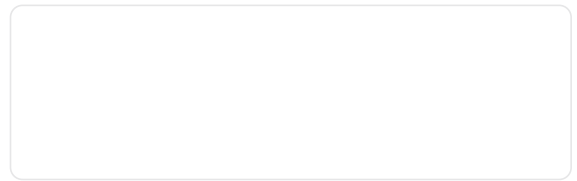


Date
04/10/2026

Signee 2

Name
Bryan Radcliff
Title
Manager
Email
Bryan.Radcliff@Inframark.com

Signature

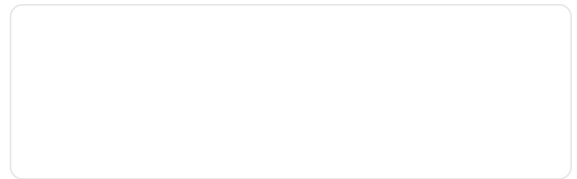


Date

Signee 3

Name
Kyle Scroggins
Title
.
Email
kyles@teamsignal.com

Signature



Date

Fields Consulting Group, LLC (dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL
34655-0017 USA
signsandgraphicsbymike@gmail.com



Estimate

ADDRESS

Inframark
Hilltop Point CDD
Attn: Bryan Radcliff
2005 Pan Am Circle #300
Tampa, FL 33607

ESTIMATE # 1866

DATE 04/13/2026

SALES REP

Mike Fields

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Install (Signage)	Custom "No Overnight Parking 12AM-6AM" (12x18) reflective metal sign. Includes art setup. Install on (2) existing green u-channel posts.	2	100.00	200.00
	Install (Signage)	"Amenity Center" - Custom "No Overnight Parking 12AM-6AM" (12x18) reflective metal sign. Includes art setup. Install on (1) 8-ft galvanized u-channel post.	1	200.00	200.00

SUBTOTAL	400.00
TAX	0.00
TOTAL	\$400.00

Accepted By

Accepted Date

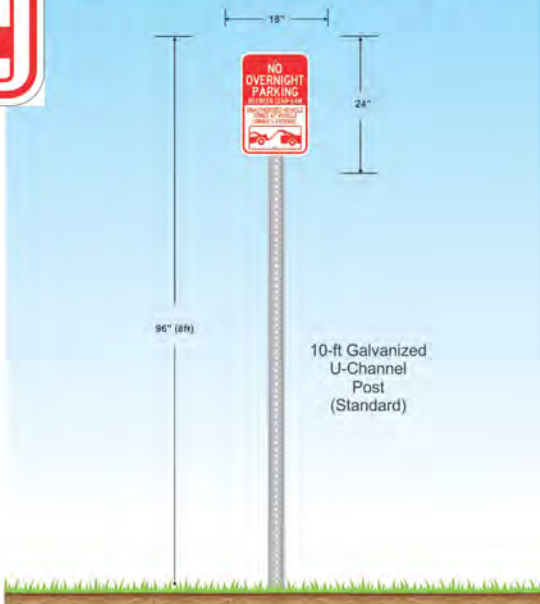
**NO
OVERNIGHT
PARKING**
BETWEEN 12AM-6AM

UNAUTHORIZED VEHICLE
TOWED AT VEHICLE
OWNER'S EXPENSE



(Qty: 2)

No Overnight Parking (Qty: 1)



Materials:

- 12x18 (.080) Hi-intensity Reflective Sign
- 10'ft (u-channel) Post

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 11/30/2025	December- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$390,335.00	\$0.00	\$390,335.00	\$390,335.00	0%	\$453,638.30
Developer Contribution	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$18,145.53
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$390,335.00	\$0.00	\$390,335.00	\$390,335.00	0%	\$435,492.77

EXPENDITURES

Administrative

Supervisor Fees	\$7,200.00	\$0.00	\$7,200.00	\$7,200.00	0%	\$7,200.00
ProfServ-Dissemination Agent	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
ProfServ-Info Technology	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
ProfServ-Recording Secretary	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	0%	\$4,500.00
District Counsel	\$9,500.00	\$0.00	\$9,500.00	\$9,500.00	0%	\$9,500.00
District Engineer	\$5,400.00	\$0.00	\$5,400.00	\$5,400.00	0%	\$5,400.00
Administrative Services	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$4,000.00
District Management	\$25,000.00	\$0.00	\$25,000.00	\$25,000.00	0%	\$25,000.00
Accounting Services	\$12,000.00	\$0.00	\$12,000.00	\$12,000.00	0%	\$12,000.00
Website Compliance	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	0%	\$3,125.00
Postage, Phone, Faxes, Copies	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Rentals & Leases	\$1,100.00	\$0.00	\$1,100.00	\$1,100.00	0%	\$1,100.00
Legal Advertising	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Accounting Services	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00	0%	\$0.00
Bank Fees	\$200.00	\$0.00	\$200.00	\$200.00	0%	\$200.00
Financial & Revenue Collections	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
Website Administration	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00	0%	\$2,400.00
Miscellaneous Expenses	\$250.00	\$0.00	\$250.00	\$250.00	0%	\$250.00
Office Supplies	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Dues, Licenses, Subscriptions	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$500.00
Public Officials Insurance	\$2,738.00	\$0.00	\$2,738.00	\$2,738.00	0%	\$2,838.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$9,072.77
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/- Budget	ANNUAL
	BUDGET FY 2026	THRU 11/30/2025	December- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
Total Administrative	\$90,288.00	\$0.00	\$90,288.00	\$90,288.00	0%	\$97,285.77
Stormwater Control						
R&M-Boundary Walls/Fences/Monuments	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$10,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Stormwater Control	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$10,000.00
Utility Services						
Electricity - Streetlights	\$50,000.00	\$0.00	\$50,000.00	\$50,000.00	0%	\$42,000.00
Utility - Water	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	0%	\$7,000.00
Garbage/Solid Waste	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
Electricity - Utility Ops	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	0%	\$4,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Utility Services	\$64,200.00	\$0.00	\$64,200.00	\$64,200.00	0%	\$54,200.00
Other Physical Environment						
Insurance - General Liability	\$3,346.00	\$0.00	\$3,346.00	\$3,346.00	0%	\$3,467.00
Insurance -Property & Casualty	\$12,066.00	\$0.00	\$12,066.00	\$12,066.00	0%	\$10,880.00
Landscape - Annuals	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
Landscape - Mulch	\$7,500.00	\$0.00	\$7,500.00	\$7,500.00	0%	\$7,500.00
Landscape Maintenance	\$116,535.00	\$0.00	\$0.00	\$0.00	-100%	\$103,000.00
Plant Replacement Program	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Irrigation Maintenance	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	0%	\$6,000.00
Entry & Walls Maintenance	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
ProfServ-Pool Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$23,880.00
Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,700.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Other Physical Environment	\$162,947.00	\$0.00	\$46,412.00	\$46,412.00	-72%	\$177,927.00
Parks and Recreation						
Field Services	\$18,000.00	\$0.00	\$0.00	\$0.00	-100%	\$18,000.00
Pool Permits	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Clubhouse - Facility Janitorial Supplies	\$8,400.00	\$0.00	\$0.00	\$0.00	-100%	\$8,400.00
Amenity Center Cleaning & Supplies	\$750.00	\$0.00	\$750.00	\$750.00	0%	\$750.00
R&M - Amenity Center	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	0%	\$5,000.00
Amenity Center Pest Control	\$1,200.00	\$0.00	\$1,200.00	\$1,200.00	0%	\$1,200.00
Entry System-Key Fob	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Telephone/Fax/Internet Services	\$950.00	\$0.00	\$950.00	\$950.00	0%	\$950.00
Contracts-Security Alarms	\$6,300.00	\$0.00	\$0.00	\$0.00	-100%	\$6,780.00
Access Control Maintenance & Repair	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	0%	\$2,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 11/30/2025	PROJECTED December- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Parks and Recreation	\$45,600.00	\$0.00	\$12,900.00	\$12,900.00	-72%	\$46,080.00
Reserves						
Misc-Contingency	\$22,300.00	\$0.00	\$22,300.00	\$22,300.00	0%	\$50,000.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Total Reserves	\$22,300.00	\$0.00	\$22,300.00	\$22,300.00	0%	\$50,000.00
TOTAL EXPENDITURES	\$390,335.00	\$0.00	\$241,100.00	\$241,100.00	-38%	\$435,492.77
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$0.00	\$149,235.00	\$149,235.00	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$0.00	\$149,235.00	\$149,235.00	0%	\$0.00
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$149,235.00
FUND BALANCE, ENDING	\$0.00	\$0.00	\$149,235.00	\$149,235.00	0%	\$149,235.00

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

Lot Size	EAU Value	Unit Count	FISCAL YEAR 2027			FISCAL YEAR 2026			Annual Increase/(Decrease) in Assessments
			Debt Service Per Unit	O&M Per Unit (2)	FY 2027 Total Assessment (1)	Debt Service Per Unit	O&M Per Unit (2)	FY 2026 Total Assessment (1)	
ASSESSMENT AREA ONE - SERIES 2022-1 BONDS									
Single Family 54'	1.00	246	\$1,435.69	\$1,440.72	\$2,876.41	\$1,435.69	\$1,326.90	\$2,762.59	\$113.82
ASSESSMENT AREA TWO - SERIES 2022-2 BONDS									
Single Family 54' Platted	1.00	49	\$1,436.17	\$1,440.72	\$2,876.89	\$1,436.17	\$1,326.90	\$2,763.07	\$113.82
Single Family 54' Unplatted	1.00	123	\$1,436.17	\$232.74	\$1,668.91	\$1,436.17	\$193.61	\$1,629.78	\$39.13
Total		418							

Notations:

- (1) Annual assessments are adjusted for Pasco County collection fees and statutory discounts for early payment.
- (2) The unit count has been decreased by 3 units relative to the original plan of development, adjusting the total units allocated to the Assessment Area One, Series 2022-1 Bonds from 249 to 246.
- (3) Operations assessments for FY 2027 will be developer-funded based on actual expenses. Amounts listed are for informational purposes, to reflect anticipated assessments when lots have been closed to end users and third-party builders. Lots which have closed to end users and third-party builders by the assessment roll due date for FY 2027 will be billed on-roll, based on the operations and maintenance assessments above.

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Hilltop Point Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) is statutorily authorized to select a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires to designate a public depository for the District funds.

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

1. DESIGNATION OF PUBLIC DEPOSITORY. Valley Bank is hereby designated as the public depository for District funds. In accordance with Section 280.17(4), *Florida Statutes*, the District’s Secretary is directed to furnish to the State Treasurer prior to the deposit of any public funds, the District’s official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts. The District’s Treasurer, upon assuming responsibility for handling the District funds, is directed to furnish to the State Treasurer annually the information required in accordance with Section 280.17(3), *Florida Statutes*.

2. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22 day of April, 2026.

ATTEST:

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

**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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107 _____
Bryan Radcliff
108 District Manager

_____ Tatiana Pagan
Chairperson

41 **B. Consideration of Revised Landscape Maintenance Contract**

42

43 On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor,
44 Revised Landscape Maintenance Contract, for Phase II and III, was ratified.
45 5-0

46

47 **C. Discussion of Hilltop Farms Traffic Study**

48 Mr. Kline (*Stantec*) presented the Hilltop Farms Traffic Study. The Board instructed Mr.

49 Waag to confirm whether permits are required and provide costs for suggested improvements.

50

51 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

52 **A. Approval of Minutes January 28 & February 25, 2026; Regular Meetings**

53 **B. Acceptance of Financials February 2026**

54 **C. Acceptance of the Check Register February 2026**

55 **D. Consideration of O&M Report February 2026**

56

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

59

60 **SIXTH ORDER OF BUSINESS** **Staff Reports**

61 **A. Field Inspections Report**

62 **1. March 2026 Field Inspection Report**

63 Mr. Young presented the March Field Inspections and Sidewalk/ADA Ramp
64 Reports, copies of which were included in the agenda package.

65 **2. March 2026 Sidewalk & ADA Ramp Report**

66

67 On MOTION by Mr. Spinks seconded by Mr. Rossi, with all in favor, to
68 authorize Tatiana Pagan, to approve repairs to the ADA Mats, with a not-to-
69 exceed amount of \$11,000., was approved. 5-0

70

71 **B. District Counsel**

72 Mr. Earlywine advised the Board that his office is drafting an agreement between the
73 CDD and HOA for events to be held at the amenity area.

74

75 **C. District Engineer**

76 Mr. Waag presented the Board with a proposal for District Mapping. Discussion ensued.

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On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the proposal for District Mapping, with a not-to-exceed amount of \$6,000., including District-Owned fences and in-flows to the ponds, was approved. 5-0

D. District Manager

Mr. Radcliff updated the Board on completed repairs within the community and the calendar for Fiscal Year 2027 Budget approval.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

- Ms. Pagan requested a re-alignment/straightening of street signs within the community.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 11:37 a.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

*Hilltop Point
Community
Development
District*

Financial Report

March 31, 2026

CLEAR PARTNERSHIPS



HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
		FUND	FUND	PROJECT	PROJECT	ACCOUNT	DEBT	
				FUND	FUND	GROUP FUND	ACCOUNT	
ASSETS								
Cash - Operating Account	\$ 48,905	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,905
Cash In Bank	100,000	-	-	-	-	-	-	100,000
Cash in Transit	-	-	265	-	-	-	-	265
Due From Other Funds	1,597	-	-	-	-	-	-	1,597
Investments:								
Acquisition & Construction Account	-	-	-	4,965	372	-	-	5,337
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	452,143	196,662	-	-	-	-	648,805
Fixed Assets								
Construction Work In Process	-	-	-	-	-	7,468,754	-	7,468,754
Amount To Be Provided	-	-	-	-	-	-	7,990,000	7,990,000
TOTAL ASSETS	\$ 150,502	\$ 619,619	\$ 313,027	\$ 4,965	\$ 372	\$ 7,468,754	\$ 7,990,000	\$ 16,547,239
LIABILITIES								
Accounts Payable	\$ 26,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,323
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	76,323	1,332	265	-	-	-	7,990,000	8,067,920

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	618,287	312,762	-	-	-	-	931,049
Capital Projects	-	-	-	4,965	372	-	-	5,337
Unassigned:	74,179	-	-	-	-	7,468,754	-	7,542,933
TOTAL FUND BALANCES	74,179	618,287	312,762	4,965	372	7,468,754	-	8,479,319
TOTAL LIABILITIES & FUND BALANCES	\$ 150,502	\$ 619,619	\$ 313,027	\$ 4,965	\$ 372	\$ 7,468,754	\$ 7,990,000	\$ 16,547,239

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,408	\$ 1,408	0.00%
Interest - Tax Collector	-	522	522	0.00%
Special Assmnts- Tax Collector	390,335	289,526	(100,809)	74.17%
Special Assmnts- CDD Collected	-	28,688	28,688	0.00%
Special Assmnts- Tax Collector (Admin)	-	1,247	1,247	0.00%
TOTAL REVENUES	390,335	321,391	(68,944)	82.34%

EXPENDITURES

Administration

Supervisor Fees	7,200	2,400	4,800	33.33%
ProfServ - Dissemination Agent	5,000	2,917	2,083	58.34%
ProfServ - Recording Secretary	4,500	2,250	2,250	50.00%
Assessment Roll	-	2,917	(2,917)	0.00%
District Counsel	9,500	9,538	(38)	100.40%
District Engineer	5,400	428	4,972	7.93%
Administrative Services	4,000	3,208	792	80.20%
District Management	25,000	12,500	12,500	50.00%
Accounting Services	16,000	7,000	9,000	43.75%
Auditing Services	-	3,000	(3,000)	0.00%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	179	321	35.80%
Rentals & Leases	1,100	978	122	88.91%
Insurance - Public Officials	2,738	2,580	158	94.23%
Legal Advertising	2,500	467	2,033	18.68%
Bank Fees	200	1,675	(1,475)	837.50%
Financial & Revenue Collections	1,000	-	1,000	0.00%
Payroll Services	-	30	(30)	0.00%
Website Administration	2,400	1,200	1,200	50.00%
ProfServ - Information Technology	1,200	600	600	50.00%
Miscellaneous Expenses	250	12	238	4.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	449	(274)	256.57%
Total Administration	90,563	57,453	33,110	63.44%

Electric Utility Services

Electricity - Utility Ops	3,000	4,151	(1,151)	138.37%
Electricity Utility Services - Streetlights	50,000	22,987	27,013	45.97%
Water Utility Services	5,000	2,812	2,188	56.24%
Garbage	1,200	-	1,200	0.00%
Total Electric Utility Services	59,200	29,950	29,250	50.59%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	3,616	1,384	72.32%
Total Stormwater Control	5,000	3,616	1,384	72.32%
<u>Other Physical Environment</u>				
Pool Maintenance - Contract	23,900	12,281	11,619	51.38%
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	62,906	53,629	53.98%
Plant Replacement Program	5,000	6,853	(1,853)	137.06%
Irrigation Maintenance	6,000	101	5,899	1.68%
Entry & Walls Maintenance	5,000	210	4,790	4.20%
Holiday Decoration	-	1,500	(1,500)	0.00%
Miscellaneous Expenses	-	210	(210)	0.00%
Total Other Physical Environment	186,847	105,561	81,286	56.50%
<u>Parks and Recreations</u>				
Field Services	18,000	9,000	9,000	50.00%
Clubhouse - Facility Janitorial Service	8,400	4,900	3,500	58.33%
Amenity Center Cleaning & Supplies	750	-	750	0.00%
Contracts - Security Alarms	6,300	-	6,300	0.00%
Amenity Pest Control	1,200	1,744	(544)	145.33%
Telephone/Internet/Phone	950	698	252	73.47%
R&M-Pools	-	533	(533)	0.00%
Amenity R&M	5,000	6,642	(1,642)	132.84%
Access Control Maintenance & Repair	2,000	3,510	(1,510)	175.50%
Amenity Access - Key Fobs	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	45,600	27,027	18,573	59.27%
<u>Contingency</u>				
Miscellaneous Contingency	3,125	20,988	(17,863)	671.62%
Total Contingency	3,125	20,988	(17,863)	671.62%
TOTAL EXPENDITURES	390,335	244,595	145,740	62.66%
Excess (deficiency) of revenues Over (under) expenditures	-	76,796	76,796	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(2,617)		
FUND BALANCE, ENDING		\$ 74,179		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2022-1 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,459	\$ 8,459	0.00%
Special Assmnts- Tax Collector	333,303	332,073	(1,230)	99.63%
TOTAL REVENUES	333,303	340,532	7,229	102.17%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	124,176	129,127	49.02%
Total Debt Service	333,303	124,176	209,127	37.26%
TOTAL EXPENDITURES	333,303	124,176	209,127	37.26%
Excess (deficiency) of revenues Over (under) expenditures	-	216,356	216,356	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		401,931		
FUND BALANCE, ENDING		\$ 618,287		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2022-2 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,451	\$ 4,451	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	153,644	(76,261)	66.83%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	89,359	90,546	49.67%
Total Debt Service	229,905	89,359	140,546	38.87%
TOTAL EXPENDITURES	229,905	89,359	140,546	38.87%
Excess (deficiency) of revenues Over (under) expenditures	-	64,285	64,285	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		248,477		
FUND BALANCE, ENDING		\$ 312,762		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 91	\$ 91	0.00%
TOTAL REVENUES	-	91	91	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	91	91	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,874		
FUND BALANCE, ENDING		\$ 4,965		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2026
Series 2022-2 Capital Project Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7	\$ 7	0.00%
TOTAL REVENUES	-	7	7	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7	7	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		365		
FUND BALANCE, ENDING		\$ 372		

Bank Account Statement

Thursday, April 16, 2026

Hilltop Point CDD

Page 1

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Bank Account No. 4088

Statement No. 26-03

Statement Date

03/31/2026

G/L Account No. 101001 Balance	48,905.32	Statement Balance	52,521.32
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	52,521.32
Subtotal	48,905.32	Outstanding Checks	-3,616.00
Negative Adjustments	0.00	Ending Balance	48,905.32
Ending G/L Balance	48,905.32		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
03/04/2026		JE000910	Special Assmnts-CDD Collected	Truist Bank	1,247.29	1,247.29	0.00
03/24/2026		JE000930	Special Assmnts-CDD Collected	Truist Bank	1,247.29	1,247.29	0.00
03/24/2026		JE000932	Special Assmnts-CDD Collected	M/I Title Agency, Ltd. - Ck #019414 03/18/2026 - 121	1,247.29	1,247.29	0.00
03/31/2026		JE000938	Interest - Investments	Interest Revenue 03/26	202.79	202.79	0.00
Total Deposits					3,944.66	3,944.66	0.00
Checks							
							0.00
02/19/2026	Payment	300008	CHARTER COMMUNICATION S	Inv: 0162402020926-ACH	-120.04	-120.04	0.00
02/26/2026	Payment	1474	CENTRAL PEST CONTROL	Check for Vendor V00057	-187.00	-187.00	0.00
02/26/2026	Payment	1475	ELI PREMIER SERVICES, LLC	Check for Vendor V00060	-700.00	-700.00	0.00
02/26/2026	Payment	1476	KUTAK ROCK LLP	Check for Vendor V00068	-601.94	-601.94	0.00
02/26/2026	Payment	1477	STEADFAST MAINTENANCE	Check for Vendor V00045	-950.00	-950.00	0.00
02/27/2026	Payment	1478	REDWIRE LLC	Check for Vendor V00033	-585.00	-585.00	0.00
02/27/2026	Payment	1479	STEADFAST MAINTENANCE	Check for Vendor V00045	-100.50	-100.50	0.00
03/06/2026	Payment	1480	CITY OF DADE CITY	Check for Vendor V00044	-330.99	-330.99	0.00
03/06/2026	Payment	1481	COOPER POOLS INC.	Check for Vendor V00053	-1,990.00	-1,990.00	0.00
03/06/2026	Payment	1482	GRAU AND ASSOCIATES	Check for Vendor V00023	-3,000.00	-3,000.00	0.00
03/06/2026	Payment	1483	INFRAMARK LLC	Check for Vendor V00014	-6,650.00	-6,650.00	0.00
03/06/2026	Payment	1484	STEADFAST MAINTENANCE	Check for Vendor V00045	-8,528.00	-8,528.00	0.00
03/12/2026	Payment	1485	TECO-TAMPA ELECTRIC	Check for Vendor V00015	-3,954.24	-3,954.24	0.00

Bank Account Statement

Hilltop Point CDD

Thursday, April 16, 2026

Page 2

HYI

Bank Account No. 4088

Statement No. 26-03

Statement Date

03/31/2026

Date	Type	Check No.	Description	Check No.	Debit	Credit	Balance
03/13/2026	Payment	1486	PASCO CNTY PROPERTY APPRAISER	Check for Vendor V00004	-150.00	-150.00	0.00
03/18/2026	Payment	1487	COOPER POOLS INC.	Check for Vendor V00053	-465.02	-465.02	0.00
03/25/2026	Payment	1488	CENTRAL PEST CONTROL	Check for Vendor V00057	-67.00	-67.00	0.00
03/25/2026	Payment	1489	CONSOLIDATED LAND SERVICES, INC.	Check for Vendor V00056	-3,945.45	-3,945.45	0.00
03/25/2026	Payment	1490	INFRAMARK LLC	Check for Vendor V00014	-229.37	-229.37	0.00
03/26/2026		JE000931		Truist Bank	-100,000.00	-100,000.00	0.00
03/26/2026	Payment	1491	ADP, INC	Check for Vendor V00069	-15.20	-15.20	0.00
03/26/2026	Payment	1492	ELI PREMIER SERVICES, LLC	Check for Vendor V00060	-700.00	-700.00	0.00
03/26/2026	Payment	1493	STEADFAST MAINTENANCE CHARTER	Check for Vendor V00045	-8,528.00	-8,528.00	0.00
03/26/2026	Payment	300009	COMMUNICATION S	Inv: 0162402030926-ACH	-120.04	-120.04	0.00
03/23/2026		JE000939	Bank Fees	Service Charge 03/26	-271.50	-271.50	0.00
03/27/2026		JE000940	Supervisor Fees	BOS Meeting Payments -	-400.00	-400.00	0.00
03/24/2026		JE000932	Special Assmnts- CDD Collected	M/I Title Agency, Ltd. - Ck #019414 03/18/2026 - 121	-1,247.29	-1,247.29	0.00
Total Checks					-143,836.58	-143,836.58	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/10/2025	Payment	1424	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00062			-3,616.00
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Total Outstanding Checks

-3,616.00

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Hilltop Point CDD

Thursday, April 16, 2026

Page 1

HYI

Bank Account No. 8806

Statement No. 26-03

Statement Date 03/31/2026

G/L Account No. 101002 Balance	100,000.00	Statement Balance	100,000.00
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	100,000.00
Subtotal	100,000.00	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	100,000.00
Ending G/L Balance	100,000.00		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
03/26/2026		JE000931		Valley Bank	100,000.00	100,000.00	0.00
Total Deposits					100,000.00	100,000.00	0.00
Checks							
Total Checks							0.00
Adjustments							
Total Adjustments							0.00
Outstanding Deposits							
Total Outstanding Deposits							

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1480	03/06/26	CITY OF DADE CITY	021926-7-01	01/20 - 02/18 - Water	Water Utility Services	543018-53301	\$330.99
001	1481	03/06/26	COOPER POOLS INC.	2026-1214	March 26 - Pool Maintenance	Pool Maintenance - Contract	531034-53908	\$1,990.00
001	1482	03/06/26	GRAU AND ASSOCIATES	28812	FYE 09/30/25 - Audit	Auditing Services	532002-51301	\$3,000.00
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	Accounting Services	532001-51301	\$1,000.00
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	Administrative Services	531148-51301	\$458.33
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	Assessment Roll	531141-51301	\$416.67
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	ProfServ - Dissemination Agent	531012-51301	\$416.67
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	District Management	531150-51301	\$2,083.33
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	Field Services	531122-51301	\$1,500.00
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	ProfServ - Recording Secretary	531036-51301	\$375.00
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	Rentals & Leases	544025-51301	\$100.00
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	ProfServ-Info Technology	531020-51301	\$100.00
001	1483	03/06/26	INFRAMARK LLC	173062	MAR 2026-INFRAMARK MANAGEMENT INVOICE	Website Administration	549936-51301	\$200.00
001	1484	03/06/26	STEADFAST MAINTENANCE	SA-20927	March 26 - Landscape Maintenance	Landscape Maintenance	546300-53908	\$8,528.00
001	1485	03/12/26	TECO-TAMPA ELECTRIC	030226-211034931876	01/27/26-02/24/26 - Electric	Electricity - Utility Ops	543007-53100	\$23.95
001	1485	03/12/26	TECO-TAMPA ELECTRIC	022726-221009022809	01/24/26/02/23/26-Electric	Electricity Utility Services - Streetlights	543013-53100	\$979.58
001	1485	03/12/26	TECO-TAMPA ELECTRIC	022726-221008717698	01/24/26/02/23/26-Electric	Electricity - Utility Ops	543007-53100	\$65.42
001	1485	03/12/26	TECO-TAMPA ELECTRIC	022726-221008701015	01/24/26-02/23/26-Electric	Electricity Utility Services - Streetlights	543013-53100	\$1,921.88
001	1485	03/12/26	TECO-TAMPA ELECTRIC	022726-221008717680	01/24/26-02/23/26-Electric	Electricity - Utility Ops	543007-53100	\$50.83
001	1485	03/12/26	TECO-TAMPA ELECTRIC	022726-211032797113	01/24/26-02/23/26-Electric	Electricity - Utility Ops	543007-53100	\$821.42
001	1485	03/12/26	TECO-TAMPA ELECTRIC	022726-211030874344	01/24/26-02/23/26-Internet	Electricity - Utility Ops	543007-53100	\$34.72
001	1485	03/12/26	TECO-TAMPA ELECTRIC	022726-211030340973	01/24/26-02/23/26-Electric	Electricity - Utility Ops	543007-53100	\$56.44
001	1486	03/13/26	PASCO CNTY PROPERTY APPRAISER	26026	03/09/26-Property Appraiser Annual Renewal Fee	Dues, Licenses, Subscriptions	554020-51301	\$150.00
001	1487	03/18/26	COOPER POOLS INC.	1387	03/12/26 - New Pool Ring	R&M-Pools	546074-57200	\$465.02
001	1488	03/25/26	CENTRAL PEST CONTROL	162781	March 26- Pest Control	Amenity Pest Control	534181-57200	\$67.00
001	1489	03/25/26	CONSOLIDATED LAND SERVICES, INC.	00000286	FEB 2026- Pond 3 Washout Restoration	Miscellaneous Contingency	549900-53908	\$3,945.45
001	1490	03/25/26	INFRAMARK LLC	173922	Feb 2026-Inframark Management Inv	Postage, Phone, Faxes, Copies	541024-51301	\$19.37
001	1490	03/25/26	INFRAMARK LLC	1165863	MAR 2026 - Painting traffic poles	Entry & Walls Maintenance	546992-53908	\$210.00
001	1491	03/26/26	ADP, INC	030626-1870	03/06 - Payroll Processing	Payroll Services	549405-51301	\$15.20
001	1492	03/26/26	ELI PREMIER SERVICES, LLC	INV0077	March 2026 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57200	\$700.00
001	1493	03/26/26	STEADFAST MAINTENANCE	SA-21560	April 2026 - Landscape Maintenance	Landscape Maintenance	546300-53908	\$8,528.00
001	300009	03/26/26	CHARTER COMMUNICATIONS	0162402030926-ACH	INTERNET & PHONE 03/09/26-04/08/26	Telephone/Internet/Phone	541016-57200	\$120.04
Fund Total								\$38,673.31

Total Checks Paid	\$38,673.31
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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						
ADP, INC	3/6/2026	030626-1870	\$15.20			03/06 - Payroll Services
CENTRAL PEST CONTROL	3/19/2026	162781	\$67.00			March 26 - Pest Control
COOPER POOLS INC.	3/1/2026	2026-1214	\$1,990.00			March 26 - Pool Maintenance
ELI PREMIER SERVICES, LLC	3/21/2026	INV0077	\$700.00			March 2026 - Janitorial Services
INFRAMARK LLC	3/1/2026	173062	\$1,000.00			March 26 - Accounting Services
INFRAMARK LLC	3/1/2026	173062	\$458.33			March 26 - Administration
INFRAMARK LLC	3/1/2026	173062	\$416.67			March 26 - Assessment Roll
INFRAMARK LLC	3/1/2026	173062	\$416.67			March 26 - Dissemination Services
INFRAMARK LLC	3/1/2026	173062	\$1,500.00			March 26 - Field Services
INFRAMARK LLC	3/1/2026	173062	\$375.00			March 26 - Recording Secretary
INFRAMARK LLC	3/1/2026	173062	\$100.00			March 26 - Rentals / Leases
INFRAMARK LLC	3/1/2026	173062	\$100.00			March 26 - Technology / Data Storage
INFRAMARK LLC	3/1/2026	173062	\$200.00		\$4,566.67	March 26 - Website Maintenance / Admin
STEADFAST MAINTENANCE	3/4/2026	SA-20927	\$8,528.00			March 26 - Landscape Maintenance
STEADFAST MAINTENANCE	4/1/2026	SA-21560	\$8,528.00		\$17,056.00	April 2026 - Landscape Maintenance
Monthly Contract Subtotal			\$24,394.87			
Variable Contract						
CITY OF DADE CITY	2/19/2026	021926-7-01	\$330.99			01/20 - 02/18 - Water
INFRAMARK LLC	3/13/2026	173922	\$19.37			Feb 26 - Postage / BW and Color Copies
Variable Contract Subtotal			\$350.36			
Utilities						
CHARTER COMMUNICATIONS	3/9/2026	0162402030926-ACH	\$120.04			INTERNET/PHONE SERVICES
TECO-TAMPA ELECTRIC	3/2/2026	030226-211034931876	\$23.95			Electric
TECO-TAMPA ELECTRIC	2/27/2026	022726-221009022809	\$979.58			Electric
TECO-TAMPA ELECTRIC	2/27/2026	022726-221008717698	\$65.42			Electric
TECO-TAMPA ELECTRIC	2/27/2026	022726-221008701015	\$1,921.88			Electric

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO-TAMPA ELECTRIC	2/27/2026	022726-221008717680	\$50.83			Electric
TECO-TAMPA ELECTRIC	2/27/2026	022726-211032797113	\$821.42			Electric
TECO-TAMPA ELECTRIC	2/27/2026	022726-211030874344	\$34.72			Electric
TECO-TAMPA ELECTRIC	2/27/2026	022726-211030340973	\$56.44		\$3,954.24	Electric
Utilities Subtotal			\$4,074.28			
Regular Services						
GRAU AND ASSOCIATES	3/2/2026	28812	\$3,000.00			FYE 09/30/25 - Audit
INFRAMARK LLC	3/1/2026	173062	\$2,083.33			March 26 - District Management
PASCO CNTY PROPERTY APPRAISER	3/9/2026	26026	\$150.00			Property Appraiser Annual Renewal Fee
Regular Services Subtotal			\$5,233.33			
Additional Services						
CONSOLIDATED LAND SERVICES, INC.	2/17/2026	00000286	\$3,945.45			Pond 3 Washout Restoration
COOPER POOLS INC.	3/12/2026	1387	\$465.02			New Pool Ring
INFRAMARK LLC	3/18/2026	1165863	\$210.00			Painting traffic poles
Additional Services Subtotal			\$4,620.47			
TOTAL			\$38,673.31			



ADP, Inc.
 PO Box 830272
 Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 715471817
Advice of Debit Date	: 03/06/2026
Advice of Debit Due Date	: 03/13/2026
Total Debited This Invoice	: \$15.20



0006322 01 MB 0.672 01 TR 00026 R2BDDC11 000000



GREGORY SARKISSIAN
 HILLTOP POINT CDD ~
 2005 PAN AM CIR
 STE 300
 TAMPA, FL 33607-6008

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
0062-10-HZK					
Processing Charges for Period Ending Date: 02/25/2026					
Workforce Now Payroll Solution Bundle	2	\$2.60 each		\$5.20	
Includes: Enhanced Payroll Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-HZK \$15.20

Total Debited \$15.20

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXXXXXX4088 on 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X



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
162781 17141

INVOICE DATE
03/19/2026

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

INVOICE

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

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



Cleaning Commercial Acct:Inframark Community Management:Hilltop Point

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

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

Invoice details

Invoice no.: 2026-1214
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

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

Total **\$1,990.00**

Ways to pay



[View and pay](#)

ĒLI PREMIER SERVICES LLC

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

INVOICE
INV0077

DATE
03/21/2026

DUE DATE
04/01/2026

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

March cleaning service

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
173062

DATE
3/1/2026

CUSTOMER ID
C2413

NET TERMS
Due On Receipt

PO#

DUE DATE
3/1/2026

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

Services provided for the Month of: March 2026

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

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

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

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

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

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



Steadfast Alliance

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

Invoice

Date	Invoice #
3/4/2026	SA-20927

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
Recurring				Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Services @ Hilltop Point for the month dated on this invoice				
	Common Areas				
1	Landscape Maintenance		5,236.00		5,236.00
1	Fertilization Plan		75.00		75.00
	Amenity Center				
1	Landscape Maintenance		1,780.00		1,780.00
1	Irrigation Inspections		150.00		150.00
1	Fertilization Plan		237.00		237.00
	First Addendum :Phase 2				
1	Landscape Maintenance		735.00		735.00
	First Addendum : Phase 3				
1	Landscape Maintenance		315.00		315.00

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	\$8,528.00
Payments/Credits	\$0.00
Balance Due	\$8,528.00



Steadfast Alliance

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

Invoice

Date	Invoice #
4/1/2026	SA-21560

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
Recurring				Net 30	SM1194 Hilltop Point CDD

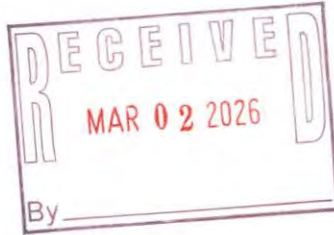
Quantity	Description	Rate	Serviced Date	Amount
	Landscape Maintenance Services @ Hilltop Point for the month dated on this invoice			
	Common Areas			
1	Landscape Maintenance	5,236.00		5,236.00
1	Fertilization Plan	75.00		75.00
	Amenity Center			
1	Landscape Maintenance	1,780.00		1,780.00
1	Irrigation Inspections	150.00		150.00
1	Fertilization Plan	237.00		237.00
	First Addendum :Phase 2			
1	Landscape Maintenance	735.00		735.00
	First Addendum : Phase 3			
1	Landscape Maintenance	315.00		315.00

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	\$8,528.00
Payments/Credits	\$0.00
Balance Due	\$8,528.00



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



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

Account Number	AMOUNT DUE
03-38427-01	\$330.99
Due Date	After Due Date Pay
3/16/2026	\$330.99
Service Address	
38427 Garron Pl	

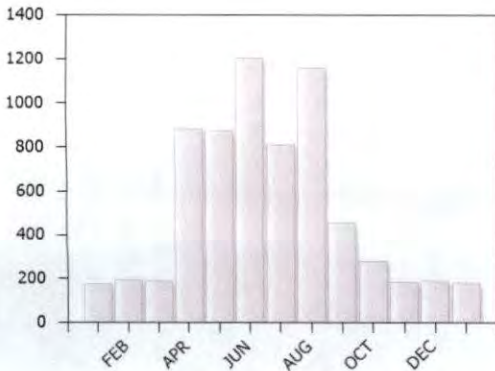


Hilltop Point Cdd
 Accounting
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607

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

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address			Account Number
Hilltop Point Cdd			38427 Garron Pl			03-38427-01
Status	Billing Period From	Billing Period To	# Days	Bill Date	Penalty Date	Due Date
Active	1/20/2026	2/18/2026	29	2/19/2026	3/31/2026	3/16/2026



CURRENT READING	PREVIOUS READING	USAGE
221	208	13
8,930	8,763	167
8,930	8,763	167

PREVIOUS BALANCE	\$331.51
PAYMENTS	\$331.51-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

WATER BASE	47.37
WATER	2.82
TAXES	5.02
IRRIGATION BASE	47.37
IRRIGATION	42.11
IRRIGATION	0.00
TAXES	8.95
SEWER BASE	156.16
SEWER	5.93
GARBAGE BASE	15.26
CURRENT BILL	\$330.99
AMOUNT DUE	\$330.99

AMOUNT DUE AFTER 03/16/2026 \$330.99

PHONE PAYMENTS: (866) 297-2888

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

AFTER HOURS: (352) 521-1495



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173922

DATE

3/13/2026

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**

3/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	13	Ea	0.74		9.62
B/W Copies	52	Ea	0.15		7.80
Color Copies	5	Ea	0.39		1.95
Subtotal					19.37

Subtotal	\$19.37
Tax	\$0.00
Total Due	\$19.37

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.

March 9, 2026
Invoice Number: 0162402030926
Account Number: **8337 13 002 0162402**
Security Code: **2005**
Service At: 38427 GARRON PL
SB
DADE CITY FL 33525-5712

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.



Summary *Service from 03/09/26 through 04/08/26 details on following pages*

Previous Balance	120.04
Payments Received -Thank You!	-120.04
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 03/26/26</i>	
Total Due by Auto Pay	\$120.04

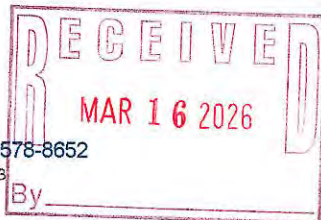
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 03102026 NNNNNNNN 01 000790 0003

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



March 9, 2026
HILLTOP POINT CDD
Invoice Number: 0162402030926
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





HILLTOP POINT CDD
 Invoice Number: 0162402030926
 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 03102026 NNNNNNNN 01 000790 0003

Charge Details

Previous Balance		120.04
EFT Payment	02/26	-120.04
Remaining Balance		\$0.00

Payments received after 03/09/26 will appear on your next bill.
 Service from 03/09/26 through 04/08/26

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.

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

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

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

Continued on the next page...

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



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





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

Statement Date: March 02, 2026

Amount Due: \$23.95

Due Date: March 23, 2026

Account #: 211034931876

Account Summary

Current Service Period: January 27, 2026 - February 24, 2026	
Previous Amount Due	\$28.10
Payment(s) Received Since Last Statement	-\$28.10
Current Month's Charges	\$23.95
Amount Due by March 23, 2026	\$23.95

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

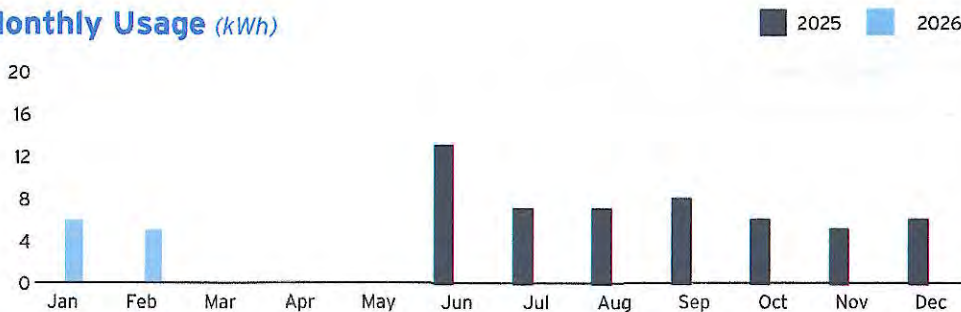
Your Energy Insight



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

Scan here to view your account online.

Monthly Usage (kWh)



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

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



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

Account #: 211034931876

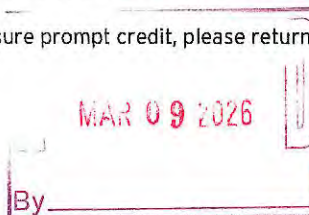
Due Date: March 23, 2026



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: \$23.95

Payment Amount: \$ _____

645211685388

00004304 FTECO103022623132010 00000 02 01000000 11608 002
 HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
 HILLTOP POINT COMMUNITY DEVELOPMENT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

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

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

6452116853882110349318760000000023958

00004304-0009209-Page 1 of 4





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

Account #: 211034931876
 Statement Date: March 02, 2026
 Charges Due: March 23, 2026

Meter Read

Service Period: Jan 27, 2026 - Feb 24, 2026

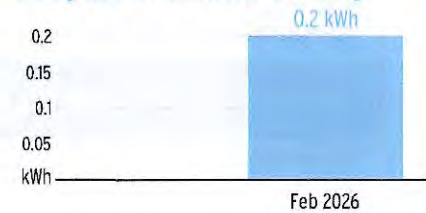
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000945878	02/24/2026	133	128	5 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	5 kWh @ \$0.09202/kWh	\$0.46
Fuel Charge	5 kWh @ \$0.03516/kWh	\$0.18
Storm Protection Charge	5 kWh @ \$0.00568/kWh	\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.45
Franchise Fee		\$1.34
Municipal Public Service Tax		\$2.16
Total Electric Cost, Local Fees and Taxes		\$23.95

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

00004304-0009209-Page 2 of 4

Total Current Month's Charges **\$23.95**

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

Ways To Pay Your Bill

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- In-Person**
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- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free:
866-689-6469
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: February 27, 2026



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

Amount Due: \$979.58

Due Date: March 20, 2026
Account #: 221009022809

Account Summary



Current Service Period: January 24, 2026 - February 23, 2026

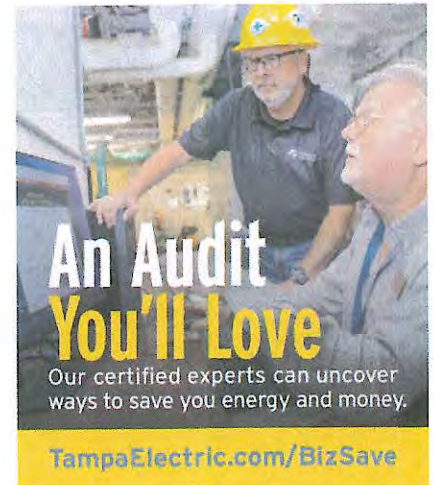
Previous Amount Due	\$979.58
Payment(s) Received Since Last Statement	-\$979.58
Current Month's Charges	\$979.58

Amount Due by March 20, 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.



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

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



Account #: 221009022809

Due Date: March 20, 2026

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

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

Amount Due: \$979.58

Payment Amount: \$ _____

611878471967

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.

6118784719672210090228090000000979585



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: February 27, 2026
Charges Due: March 20, 2026

Service Period: Jan 24, 2026 - Feb 23, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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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Ways To Pay Your Bill

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- In-Person**
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- Mail A Check**
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. 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
 12433 HILLTOP FARMS DR, LFT STAT
 DADE CITY, FL 33525-6096

Statement Date: February 27, 2026

Amount Due: \$65.42

Due Date: March 20, 2026

Account #: 221008717698

Account Summary

Current Service Period: January 24, 2026 - February 23, 2026

Previous Amount Due	\$67.71
Payment(s) Received Since Last Statement	-\$67.71
Current Month's Charges	\$65.42

Amount Due by March 20, 2026 **\$65.42**

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

Your Energy Insight

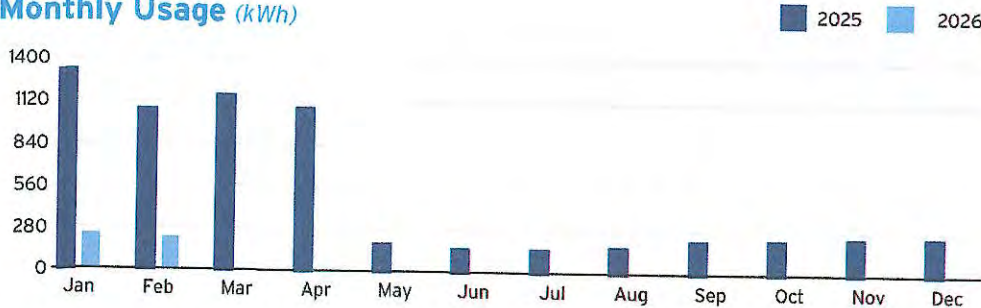
Your average daily kWh used was **81.08% lower** than the same period last year.

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

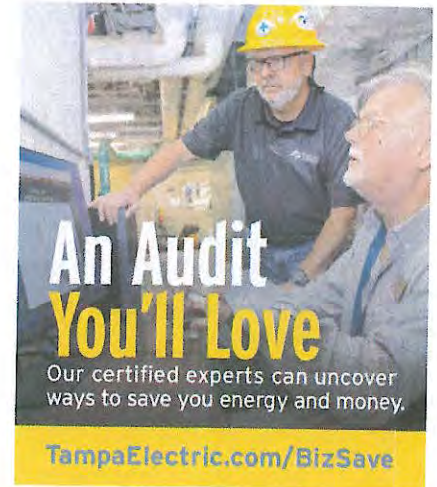


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008717698

Due Date: March 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: \$65.42

Payment Amount: \$ _____

631631500215

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.

631631500215221008717698000000065424

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

Account #: 221008717698
 Statement Date: February 27, 2026
 Charges Due: March 20, 2026

Meter Read

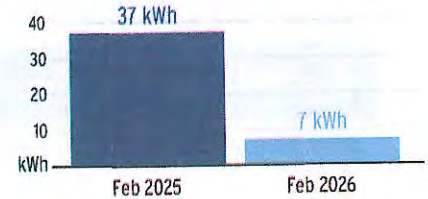
Service Period: Jan 24, 2026 - Feb 23, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000809854	02/23/2026	13,984	13,766	218 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	218 kWh @ \$0.09202/kWh	\$20.06
Fuel Charge	218 kWh @ \$0.03516/kWh	\$7.66
Storm Protection Charge	218 kWh @ \$0.00568/kWh	\$1.24
Clean Energy Transition Mechanism	218 kWh @ \$0.00418/kWh	\$0.91
Storm Surcharge	218 kWh @ \$0.02121/kWh	\$4.62
Florida Gross Receipt Tax		\$1.41
Electric Service Cost		\$56.36
Franchise Fee		\$3.69
Municipal Public Service Tax		\$5.37
Total Electric Cost, Local Fees and Taxes		\$65.42

Total Current Month's Charges

\$65.42

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

Contact Us

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

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

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

Statement Date: February 27, 2026

Amount Due: \$1,921.88

Due Date: March 20, 2026

Account #: 221008701015

Account Summary

Current Service Period: January 24, 2026 - February 23, 2026

Previous Amount Due	\$1,921.88
Payment(s) Received Since Last Statement	-\$1,921.88
Current Month's Charges	\$1,921.88

Amount Due by March 20, 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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Scan here to view your account online.

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

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



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

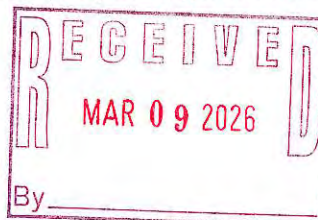
Account #: 221008701015

Due Date: March 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: \$1,921.88

Payment Amount: \$ _____

631631500213

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.

6316315002132210087010150000001921880



Service For:
 38375 CLINTON AVE
 DADE CITY, FL 33525

Account #: 221008701015
 Statement Date: February 27, 2026
 Charges Due: March 20, 2026

Service Period: Jan 24, 2026 - Feb 23, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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

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Ways To Pay Your Bill

Bank Draft
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 P.O. Box 31318
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Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

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

All Other Correspondences:
 Tampa Electric
 P.O. Box 11f
 Tampa, FL 33601-011f

Contact Us

Online:
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 866-832-6249
Residential Customer Care:
 813-223-0800 (Hillsborough)
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Hearing Impaired/TTY:
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Power Outage:
 877-588-1010
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 813-275-3909

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

Statement Date: February 27, 2026

Amount Due: \$50.83

Due Date: March 20, 2026

Account #: 221008717680

Account Summary

Current Service Period: January 24, 2026 - February 23, 2026

Previous Amount Due	\$47.88
Payment(s) Received Since Last Statement	-\$49.56
Credit balance after payments and credits	-\$1.68
Current Month's Charges	\$52.51

Amount Due by March 20, 2026 **\$50.83**

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

Your Energy Insight

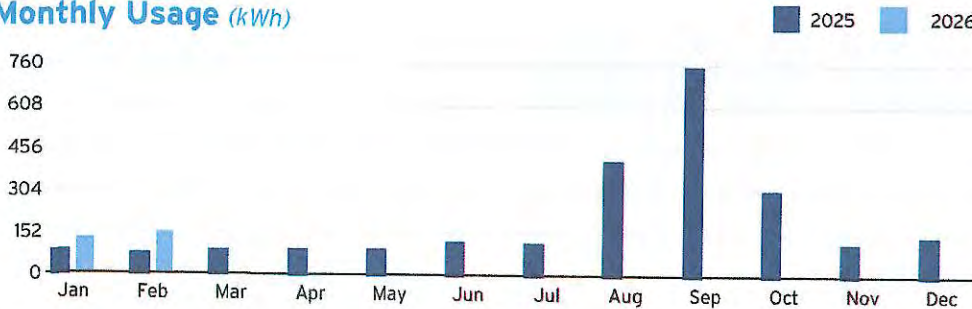
Your average daily kWh used was **66.67% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008717680

Due Date: March 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: \$50.83

Payment Amount: \$ _____

631631500214

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.

6316315002142210087176800000000050831

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

Account #: 221008717680
 Statement Date: February 27, 2026
 Charges Due: March 20, 2026

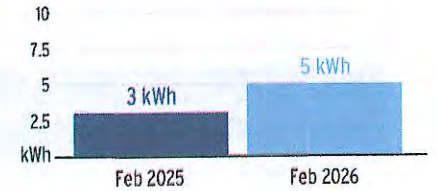
Meter Read

Service Period: Jan 24, 2026 - Feb 23, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000809852	02/23/2026	3,113	2,964	149 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	149 kWh @ \$0.09202/kWh	\$13.71
Fuel Charge	149 kWh @ \$0.03516/kWh	\$5.24
Storm Protection Charge	149 kWh @ \$0.00568/kWh	\$0.85
Clean Energy Transition Mechanism	149 kWh @ \$0.00418/kWh	\$0.62
Storm Surcharge	149 kWh @ \$0.02121/kWh	\$3.16
Florida Gross Receipt Tax		\$1.13
Electric Service Cost		\$45.17
Franchise Fee		\$2.96
Municipal Public Service Tax		\$4.38
Total Electric Cost, Local Fees and Taxes		\$52.51

Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$52.51

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

Statement Date: February 27, 2026

Amount Due: \$821.42

Due Date: March 20, 2026

Account #: 211032797113

Account Summary

Current Service Period: January 24, 2026 - February 23, 2026

Previous Amount Due	\$841.63
Payment(s) Received Since Last Statement	-\$841.63
Current Month's Charges	\$821.42

Amount Due by March 20, 2026 **\$821.42**

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

Your Energy Insight

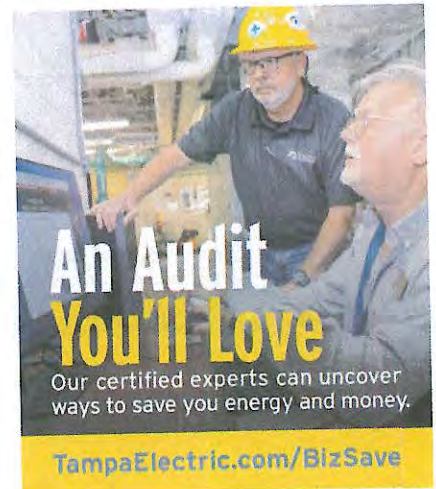
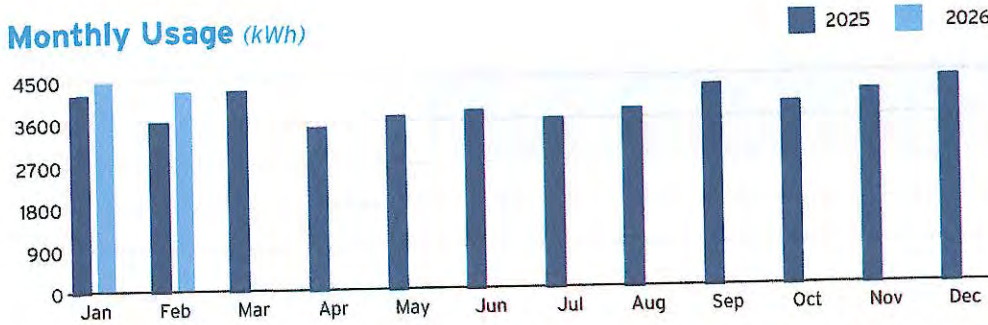
Your average daily kWh used was **10.48% higher** than the same period last year.

Your average daily kWh used was **1.44% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



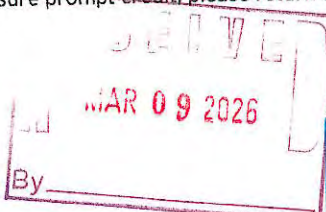
To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211032797113

Due Date: March 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: \$821.42

Payment Amount: \$ _____

668668324867

00006380 FTECO102272623281410 00000 02 01000000 13373 006

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

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

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

6686683248672110327971130000000821425

00006380-0014130-Page 1 of 12





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

Account #: 211032797113
Statement Date: February 27, 2026
Charges Due: March 20, 2026

Meter Read

Meter Location: AMENITY

Service Period: Jan 24, 2026 - Feb 23, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000922033	02/23/2026	83,418	79,164		4,254 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	4,254 kWh @ \$0.09202/kWh	\$391.45
Fuel Charge	4,254 kWh @ \$0.03516/kWh	\$149.57
Storm Protection Charge	4,254 kWh @ \$0.00568/kWh	\$24.16
Clean Energy Transition Mechanism	4,254 kWh @ \$0.00418/kWh	\$17.78
Storm Surcharge	4,254 kWh @ \$0.02121/kWh	\$90.23
Florida Gross Receipt Tax		\$17.79
Electric Service Cost		\$711.44
Franchise Fee		\$46.60
Municipal Public Service Tax		\$63.38
Total Electric Cost, Local Fees and Taxes		\$821.42

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$821.42

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Ways To Pay Your Bill

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

Statement Date: February 27, 2026

Amount Due: \$34.72

Due Date: March 20, 2026
Account #: 211030874344

Account Summary

Current Service Period: January 24, 2026 - February 23, 2026	
Previous Amount Due	\$35.90
Payment(s) Received Since Last Statement	-\$35.90
Current Month's Charges	\$34.72
Amount Due by March 20, 2026	
	\$34.72

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

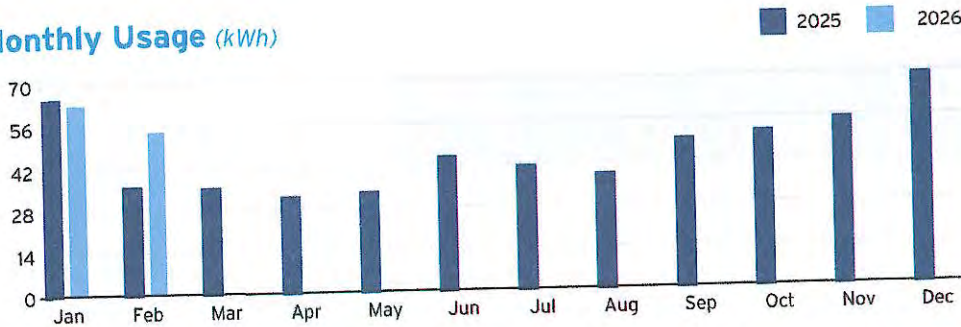
Your Energy Insight

- 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.

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

Monthly Usage (kWh)



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

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



Account #: 211030874344
Due Date: March 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: \$34.72

Payment Amount: \$ _____

664964631029

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.

6649646310292110308743440000000034725

00006390-0014132-Page 5 of 12





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

Account #: 211030874344
Statement Date: February 27, 2026
Charges Due: March 20, 2026

Meter Read

Meter Location: ENTRY

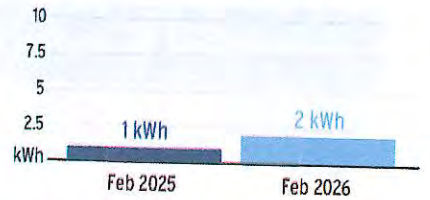
Service Period: Jan 24, 2026 - Feb 23, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000900389	02/23/2026	1,005	951	54 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



00006360-0014132-Page 6 of 12

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	54 kWh @ \$0.09202/kWh	\$4.97
Fuel Charge	54 kWh @ \$0.03516/kWh	\$1.90
Storm Protection Charge	54 kWh @ \$0.00568/kWh	\$0.31
Clean Energy Transition Mechanism	54 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	54 kWh @ \$0.02121/kWh	\$1.15
Florida Gross Receipt Tax		\$0.74
Electric Service Cost		\$29.76
Franchise Fee		\$1.95
Municipal Public Service Tax		\$3.01
Total Electric Cost, Local Fees and Taxes		\$34.72

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$34.72

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
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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: February 27, 2026

Amount Due: \$56.44

Due Date: March 20, 2026

Account #: 211030340973

Account Summary

Current Service Period: January 24, 2026 - February 23, 2026	
Previous Amount Due	\$56.48
Payment(s) Received Since Last Statement	-\$56.48
Current Month's Charges	\$56.44
Amount Due by March 20, 2026	
	\$56.44

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

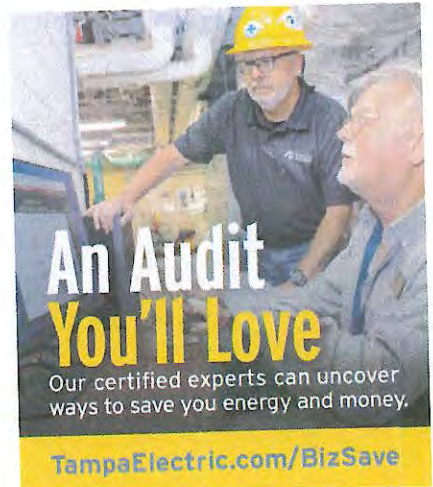
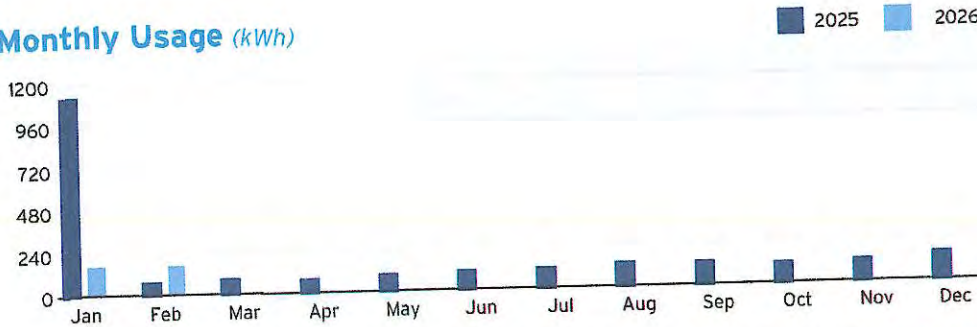
Your Energy Insight

- Your average daily kWh used was **150% 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.

Monthly Usage (kWh)



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

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



Account #: 211030340973

Due Date: March 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: \$56.44

Payment Amount: \$ _____

632866063081

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.

6328660630812110303409730000000056443

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

Account #: 211030340973
Statement Date: February 27, 2026
Charges Due: March 20, 2026

Meter Read

Service Period: Jan 24, 2026 - Feb 23, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	02/23/2026	3,236	3,066	170 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	170 kWh @ \$0.09202/kWh	\$15.64
Fuel Charge	170 kWh @ \$0.03516/kWh	\$5.98
Storm Protection Charge	170 kWh @ \$0.00568/kWh	\$0.97
Clean Energy Transition Mechanism	170 kWh @ \$0.00418/kWh	\$0.71
Storm Surcharge	170 kWh @ \$0.02121/kWh	\$3.61
Florida Gross Receipt Tax		\$1.21
Electric Service Cost		\$48.58
Franchise Fee		\$3.18
Municipal Public Service Tax		\$4.68
Total Electric Cost, Local Fees and Taxes		\$56.44

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges

\$56.44

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



Credit or Debit Card

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



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

All Other

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

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Residential Customer Care:

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Hilltop Point Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 28812
Date 03/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,000.00</u>
Current Amount Due	\$ <u>3,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.



Mike Wells
Property Appraiser
Proudly Serving Pasco County, Florida

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued: 3/9/2026
Invoice Number: 26026
Due Date: 4/9/2026

Billed To:
Hilltop Point
C/O Inframark
Brian Lamb
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION	AMOUNT
Hilltop Point Annual renewal fee	\$150.00
TOTAL	\$150.00

Remit payment to:
Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401



Consolidated Land Services, Inc.

Mailing Address:
 P.O. Box 2593
 Dade City, FL 33526

Invoice

Date	Invoice #
2/17/2026	00000286

Bill To
Hilltop Point CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Terms	Project
Due on receipt	Additional Rip Rap

Item	Description	U/M	Total %	Amount
3.0 Erosion Restora...	<p>Washout - Pond D-3 Palomino Dr.: Additional Rip Rap Installation at MES</p> <p>Material: 12"-18" Limestone Rip Rap</p> <p>Project Location: Pond D-3 (Palomino Dr.)</p> <p>CLS, Inc. will mobilize onsite upon notice to proceed, in order to install additional 12" – 18" Limestone Rip Rap to add additional stability and reinforcement to the MES outfall structure to mitigate erosion and damage due to heavy runoff.</p> <p>1. Mobilize 2. Install additional 12"-18" Limestone Rip Rap 3. Demobilize</p>	ea	100.00%	3,945.45

Please remit to above address.	Total	\$3,945.45
<p>A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.</p>	Payments/Credits	\$0.00
	Balance Due	\$3,945.45



Consolidated Land Services, Inc.

Estimate

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Date	Estimate #
2/2/2026	00000458

Name / Address
Hilltop Point CDD C/O Stantec 777 S Harbour Island Boulevard Suite 600 Tampa FL 33602-5729

Project
Additional Rip Rap

Description	Qty	U/M	Rate	Total
<p>Washout - Pond D-3 Palomino Dr.: Additional Rip Rap Installation at MES</p> <p>Material: 12"-18" Limestone Rip Rap</p> <p>Project Location: Pond D-3 (Palomino Dr.)</p> <p>CLS, Inc. will mobilize onsite upon notice to proceed, in order to install additional 12" – 18" Limestone Rip Rap to add additional stability and reinforcement to the MES outfall structure to mitigate erosion and damage due to heavy runoff.</p> <p>1. Mobilize 2. Install additional 12"-18" Limestone Rip Rap 3. Demobilize</p>	1	ea	3,945.45	3,945.45

Approved by:
Bryan Radcliff - District Manager
Bryan Radcliff

<i>Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.</i>	
Total	\$3,945.45

Cooper Pools Inc

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

Invoice #: 1387

Invoice Date: 3/12/2026

Due Date: 4/12/2026

Bill To: Hilltop Point

Hilltop Point 38427 Garron Place

Dade City, FL 33525

LOCATION: 38427 Garron Place, Dade City

Item	Description	Qty	Rate	Amount
24" White Coast Guard Approved Ring Buoy	24" White Coast Guard Approved Ring Buoy 24" WHITE CGA FOAM LIFE RING	2.00	\$232.51	\$465.02

Subtotal: \$465.02

Tax: \$0.00

Total: \$465.02

Amount Due: \$465.02



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1165863
Invoice Date	3/18/2026
Due Date	4/17/2026

To: Hilltop Point CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$210.00

Subtotal	\$210.00
Sales Tax	\$0.00
Total	\$210.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	2/24/2026	4486081	HILLTP District Area	General Maintenance; Painting poles.	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	
				BWO Total	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	
				Invoice Total	\$0.00	\$0.00	\$210.00	\$0.00	\$210.00	



Hilltop Point CDD

Field Inspection Report - April - Steadfast

Wednesday, April 8, 2026

Prepared For Board of Supervisors

14 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 - Amenity Center

Assigned To: District Manager / Steadfast

Amenity Center:

- All landscaping around the Amenity Center has been pruned evenly.
- Sod has been treated and is evenly cut and green.
- All landscape and sidewalks have been pressure-washed and are clean.





Item 2 - Amenity Facilities

Assigned To: [Steadfast / District Manager](#)

Amenity Facilities:

- All water fountains and showers are operational.
- The community information board is up-to-date.
- The Bahia sod behind the pool has been treated and is looking green.
- The amenity grass sod has been replaced.
- Playground equipment is operational and intact.



Item 3 - Amenity Pool

Assigned To: [Steadfast / District Manager](#)

Amenity Pool:

- The pool is clear and blue.
- Fresh mulch has been applied to the inside landscape beds.
- All plants have been trimmed.
- Pool furniture is clean and intact.
- All pool rules are clear and legible.





Item 4 - Clinton Ave Entrance

Assigned To: [Steadfast](#)

Clinton Avenue main entrance sign:

- Visible from both directions.
- All landscaping is evenly trimmed.
- Annuals have been rotated for spring and are colorful.
- Mulch refresh has been added to the center median.



Item 5 - Clinton Ave Landscape Beds
Assigned To: [Steadfast](#)

Clinton Avenue Landscape Beds:

- Landscape beds are clean, evenly trimmed, and well-maintained.
- Sod has been cut per contract.



Item 6 - Pond Maintenance

Assigned To: Steadfast

East perimeter boundary:

- The dry pond is well-maintained.
- All drains are clear of debris.
- There appears to be an access point between two homes at 38450 & 38462 Tobliano Loop that will need to be added to the maintenance scope.





Item 7 - Hilltop Farms Drive

Assigned To: [Steadfast](#)

North-East property boundary:

- Retention ponds are dry.
- All drainage is clear of debris.
- The boundary is maintained per scope.



Item 8 - Palomino Drive
Assigned To: [Steadfast](#)

North boundary perimeter:

- Pond is dry.
- All areas are mowed per scope.
- Drainage is clear of all debris.





Item 9 - Farrier Drive

Assigned To: [Steadfast](#)

Farrier Drive Wall Barrier:

- Several weeds in the pavers and along the bottom.
- Treat all weeds every week as needed. Treated 4/13/26



Item 10 - Pindos Drive
Assigned To: [Steadfast](#)

Mailbox kiosk:

- Clean and intact.

Pocket park:

- Well-maintained.
- All fence repairs have been completed.





Item 11 - West Perimeter Boundary

Assigned To: [Steadfast](#)

West Perimeter Boundary:

- Access is maintained.
- The control structure is clear of debris.



Item 12 - West Perimeter Barrier
Assigned To: [Steadfast](#)

West Perimeter Boundary:

- Construction has developed along the west boundary line, all maintenance has been performed per boundary scope.

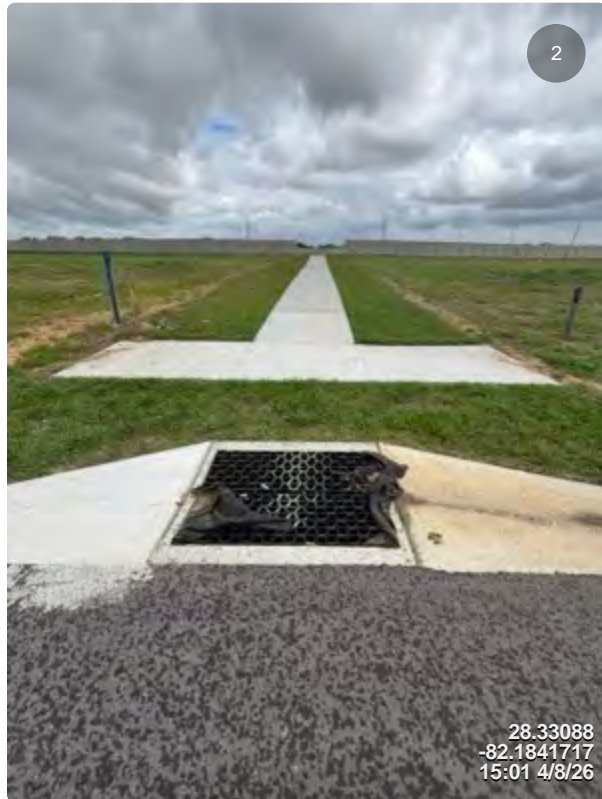


Item 13 - Pedestrian Pathway

Assigned To: Steadfast

North perimeter retention pond:

- All drains are clear of debris.
- All pedestrian walkways are maintained per scope.





Item 14 - Clinton Avenue West Landscape

Assigned To: [Steadfast](#)

North perimeter boundary:

- Front retention pond is dry.
- All areas are maintained per scope.
- Clinton Avenue landscape:
- Some Viburnum bushes are struggling.
- Investigate the irrigation and report findings back to Inframark. Scheduled 4/16/26





Printed: Apr 13, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Mar 2, 2026

Job: SM1194 Hilltop Point CDD

Title: Wet check complete

Added By: Joshua Roberts

Log Notes:

During my inspection I found and fixed these issues

Also adjusted rotors and turned pop-ups for adjustment for better coverage

Zone 16 2 clogged nozzles

Parts used

2- nozzles

Weather Conditions:

Mostly sunny



Wind: 9 mph
Humidity: 94%
Total Precip: 0"

Mon, Mar 2, 2026, 8:51 AM





Daily Logs List

Mar 30, 2026

Job: SM1194 Hilltop Point CDD
Title: Controller failure & replacement
Added By: Jeanette Cordero

Log Notes:

On site to troubleshoot irrigation system due to errors reported on all zones at the Hunter ICC2 Controller.

I verified incoming power at controller; measured approximately 124V, confirming proper supply voltage. Checked output connections and inspected the first 3 way splice in the field; no visible issues were found. Monitored voltage at the 2 wire output module while attempting to activate zones and no voltage was detected being sent from the controller to the field. Isolated the field wiring by cutting the wire path at the first group of decoders (Decoders 1-5) to eliminate potential field shorts or load issues and no voltage output was observed from the controller. Further isolated the system by disconnecting the 3 way splice and controller continued to show errors on all zones with no output voltage present.

The controller was receiving proper input voltage but not producing output voltage to the 2 wire path, even with field wiring isolated. This confirms the issue was internal to the controller, not caused by field wiring or decoders. I replaced defective controller under warranty, installed new controller and reconnected field wiring.

The controller restored to normal operation, output voltage present at 2 wire module, all zones operational with no errors present. The issue was caused by an internal failure of the controller, preventing voltage output to the field. Replacement of the controller resolved all system errors and restored full irrigation functionality.

Prog A 8:00PM Mo/Th

1 - 30
3 - 45
4 - 45
5 - 45
8 - 60
9 - 60
10 - 60
11 - 40

Prog B 9:00pm Tu/Fr

7 - 30
11 - 30
12 - 30
15 - 30
16 - 30
18 - 30

Prog C 10:00pm We/Su

- 2 - 20
- 6 - 15
- 13 - 30
- 17 - 30
- 19 - 30
- 20 - 30

Prog D 12:00Am/5:30Am/12:00Pm/6:00 Pm Everyday(Requested by Jason)

- 1-15
- 4-15
- 5-15
- 7-15
- 8-15
- 9-15
- 10-15
- 12-15
- 13-15
- 14-5
- 17-15
- 19-15
- 20-15

Parts used:

- 4- DBRYS PT-DBRY-600-100
- 2- wire nuts PT-WC1-BKWH-150
- 1- ICC2 controller 12C-800-PL
- 1- EZ-DM RC-101

Weather Conditions:

Partly cloudy with isolated storms

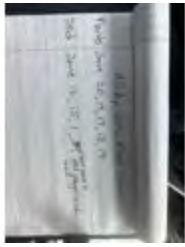


82°F

62°F

Wind: 9 mph
Humidity: 91%
Total Precip: 0.07"

Mon, Mar 30, 2026, 2:57 PM







Hilltop Point CDD

ADA Pad Installation - April 2026

Monday, April 6, 2026

Prepared For Board of Supervisors

21 Items Identified

Paul Young

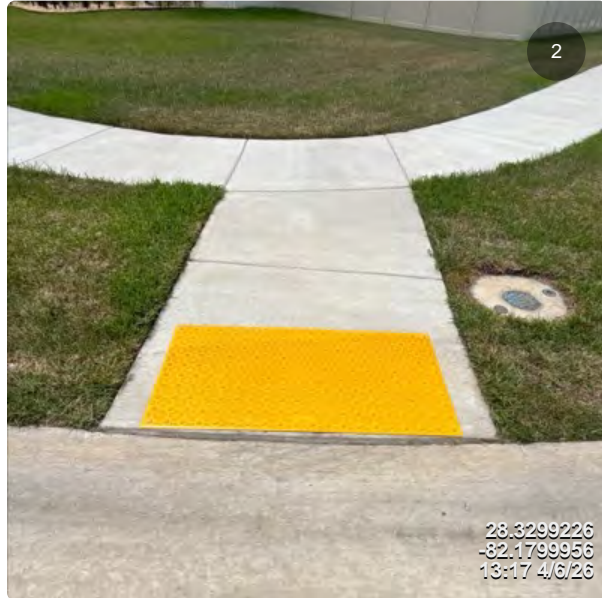
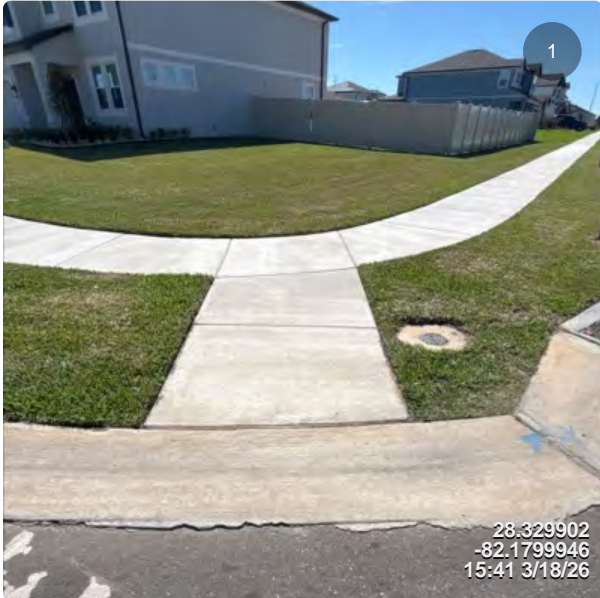
District Field Inspector

Item 1 - Topiano Loop

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

38495 Topiano Loop

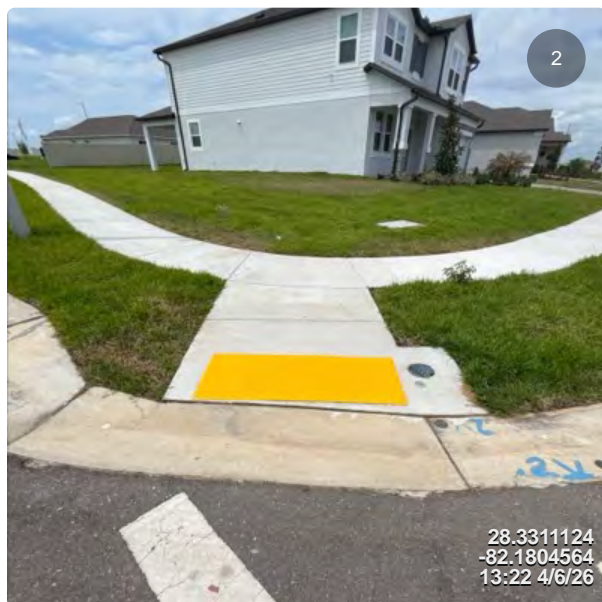


Item 2 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

37831 Tobiano Drive

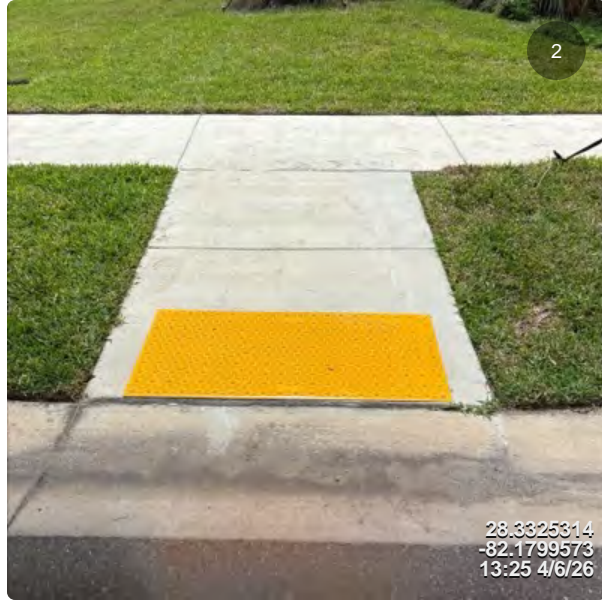


Item 3 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

38466 Barrel Drive

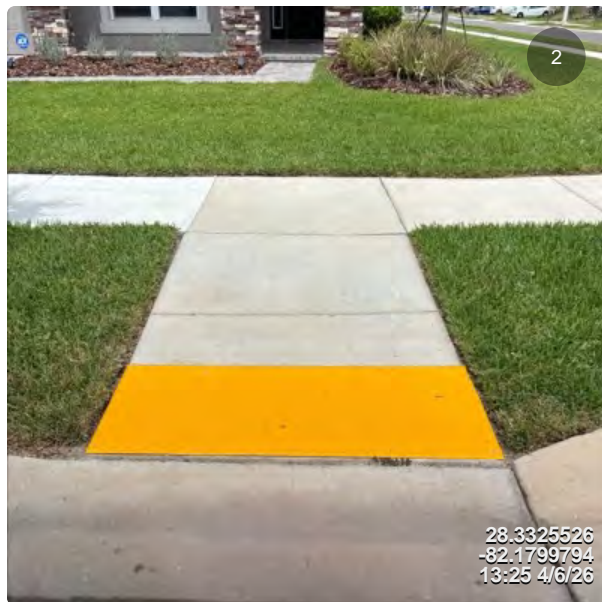
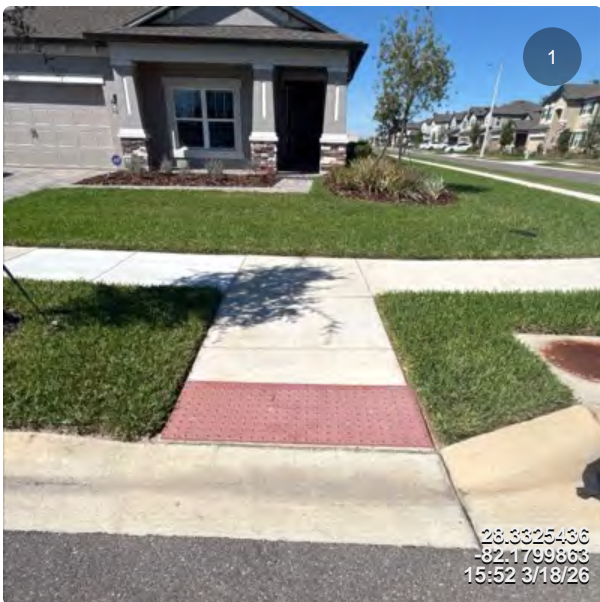


Item 4 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

38471 Barrel Drive

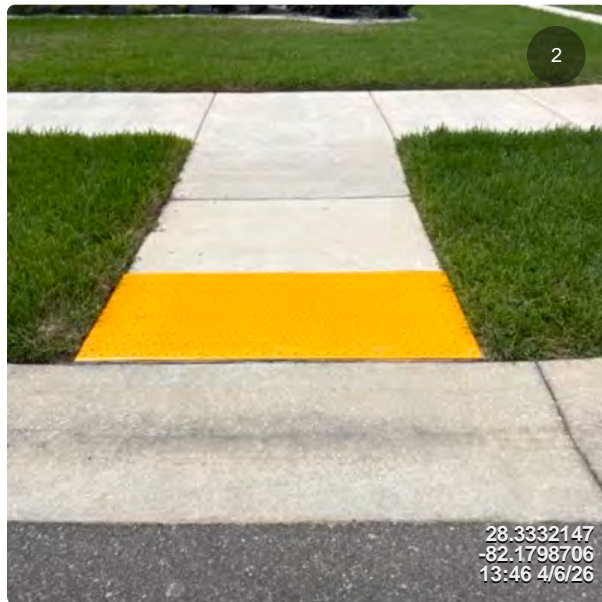


Item 5 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12052 Hilltop Farms Drive

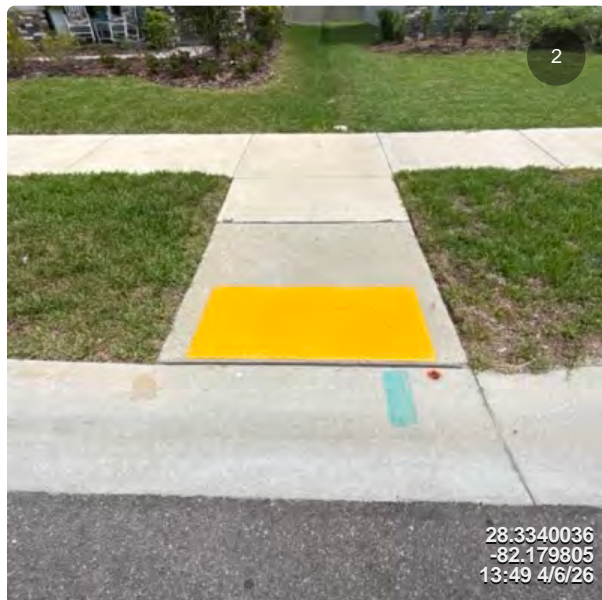
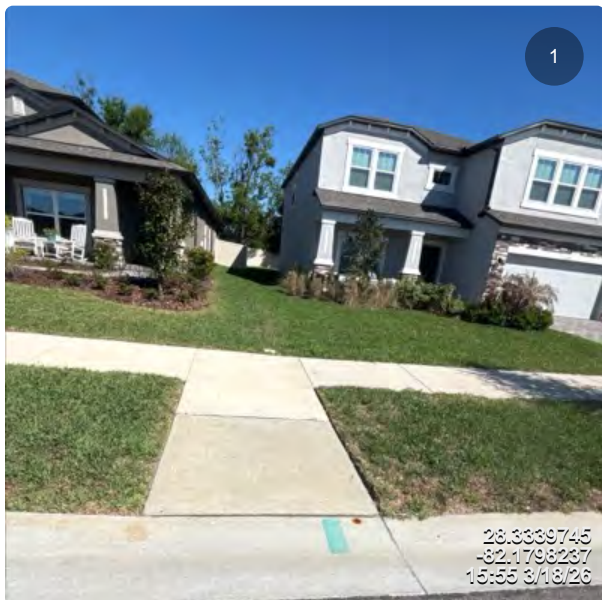


Item 6 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12114 Hilltop Farms Drive



Item 7 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12126 Hilltop Farms Drive

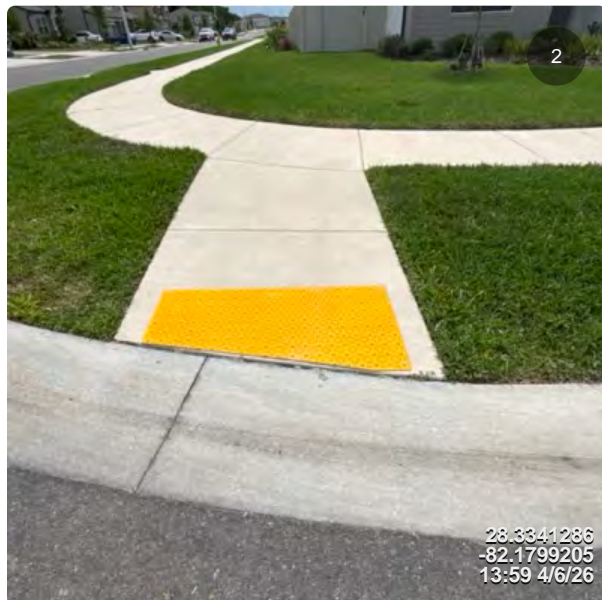


Item 8 - Palomino Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

38466 Palomino Drive

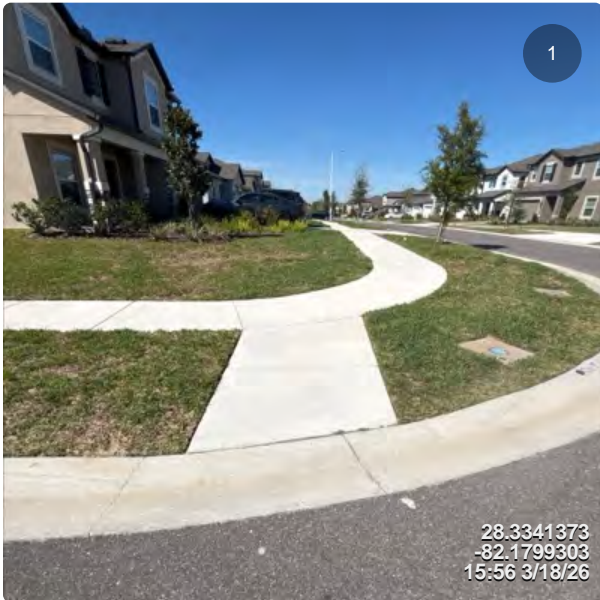


Item 9 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12141 Hilltop Farms Drive

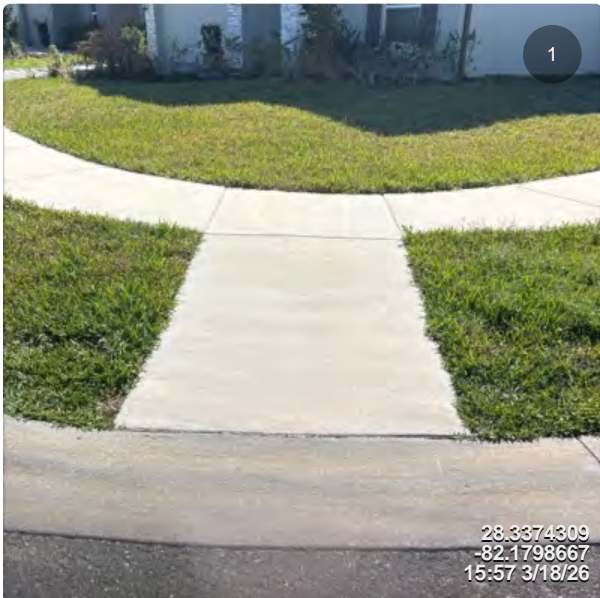


Item 10 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12349 Hilltop Farms Drive

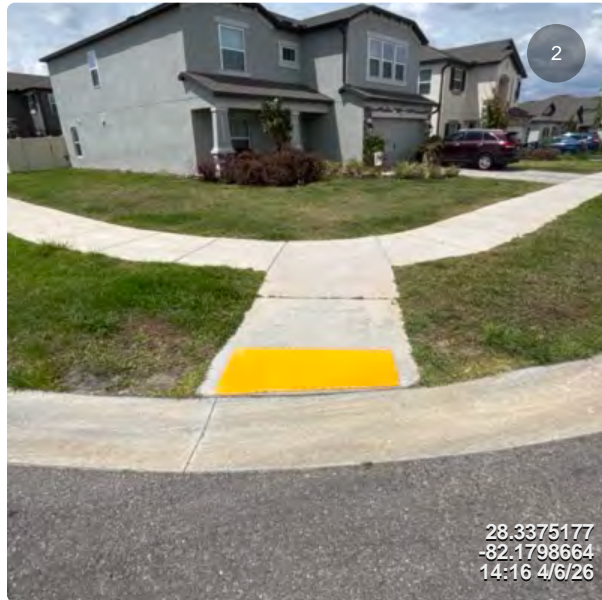
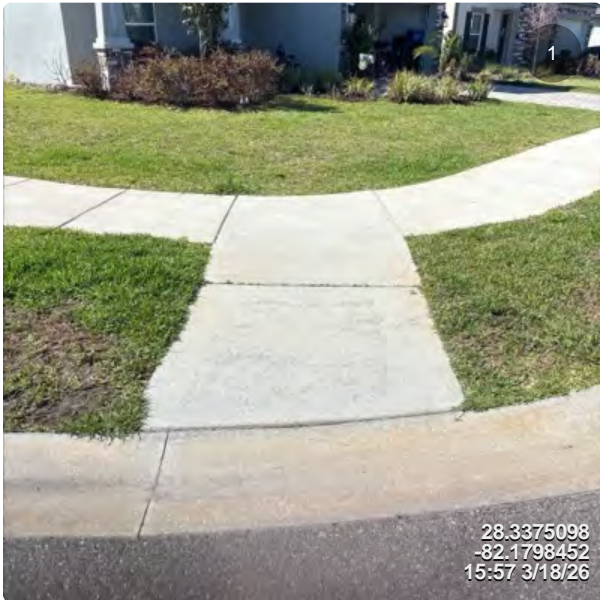


Item 11 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12371 Hilltop Farms Drive



Item 12 - Hilltop Farms Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12366 Hilltop Farms Drive

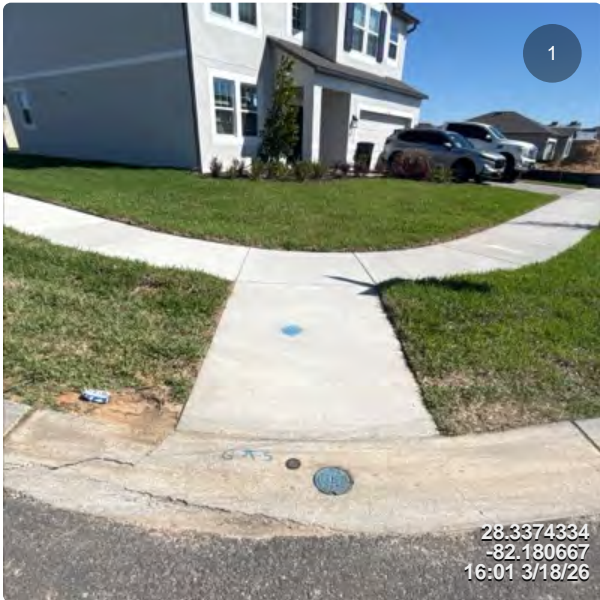


Item 13 - Stirrup Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12346 Stirrup Drive

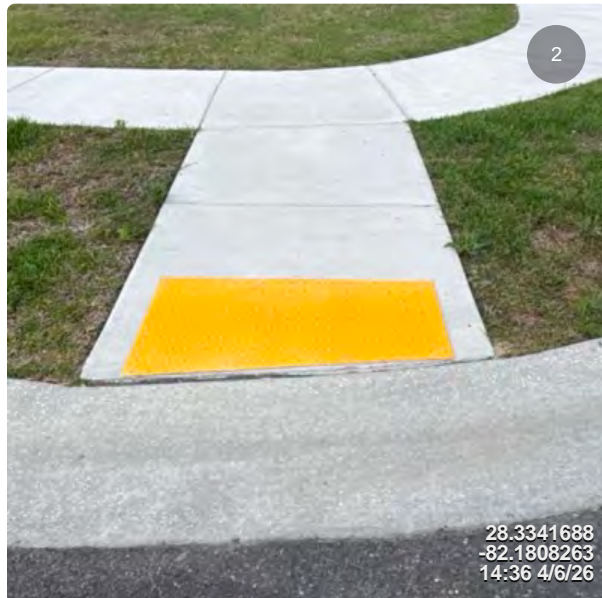


Item 14 - Stirrup Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12139 Stirrup Drive



Item 15 - Stirrup Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12139 Stirrup Drive

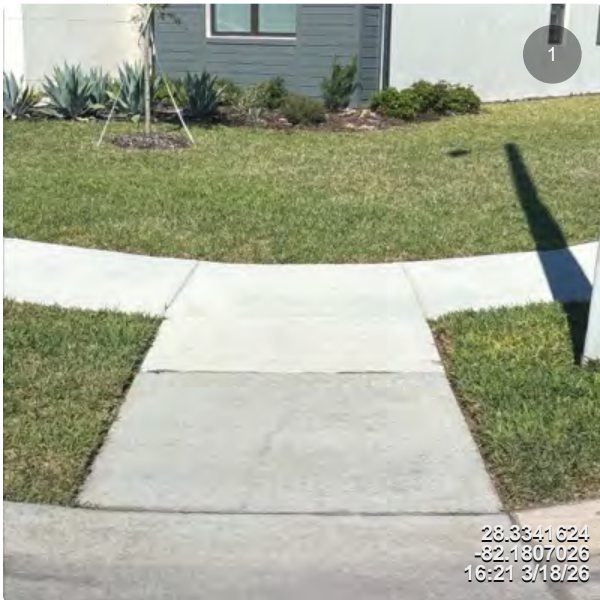


Item 16 - Stirrup Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12140 Stirrup Drive

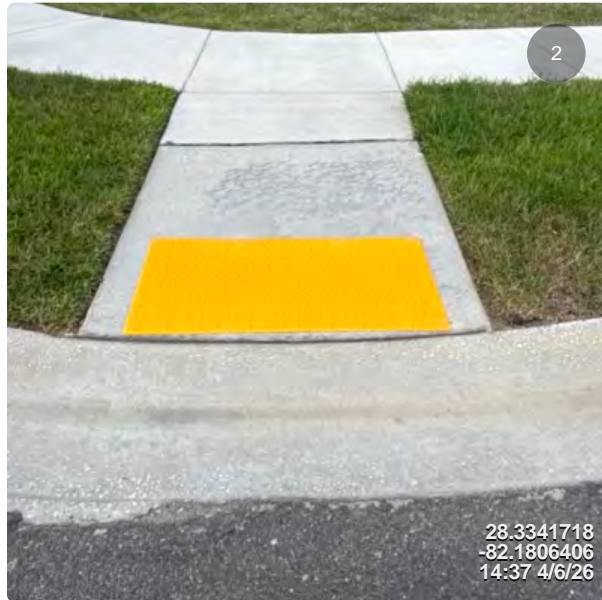


Item 17 - Stirrup Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

12140 Stirrup Drive

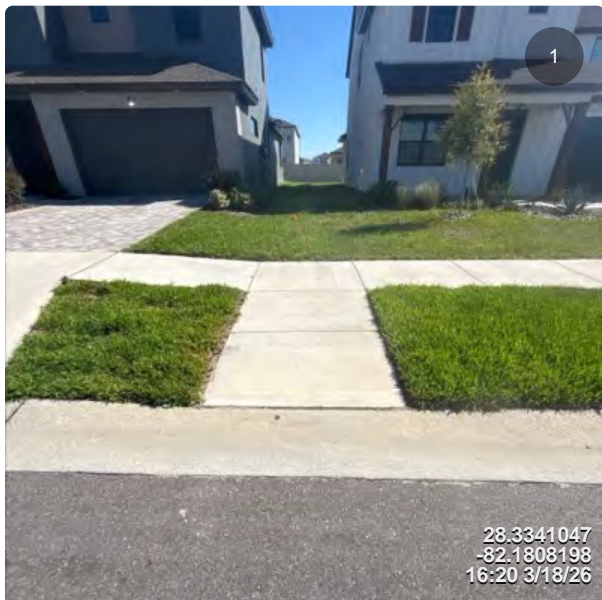


Item 18 - Palomino Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

32848 Palomino Drive

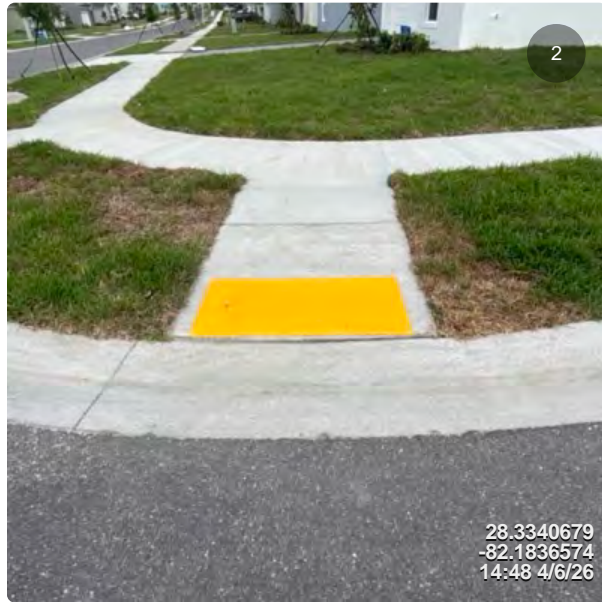
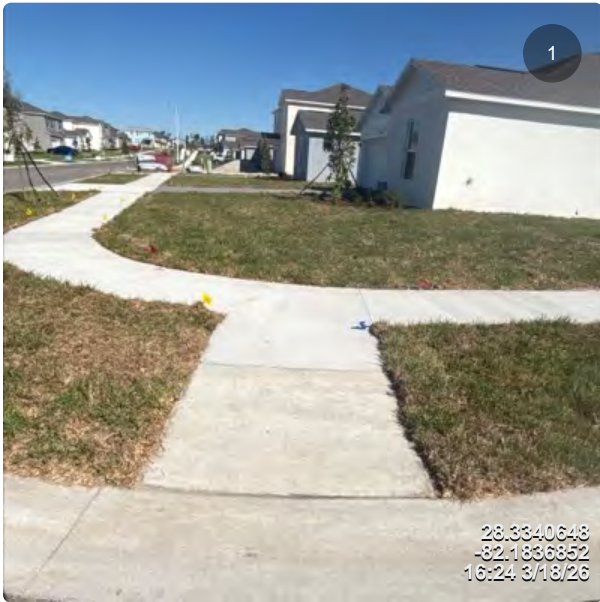


Item 19 - Palomino Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

38248 Palomino Drive



Item 20 - Palomino Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

38248 Palomino Drive



Item 21 - Palomino Drive

Assigned To: Inframark Maintenance Solutions

Item Completed: Yes

Farrier Drive Lift Station

