

**HILLTOP POINT  
COMMUNITY DEVELOPMENT DISTRICT**

**APRIL 30, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# Hilltop Point Community Development District

**Board of Supervisors:**

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

**Staff:**

Bryan Radcliff, District Manager  
Erin McCormick, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda Wednesday, April 30, 2025 – 10:15 a.m.

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

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

**Meeting ID:** 288 118 779 426 2

**Call in (audio only):** +1 (646) 838-1601

**Passcode:** 46EC3xs7

**Phone Conference ID:** 258 297 363#

### 1. Call to Order/Roll Call

### 2. Public Comment Period

### 3. Business Items

**A.** Discussion of Hilltop Point FY2026 Preliminary Proposed Budget

**B.** Field Inspection Report

### 4. Consent Agenda Items

**A.** Approval of Meeting Minutes (*March 26, 2025, Regular Meeting*)

**B.** Acceptance of Financials (*March 2025*)

**C.** Acceptance of the Check Registers (*March 2025*)

**D.** Consideration of Operations and Maintenance Invoices (*March 2025*)

### 5. Staff Reports

**A.** District Counsel

**B.** District Engineer

**C.** District Manager

### 6. Other Business, Updates, and Supervisor Comments

### 7. Adjournment

**District Office:**

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

**Meeting Location:**

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

# **Third Order of Business**

**3A**

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 14	\$ -	\$ 14	0%	\$ -
Interest - Tax Collector	-	348	-	348	0%	-
Operations & Maintenance Assmts - On Roll	74,837	97,201	(22,364)	74,837	0%	390,335
Operations & Maintenance Assmts - Off Roll	-	27,440	-	27,440	0%	-
Developer Contributions	315,498	79,272	133,949	213,221	-32%	-
Other Miscellaneous Revenues	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
<b>TOTAL REVENUES</b>	<b>\$ 390,335</b>	<b>\$ 204,275</b>	<b>\$ 111,585</b>	<b>\$ 315,860</b>		<b>\$ 390,335</b>

**EXPENDITURES**

**Financial and Administrative**

Supervisor Fees	\$ 7,200	\$ 2,800	\$ 4,400	\$ 7,200	0%	7,200
ProfServ-Dissemination Agent	1,250	2,083	-	2,083	67%	1,250
ProServ- Information Technology	500	-	\$ 7,200	7,200	1340%	500
ProfServ-Recording Secretary	1,600	-	1,250	1,250	-22%	1,600
District Counsel	9,500	15,706	1,600	15,000	0%	-
District Engineer	5,400	3,558	5,400	8,958	66%	-
Administrative Services	4,000	1,875	4,000	5,875	47%	4,000



**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
District Management	22,000	10,842	4,000	14,842	-33%	22,000
Accounting Services	9,500	4,650	22,000	26,650	181%	9,500
Website Compliance	1,800	101	9,500	9,601	433%	1,800
Postage, Phone, Faxes, Copies	500	98	1,800	1,898	280%	500
Rentals & Leases	500	250	500	750	50%	1,100
Legal Advertising	2,500	523	500	1,023	-59%	2,500
Management - Accounting Services	4,000	-	2,500	2,500	-38%	4,000
Bank Fees	200	-	2,500	2,500	1150%	200
Financial & Revenue Collections	1,000	-	200	200	-80%	1,000
Website Administration	1,600	500	1,000	1,500	-6%	1,600
Miscellaneous Expenses	250	-	1,600	1,600	540%	250
Office Supplies	100	-	500	500	400%	-
Dues, Licenses, Subscriptions	175	175	250	425	143%	-
Insurance - Public Officials	2,500	-	-	-	0%	2,738
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
<b>Total Financial and Administrative</b>	<b>\$ 76,075</b>	<b>\$ 43,161</b>	<b>\$ 80,475</b>	<b>\$ 121,330</b>		<b>\$ 61,738</b>
<b>Stormwater Control</b>						
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	5,000	0%	5,000

## Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Aquatic Maintenance	15,000	-	-	-	0%	-
Aquatic Plant Replacement	7,500	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
<b>Total Stormwater Control</b>	<b>\$ 27,500</b>	<b>\$ -</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>		<b>\$ 5,000</b>
<b>Utility Services</b>						
Electric Utility Services - Streetlights	\$ 42,257	\$ 13,783	\$ 28,474	\$ 42,257	0%	50,000
Water Utility Services	-	456	-	456	0%	10,000
Garbage	-	-	-	-	0%	1,200
Electric- Utility Ops	1,500	1,153	347	1,500	0%	3,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
<b>Total Utility Services</b>	<b>\$ 43,757</b>	<b>\$ 15,392</b>	<b>\$ 28,821</b>	<b>\$ 44,213</b>		<b>\$ 64,200</b>
<b>Other Physical Environment</b>						
Insurance - General Liability	\$ 3,200	\$ 3,200	\$ -	\$ 3,200	0%	3,346
Insurance -Property & Casualty	12,500	10,880	1,620	12,500	0%	12,066
Landscape - Annuals	7,500	-	7,500	7,500	0%	7,500
Landscape - Mulch	7,500	-	7,500	7,500	0%	7,500
Landscape Maintenance	150,000	32,629	117,371	150,000	0%	116,535
Plant Replacement Program	5,000	-	5,000	5,000	0%	5,000
Irrigation Maintenance	6,000	-	6,000	6,000	0%	6,000

## Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2025	1/31/25	9/30/25	FY 2025	Budget	FY 2026
Entry & Walls Maintenance	1,500	54	1,446	1,500	0%	5,000
Miscellaneous Services	15,000	-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
<b>Total Other Physical Environment</b>	<b>\$ 208,200</b>	<b>\$ 46,763</b>	<b>\$ 146,437</b>	<b>\$ 193,200</b>		<b>\$ 162,947</b>
<b>Parks and Recreation</b>						
Field Services	\$ 4,500	\$ -	\$ 4,500	\$ 4,500	0%	12,000
Dog Waste Station	1,500		1,500	1,500	0%	-
Pool Permits	-		-	-	0%	500
Clubhouse - Facility Janitorial Services	-	700	-	700	0%	8,400
Amenity Center Cleaning & Supplies	-	1,400	-	1,400	0%	750
Amenity R & M	-	-	-	-	0%	5,000
Amenity Pest Control	-	-	-	-	0%	1,200
Amenity Access - Key Fobs	-	-	-	-	0%	2,500
Telephone/Internet/Phone	-	240	-	240	0%	950
Contracts Security Alarms	-	-	-	-	0%	6,300
Access Control Maintenance & Repair	-	-	-	-	0%	2,000
	-	-	-	-	0%	-
		-	-	-	0%	-
		-	-	-	0%	-
<b>Total Landscape and Pond Maintenance</b>	<b>\$ 6,000</b>	<b>\$ 2,340</b>	<b>\$ 6,000</b>	<b>\$ 8,340</b>		<b>\$ 39,600</b>

## Reserves

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
General Fund  
Fiscal Year 2026 Budget

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>TOTAL</b>		<b>ANNUAL</b>
	<b>BUDGET</b>	<b>THRU</b>	<b>February-</b>	<b>PROJECTED</b>	<b>% +/-</b>	<b>BUDGET</b>
	<b>FY 2025</b>	<b>1/31/25</b>	<b>9/30/25</b>	<b>FY 2025</b>	<b>Budget</b>	<b>FY 2026</b>
Miscellaneous Contingency	28,803	4,800	24,003	28,803	0%	56,850
<b>Total Reserves</b>	<b>\$ 28,803</b>	<b>\$ 4,800</b>	<b>\$ 24,003</b>	<b>\$ 28,803</b>		<b>\$ 56,850</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 390,335</b>	<b>\$ 112,456</b>	<b>\$ 290,736</b>	<b>\$ 400,886</b>		<b>\$ 390,335</b>
Excess (deficiency) of revenues	\$ -	\$ 91,819	\$ (179,151)	\$ (85,026)		\$ -
Net change in fund balance	\$ -	\$ 91,819	\$ (179,151)	\$ (85,026)		\$ -
<b>FUND BALANCE, BEGINNING</b>	\$ 4,211	\$ 4,211	\$ 96,030	\$ 4,211		\$ (80,815)
<b>FUND BALANCE, ENDING</b>	<b>\$ 4,211</b>	<b>\$ 96,030</b>	<b>\$ (83,121)</b>	<b>\$ (80,815)</b>		<b>\$ (80,815)</b>

# **Third Order of Business**

**3B**



A handwritten signature in black ink, appearing to read "Arturo Gandarilla".

Arturo Gandarilla  
INFRAMARK

# HILLTOP POINT APRIL INSPECTION REPORT 4/12/25, 8:58 AM

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HILLTOP POINT CDD, STEADFAST.

Saturday, April 12, 2025

Prepared For Board Of Supervisors

33 Photos Identified



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### **HILLTOP FARMS DR.**

Assigned To Steadfast.

The community entrance facade is well-maintained.



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### **HILLTOP FARMS DR.**

Assigned To Steadfast.

The flowers are well-maintained.



---

### **HILLTOP FARMS DR.**

Assigned To Steadfast.

The center island is well-maintained.



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### **HILLTOP FARMS DR.**

Assigned To Steadfast.

The jasmine is green, healthy and well-maintained.



---

### **CLINTON AVE.**

Assigned To Steadfast.

The landscape bed reflects Steadfast's strong attention to detail. The bed features a well-defined edge that cleanly separates the mulch from the grass, contributing to a neat and polished appearance. The hedges are precisely trimmed, and the bed is free of weeds, showcasing excellent maintenance and care.



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**HILLTOP FARMS DR.**

Assigned To Steadfast.

Heading into the community is well maintained.



---

**CLINTON AVE.**

Assigned To Steadfast.

The landscape bed is well-maintained.



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**HILLTOP FARMS DR.**

Assigned To Steadfast.

The ponds are well-maintained.

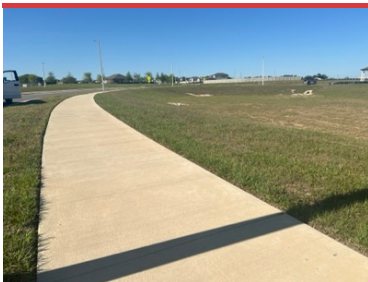


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**HILLTOP FARMS DR.**

Assigned To Steadfast.

The lift station is well-maintained.



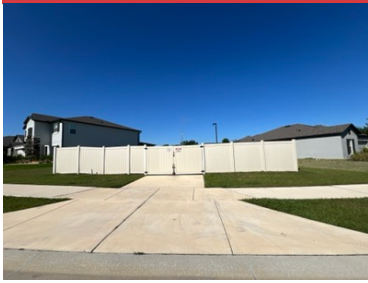
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**HILLTOP FARMS DR.**

Assigned To Steadfast.

Sidewalks are well-maintained.



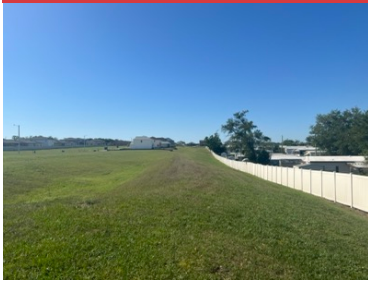


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### **HILLTOP FARMS DR.**

Assigned To Steadfast.

The lift station is well-maintained.



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### **STIRRUP DR.**

Assigned To Steadfast.

The common areas are well-maintained.



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### **MCDONALD ST.**

Assigned To Steadfast.

The pond and common area are well-maintained.



---

### **PALOMINO DR.**

Assigned To Steadfast.

The pond is well-maintained.



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### **PALOMINO DR.**

Assigned To Steadfast.

All common areas are well-maintained.

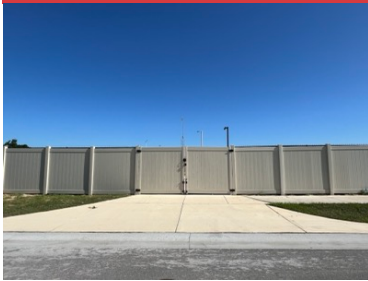


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**PALOMINO DR.**

Assigned To Steadfast.

The sidewalk is well-maintained.



---

**PALOMINO DR.**

Assigned To Steadfast.

The lift station is well-maintained.

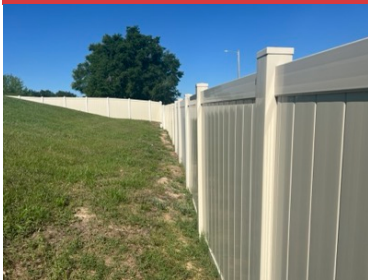


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**FARRIER DR.**

Assigned To Steadfast.

I recommend line trimming the weeds growing between the fence and wall and spraying it with herbicide.



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**FARRIER DR.**

Assigned To Steadfast.

Burn down the weeds along the fence throughout.



---

**PINDOS DR.**

Assigned To Steadfast.

The fence line is well-maintained.



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**PINDOS DR.**

Assigned To District Manager.

The community mailboxes are well maintained.

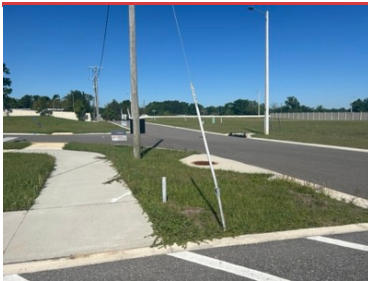


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**PINDOS DR.**

Assigned To Steadfast.

Burn down the crack-weeds and spray with herbicide.



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**PINDOS DR. & BARREL DR.**

Assigned To Steadfast.

Mow, edge and line trim this area.



---

**BARREL DR.**

Assigned To Steadfast.

Common area is well-maintained.



---

**BARREL DR.**

Assigned To Steadfast.

Pick up all tree debris throughout this area.



---

**HILLTOP FARMS DR.**

Assigned To Steadfast.

The field area around the pool is well-maintained.

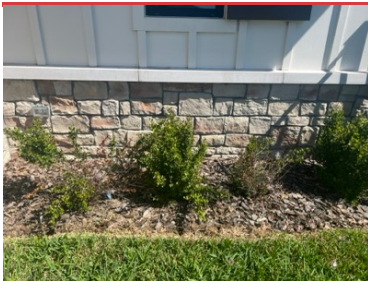


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**GARRON PL.**

Assigned To District Manager.

The community mailboxes are well-maintained.



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**GARRON PL.**

Assigned To Steadfast.

Please inspect the Walter viburnum that are slowly dying located to the right of the entrance to the pool.



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**GARRON PL.**

Assigned To District Manager.

The chaise lounges and umbrellas are well-maintained.

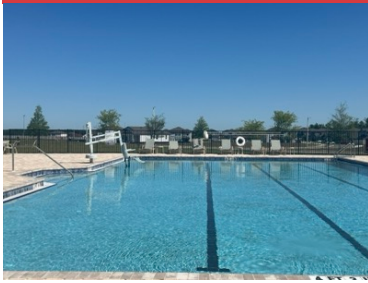


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**HILLTOP FARMS DR.**

Assigned To Steadfast.

The playground is well-maintained.

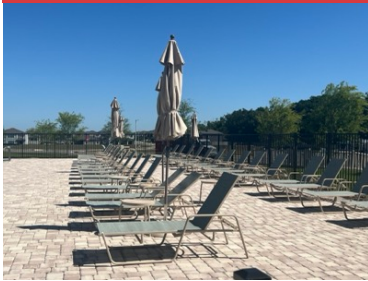


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**GARRON PL.**

Assigned To District Manager.

The pool is clear, blue and well-maintained.



---

**GARRON PL.**

Assigned To District Manager.

All chaise lounges are well-maintained.



---

**GARRON PL.**

Assigned To District Manager.

The amenity center clubhouse is well-maintained all bathrooms are functional.

# **Fourth Order of Business**

**4A**

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

The regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Wednesday, March 26, 2025 and called to order at 11:36 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O'Lakes, Florida 34638.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Erin McCormick	District Counsel
Tyson Waag	District Engineer ( <i>via phone</i> )
Gary Schwartz	Field Services
Chris Wallen	Steadfast
Yovani Cordero	Steadfast

*The following is a summary of the discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Conveyance of Two Lift Stations from District to the City**

**i. Special Warranty Deed for LS-1, Hilltop Point Replat – Hilltop Point CDD to the**

**City of Dade City**

**ii. Special Warranty Deed for LS-2, Hilltop Point Plat – Hilltop Point CDD to the City of Dade City**

On MOTION by Mr. Spinks seconded by Mr. Rossi, with all in favor, Special Warranty Deeds for conveyance of Lift Station LS-1 and LS-2, Hilltop Point Replat from the District to the City of Dade City, were approved. 5-0



**B. Approval of TECO Lighting Services Proposal**

The Board reviewed the *TECO* lighting services proposal with a cost of \$0.00 to the District.

**C. Discussion of Fence Repair Completion**

The Board reviewed the completed fence repairs within the community.

**D. Completion of the Pond Bank and Storm Inlet Repair**

The Board reviewed the completed Pond Bank and Storm Inlet/Rebar repair and requested the Mr. Waag review as well to confirm satisfactory completion.

**E. Amendment to Advanced Funding Agreement by and Between the District and M/I Homes of Tampa, LLC**

On MOTION by Ms. Pagan seconded by Mr. Thompson, with all in favor, Amended Funding Agreement by and between the District and *M/I Homes*, was approved. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Meeting Minutes, February 26, 2025 - Regular Meeting**

**B. Acceptance of Financials February 2025**

**C. Acceptance of the Check Register for February 2025**

**D. Consideration of Operations and Maintenance Invoices February 2025**

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

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

There being no reports, the next item followed.

**C. District Manager**

Mr. Radcliff announced that the Proposed Budget Meeting will be held on May 28, 2025 and the Public Hearing to Adopt the Budget will be held on July 30, 2025.

**i. Field Inspections Report**

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

**SIXTH ORDER OF BUSINESS**

**Other Business, Updates, and Supervisor Comments**

There being none, the next order of business followed.



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**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Thompson seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 12:08 p.m. 5-0
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Bryan Radcliff  
District Manager

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Tatiana Pagan  
Chairperson

# **Fourth Order of Business**

**4B**

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2025

Prepared by:



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

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of March 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL							TOTAL
	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM		
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND		
<b>ASSETS</b>								
Cash - Operating Account	\$ 43,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,023
Cash in Transit	-	5,240	8,441	-	-	-	-	13,681
Due From Other Funds	13,564	-	109,744	-	-	-	-	123,308
Investments:								
Acquisition & Construction Account	-	-	-	4,771	358	-	-	5,129
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	410,329	209,481	-	-	-	-	619,810
Amount To Be Provided	-	-	-	-	-	8,375,000		8,375,000
<b>TOTAL ASSETS</b>	<b>\$ 56,587</b>	<b>\$ 583,045</b>	<b>\$ 443,766</b>	<b>\$ 4,771</b>	<b>\$ 358</b>	<b>\$ 8,375,000</b>	<b>\$</b>	<b>\$ 9,463,527</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 8,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,509
Accrued Expenses	3,998	-	-	-	-	-	-	3,998
Contracts Payable	-	-	-	-	230,641	-	-	230,641
Due To Developer	50,000	-	-	-	-	-	-	50,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	5,010,000		5,010,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	3,365,000		3,365,000
Due To Other Funds	-	121,221	-	3	2,084	-		123,308
<b>TOTAL LIABILITIES</b>	<b>62,507</b>	<b>121,221</b>	<b>-</b>	<b>3</b>	<b>232,725</b>	<b>8,375,000</b>		<b>8,791,456</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	461,824	443,766	-	-	-		905,590
Capital Projects	-	-	-	4,768	-	-		4,768
Unassigned:	(5,920)	-	-	-	(232,367)	-		(238,287)
<b>TOTAL FUND BALANCES</b>	<b>(5,920)</b>	<b>461,824</b>	<b>443,766</b>	<b>4,768</b>	<b>(232,367)</b>	<b>-</b>		<b>672,071</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 56,587</b>	<b>\$ 583,045</b>	<b>\$ 443,766</b>	<b>\$ 4,771</b>	<b>\$ 358</b>	<b>\$ 8,375,000</b>	<b>\$</b>	<b>\$ 9,463,527</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 14	\$ 14	0.00%
Interest - Tax Collector	-	348	348	0.00%
Special Assmnts- Tax Collector	74,837	122,529	47,692	163.73%
Special Assmnts- CDD Collected	-	32,430	32,430	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>390,335</b>	<b>155,346</b>	<b>(234,989)</b>	<b>39.80%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	3,400	3,800	47.22%
ProfServ-Dissemination Agent	5,000	2,500	2,500	50.00%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	21,040	(6,040)	140.27%
District Engineer	5,400	4,971	429	92.06%
Administrative Services	4,500	2,280	2,220	50.67%
District Manager	25,000	13,337	11,663	53.35%
Accounting Services	12,000	5,400	6,600	45.00%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	98	402	19.60%
Rentals & Leases	500	300	200	60.00%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	523	2,977	14.94%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	-	5,000	0.00%
Website Administration	1,200	600	600	50.00%
Information Technology	500	300	200	60.00%
Miscellaneous Expenses	250	32	218	12.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>109,725</b>	<b>59,057</b>	<b>50,668</b>	<b>53.82%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	1,918	(418)	127.87%
Electricity - Streetlights	42,275	20,680	21,595	48.92%
Utility - Water	10,000	1,114	8,886	11.14%
<b>Total Electric Utility Services</b>	<b>53,775</b>	<b>23,712</b>	<b>30,063</b>	<b>44.09%</b>
<b><u>Stormwater Control</u></b>				
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	0.00%
<b>Total Stormwater Control</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,200	3,200	-	100.00%
Insurance -Property & Casualty	11,200	10,880	320	97.14%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	116,535	51,654	64,881	44.32%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	5,000	304	4,696	6.08%
<b>Total Other Physical Environment</b>	<b>161,935</b>	<b>66,038</b>	<b>95,897</b>	<b>40.78%</b>
<b><u>Parks and Recreations</u></b>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	2,400	4,800	33.33%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	400	550	42.11%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	7,320	(4,820)	292.80%
Access Control Maintenance & Repair	2,000	350	1,650	17.50%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
<b>Total Parks and Recreations</b>	<b>35,600</b>	<b>11,870</b>	<b>23,730</b>	<b>33.34%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	18,800	4,800	14,000	25.53%
<b>Total Contingency</b>	<b>18,800</b>	<b>4,800</b>	<b>14,000</b>	<b>25.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>384,835</b>	<b>165,477</b>	<b>219,358</b>	<b>43.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(10,131)	(15,631)	-184.20%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	5,500	-	(5,500)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>5,500</b>	<b>-</b>	<b>(5,500)</b>	<b>0.00%</b>
Net change in fund balance	\$ 5,500	\$ (10,131)	\$ (26,631)	-184.20%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (5,920)</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,285	\$ 7,285	0.00%
Special Assmnts- Tax Collector	333,303	314,244	(19,059)	94.28%
<b>TOTAL REVENUES</b>	<b>333,303</b>	<b>321,529</b>	<b>(11,774)</b>	<b>96.47%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	126,016	127,287	49.75%
<b>Total Debt Service</b>	<b>333,303</b>	<b>126,016</b>	<b>207,287</b>	<b>37.81%</b>
<b>TOTAL EXPENDITURES</b>	<b>333,303</b>	<b>126,016</b>	<b>207,287</b>	<b>37.81%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	195,513	195,513	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>266,311</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 461,824</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,389	\$ 5,389	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	174,150	174,150	0.00%
<b>TOTAL REVENUES</b>	<b>229,905</b>	<b>179,539</b>	<b>(50,366)</b>	<b>78.09%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	90,546	89,359	50.33%
<b>Total Debt Service</b>	<b>229,905</b>	<b>90,546</b>	<b>139,359</b>	<b>39.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>229,905</b>	<b>90,546</b>	<b>139,359</b>	<b>39.38%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	88,993	88,993	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>354,773</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 443,766</b>		



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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 106	\$ 106	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>106</b>	<b>106</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	106	106	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,662</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,768</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9	\$ 9	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>9</b>	<b>9</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	9	9	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(232,376)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (232,367)</u></b>		

# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088  
**Statement No.** 03-25

**Statement Date** 03/31/2025

<b>G/L Account No. 101001 Balance</b>	43,022.57	<b>Statement Balance</b>	49,482.53
		<b>Outstanding Deposits</b>	3,268.81
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	52,751.34
<b>Subtotal</b>	43,022.57	<b>Outstanding Checks</b>	-9,728.77
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	43,022.57
<b>Ending G/L Balance</b>	43,022.57		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
12/01/2024		JE000472	Postage, Phone, Faxes, Copies	Rev Bank rec adj JE for ACH	79.98	79.98	0.00
03/05/2025	Payment	BD00035	Special Assmnts-CDD Collected	Deposit No. BD00035	1,247.29	1,247.29	0.00
03/05/2025	Payment	BD00036	Special Assmnts-CDD Collected	Deposit No. BD00036	1,247.29	1,247.29	0.00
03/10/2025	Payment	BD00038	Special Assmnts-Tax Collector	Deposit No. BD00038 - Pasco County Tax Disburse	2,680.27	2,680.27	0.00
03/19/2025	Payment	BD00039	Other Miscellaneous Revenues	Deposit No. BD00039 - Key Fob Purchase	25.00	25.00	0.00
03/31/2025	Payment	BD00040	Special Assmnts-CDD Collected	Deposit No. BD00040	1,247.29	1,247.29	0.00
03/31/2025	Payment	BD00041	Special Assmnts-CDD Collected	Deposit No. BD00041	1,247.29	1,247.29	0.00
<b>Total Deposits</b>					7,774.41	7,774.41	0.00
<b>Checks</b>							
							0.00
02/21/2025	Payment	1271	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00024	-1,918.00	-1,918.00	0.00
02/27/2025	Payment	1272	ADA SITE COMPLIANCE	Check for Vendor V00007	-1,500.00	-1,500.00	0.00
02/27/2025	Payment	1273	CITY OF DADE CITY	Check for Vendor V00044	-327.52	-327.52	0.00
02/27/2025	Payment	1274	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-552.50	-552.50	0.00
02/27/2025	Payment	1275	INFRAMARK LLC	Check for Vendor V00014	-18.87	-18.87	0.00
02/27/2025	Payment	1276	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
02/27/2025	Payment	1277	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
02/27/2025	Payment	1278	TAMPA ELECTRIC	Check for Vendor V00015	-1,094.24	-1,094.24	0.00
03/04/2025	Payment	1279	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
11/29/2024	Payment	DD427	CHARTER COMMUNICATION S ACH	Payment of Invoice 000638	-79.98	-79.98	0.00

# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088

**Statement No.** 03-25

**Statement Date**

03/31/2025

03/05/2025	Payment	1280	CROSSCREEK ENVIRONMENTAL, INC.	Check for Vendor V00047	-3,640.00	-3,640.00	0.00
03/05/2025	Payment	1281	CORLIN SERVICES LLC	Check for Vendor V00042	-299.98	-299.98	0.00
03/05/2025	Payment	1282	REDWIRE LLC	Check for Vendor V00033	-350.00	-350.00	0.00
03/17/2025	Payment	1295	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00031	-7,320.00	-7,320.00	0.00
03/17/2025	Payment	1296	HILLTOP POINT CDD	Check for Vendor V00018	-1,953.65	-1,953.65	0.00
03/17/2025	Payment	1297	TAMPA ELECTRIC	Check for Vendor V00015	-3,675.95	-3,675.95	0.00
03/20/2025	Payment	1299	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-746.15	-746.15	0.00
03/26/2025	Payment	DD428	CHARTER COMMUNICATION S ACH	Payment of Invoice 000714	-79.98	-79.98	0.00
03/26/2025	Payment	1303	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,907.00	-7,907.00	0.00
<b>Total Checks</b>					-32,563.82	-32,563.82	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

08/15/2024	Payment	1177	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005			-126.16
11/18/2024	Payment	DD416	TAMPA ELECTRIC	Payment of Invoice 000586			-987.02
11/18/2024	Payment	DD417	TAMPA ELECTRIC	Payment of Invoice 000587			-168.88
11/18/2024	Payment	DD418	TAMPA ELECTRIC	Payment of Invoice 000590			-1,895.98
11/12/2024	Payment	1216	JARED ROSSI	Check for Vendor V00038			-200.00
11/18/2024	Payment	DD420	TAMPA ELECTRIC	Payment of Invoice 000593			-216.69
11/18/2024	Payment	DD421	TAMPA ELECTRIC	Payment of Invoice 000609			-28.47
11/18/2024	Payment	DD422	TAMPA ELECTRIC	Payment of Invoice 000624			-35.15
11/18/2024	Payment	DD423	TAMPA ELECTRIC	Payment of Invoice 000625			-1,895.98
12/19/2024	Payment	1237	BETTY VALENTI	Check for Vendor V00020			-200.00
02/04/2025	Payment	1253	ALSTON ELECTRIC LLC	Check for Vendor V00051			-100.00
03/17/2025	Payment	1298	INFRAMARK LLC	Check for Vendor V00014			-3,825.00
03/26/2025	Payment	1302	INFRAMARK LLC	Check for Vendor V00014			-49.44
<b>Total Outstanding Checks</b>							-9,728.77

### Outstanding Deposits

12/01/2024	JE000463	Rev Bank rec adj JE for ACH	29.57
12/01/2024	JE000464	Rev Bank rec adj JE for ACH	35.15
12/01/2024	JE000466	Rev Bank rec adj JE for ACH	384.65
12/01/2024	JE000468	Rev Bank rec adj JE for ACH	894.99
12/01/2024	JE000470	Rev Bank rec adj JE for ACH	1,924.45
<b>Total Outstanding Deposits</b>			3,268.81

# **Fourth Order of Business**

**4C**

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 03/01/2025 to 03/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1279	03/04/25	JNJ AMENITY SERVICES LLC	0510	janitorial service	Miscellaneous Services	549001-57200	\$700.00
001	1280	03/05/25	CROSSCREEK ENVIRONMENTAL, INC.	20337	Pond Bank Erosion Repair	POND REPAIRS	546300-53908	\$3,640.00
001	1281	03/05/25	CORLIN SERVICES LLC	0000222	clubhouse repairs	Miscellaneous Services	549001-53900	\$299.98
001	1282	03/05/25	REDWIRE LLC	567802	Access Control	Additional fobs	549001-53900	\$350.00
001	1295	03/17/25	BLUE LIFE POOL SERVICE LLC	17541	pool maintenance	Miscellaneous Services	549001-57200	\$1,200.00
001	1295	03/17/25	BLUE LIFE POOL SERVICE LLC	17542	pool maintenance	Miscellaneous Services	549001-57200	\$1,260.00
001	1295	03/17/25	BLUE LIFE POOL SERVICE LLC	17546	pool maintenance	Miscellaneous Services	549001-57200	\$1,260.00
001	1295	03/17/25	BLUE LIFE POOL SERVICE LLC	17545	pool maintenance	Miscellaneous Services	549001-57200	\$1,200.00
001	1295	03/17/25	BLUE LIFE POOL SERVICE LLC	17544	pool maintenance	Miscellaneous Services	549001-57200	\$1,200.00
001	1295	03/17/25	BLUE LIFE POOL SERVICE LLC	17543	pool maintenance	Miscellaneous Services	549001-57200	\$1,200.00
001	1297	03/17/25	TAMPA ELECTRIC	022725 0973	ELECTRIC 01/24-02/21/25	ELECTRIC	543007-53100	\$32.65
001	1297	03/17/25	TAMPA ELECTRIC	022725 7113	ELECTRIC 01/24-02/21/25	ELECTRIC	543007-53100	\$562.26
001	1297	03/17/25	TAMPA ELECTRIC	022725 4344	ELECTRIC 01/24-02/21/25	ELECTRIC	543007-53100	\$27.39
001	1297	03/17/25	TAMPA ELECTRIC	022725 1015	ELECTRIC 01/24-02/21/25	ELECTRIC	543007-53100	\$1,866.67
001	1297	03/17/25	TAMPA ELECTRIC	022725 7680	ELECTRIC 01/24-02/21/25	ELECTRIC	543007-53100	\$32.95
001	1297	03/17/25	TAMPA ELECTRIC	022725 7698	ELECTRIC 01/24-02/21/25	ELECTRIC	543007-53100	\$180.93
001	1297	03/17/25	TAMPA ELECTRIC	022725 2809	ELECTRIC 01/24-02/21/25	ELECTRIC	543007-53100	\$973.10
001	1298	03/17/25	INFRAMARK LLC	144984	Inframark Management Invoice	MANAGEMENT FEE JUN 2024	532001-51301	\$750.00
001	1298	03/17/25	INFRAMARK LLC	144984	Inframark Management Invoice	MANAGEMENT FEE JUN 2024	531148-51301	\$375.00
001	1298	03/17/25	INFRAMARK LLC	144984	Inframark Management Invoice	District Manager	531150-51301	\$2,083.33
001	1298	03/17/25	INFRAMARK LLC	144984	Inframark Management Invoice	MANAGEMENT FEE JUN 2024	549942-51301	\$50.00
001	1298	03/17/25	INFRAMARK LLC	144984	Inframark Management Invoice	MANAGEMENT FEE JUN 2024	549936-51301	\$100.00
001	1298	03/17/25	INFRAMARK LLC	144984	Inframark Management Invoice	MANAGEMENT FEE JUN 2024	531012-51301	\$416.67
001	1298	03/17/25	INFRAMARK LLC	144984	Inframark Management Invoice	MANAGEMENT FEE JUN 2024	544025-51301	\$50.00
001	1299	03/20/25	ERIN MCCORMICK LAW PA	10814	legal	Legal coverage - Through 02/26	531146-51401	\$746.15
001	1302	03/26/25	INFRAMARK LLC	145964	Postage, copies and access control	MANAGEMENT FEE JUN 2024	531148-51301	\$17.49
001	1302	03/26/25	INFRAMARK LLC	145964	Postage, copies and access control	access control	549999-51301	\$31.95
001	1303	03/26/25	STEADFAST MAINTENANCE	SM-14370	Tree removal and straightening	Landscape Maintenance	546300-57200	\$7,270.00
001	1303	03/26/25	STEADFAST MAINTENANCE	SM-14165	Annuals rotation	Landscape Maintenance	546300-53908	\$637.00
001	DD428	03/26/25	CHARTER COMMUNICATIONS ACH	0162402030925	Internet Bill	INTERNET SERVICE	541016-57200	\$79.98
<b>Fund Total</b>								<b>\$28,593.50</b>

## SERIES 2022-1 DEBT SERVICE FUND - 201

201	1296	03/17/25	HILLTOP POINT CDD	03102025 - 01	FY25 TAX DIST ID 02.01.25 - 02.28.25	SERIES 2022-1 FY25 TAX DIST ID 02.01.25-02.28.25	103200	\$1,953.65
<b>Fund Total</b>								<b>\$1,953.65</b>

<b>Total Checks Paid</b>	<b>\$30,547.15</b>
--------------------------	--------------------

# **Fourth Order of Business**

**4D**

**HILLTOP POINT CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE LLC	3/4/2025	17541	\$1,200.00	\$1,200.00	pool maintenance
BLUE LIFE POOL SERVICE LLC	3/4/2025	17542	\$1,260.00	\$1,260.00	pool maintenance
BLUE LIFE POOL SERVICE LLC	3/4/2025	17546	\$1,260.00	\$1,260.00	pool maintenance
BLUE LIFE POOL SERVICE LLC	3/4/2025	17545	\$1,200.00	\$1,200.00	pool maintenance
BLUE LIFE POOL SERVICE LLC	3/4/2025	17544	\$1,200.00	\$1,200.00	pool maintenance
BLUE LIFE POOL SERVICE LLC	3/4/2025	17543	\$1,200.00	\$1,200.00	pool maintenance
CHARTER COMMUNICATIONS ACH	3/9/2025	0162402030925	\$79.98	\$79.98	INTERNET SERVICE
INFRAMARK LLC	3/3/2025	144984	\$750.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	3/3/2025	144984	\$375.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	3/3/2025	144984	\$2,083.33		Inframark Management Invoice
INFRAMARK LLC	3/3/2025	144984	\$50.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	3/3/2025	144984	\$100.00		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	3/3/2025	144984	\$416.67		MANAGEMENT FEE JUN 2024
INFRAMARK LLC	3/3/2025	144984	\$50.00	\$3,825.00	MANAGEMENT FEE JUN 2024
INFRAMARK LLC	3/20/2025	145964	\$31.95	\$31.95	access control
JNJ AMENITY SERVICES LLC	2/25/2025	0510	\$700.00	\$700.00	Janitorial Service
JNJ AMENITY SERVICES LLC	3/24/2025	0526	\$700.00	\$700.00	Janitorial Service
STEADFAST MAINTENANCE	2/1/2025	SM-14583	\$7,478.00	\$7,478.00	LANDSCAPE MAINTENANCE - February
<b>Monthly Contract Subtotal</b>			<b>\$20,134.93</b>	<b>\$20,134.93</b>	
<b>Variable Contract</b>					
ERIN MCCORMICK LAW PA	3/17/2025	10814	\$746.15	\$746.15	Legal coverage - Through 02/26
<b>Variable Contract Subtotal</b>			<b>\$746.15</b>	<b>\$746.15</b>	
<b>Utilities</b>					
CITY OF DADE CITY	3/19/2025	03192025 38427	\$330.99	\$330.99	SERVICE 01/21/25 - 02/21/25
TAMPA ELECTRIC	2/27/2025	022725 0973	\$32.65	\$32.65	ELECTRIC
TAMPA ELECTRIC	2/27/2025	022725 7113	\$562.26	\$562.26	ELECTRIC



**HILLTOP POINT CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	2/27/2025	022725 4344	\$27.39	\$27.39	ELECTRIC
TAMPA ELECTRIC	2/27/2025	022725 1015	\$1,866.67	\$1,866.67	ELECTRIC
TAMPA ELECTRIC	2/27/2025	022725 7680	\$32.95	\$32.95	ELECTRIC
TAMPA ELECTRIC	2/27/2025	022725 7698	\$180.93	\$180.93	ELECTRIC
TAMPA ELECTRIC	2/27/2025	022725 2809	\$973.10	\$973.10	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$4,006.94</b>	<b>\$4,006.94</b>	
<b>Regular Services</b>					
INFRAMARK LLC	3/20/2025	145964	\$17.49	\$17.49	MANAGEMENT FEE JUN 2024
STEADFAST MAINTENANCE	1/15/2025	SM-14370	\$7,270.00	\$7,270.00	Tree removal and straightening
STEADFAST MAINTENANCE	12/30/2024	SM-14165	\$637.00	\$637.00	Annuals Rotation
<b>Regular Services Subtotal</b>			<b>\$7,924.49</b>	<b>\$7,924.49</b>	
<b>Additional Services</b>					
CROSSCREEK ENVIRONMENTAL, INC.	3/4/2025	20337	\$3,640.00	\$3,640.00	POND REPAIRS
<b>Additional Services Subtotal</b>			<b>\$3,640.00</b>	<b>\$3,640.00</b>	
<b>TOTAL</b>			<b>\$36,452.51</b>	<b>\$36,452.51</b>	

**BLUE LIFE POOL SERVICE**  
PO Box 1628  
Land O Lakes, FL 34639-1628  
USA  
+18135975009  
accounts@bluelifepools.com  
www.bluelifepools.com

**Invoice**



BILL TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

SHIP TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17541	03/04/2025	\$1,200.00	04/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE OCT 2024	1	1,200.00	1,200.00

Pay invoice

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	<b>\$1,200.00</b>

**BLUE LIFE POOL SERVICE**  
PO Box 1628  
Land O Lakes, FL 34639-1628  
USA  
+18135975009  
accounts@bluelifepools.com  
www.bluelifepools.com

# Invoice



BILL TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

SHIP TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17542	03/04/2025	\$1,260.00	04/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE NOV 2024	1	1,200.00	1,200.00
	CYA	CYA FEE 3 TIMES A YEAR ONLY	1	60.00	60.00

SUBTOTAL	1,260.00
TAX	0.00
TOTAL	1,260.00
BALANCE DUE	<b>\$1,260.00</b>

Pay invoice

**BLUE LIFE POOL SERVICE**  
PO Box 1628  
Land O Lakes, FL 34639-1628  
USA  
+18135975009  
accounts@bluelifepools.com  
www.bluelifepools.com

# Invoice



BILL TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

SHIP TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17546	03/04/2025	\$1,260.00	04/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE MAR 2025	1	1,200.00	1,200.00
	CYA	CYA FEE 3 TIMES A YEAR ONLY	1	60.00	60.00

SUBTOTAL	1,260.00
TAX	0.00
TOTAL	1,260.00
BALANCE DUE	<b>\$1,260.00</b>

Pay invoice

**BLUE LIFE POOL SERVICE**  
PO Box 1628  
Land O Lakes, FL 34639-1628  
USA  
+18135975009  
accounts@bluelifepools.com  
www.bluelifepools.com

**Invoice**



BILL TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

SHIP TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17545	03/04/2025	\$1,200.00	04/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE FEB 2025	1	1,200.00	1,200.00

Pay invoice

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	<b>\$1,200.00</b>

**BLUE LIFE POOL SERVICE**  
PO Box 1628  
Land O Lakes, FL 34639-1628  
USA  
+18135975009  
accounts@bluelifepools.com  
www.bluelifepools.com

# Invoice



BILL TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

SHIP TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17544	03/04/2025	\$1,200.00	04/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE JAN 2025	1	1,200.00	1,200.00

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	<b>\$1,200.00</b>

Pay invoice

**BLUE LIFE POOL SERVICE**  
PO Box 1628  
Land O Lakes, FL 34639-1628  
USA  
+18135975009  
accounts@bluelifepools.com  
www.bluelifepools.com

**Invoice**



BILL TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

SHIP TO
HILLTOP POINT FIRS DAY 38459 Barrel Drive Dade City, FL 33525

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17543	03/04/2025	\$1,200.00	04/03/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE DEC 2024	1	1,200.00	1,200.00

Pay invoice

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	<b>\$1,200.00</b>

March 9, 2025  
Invoice Number: 0162402030925  
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](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary**

Service from 03/09/25 through 04/08/25  
details on following pages

Previous Balance	79.98
Payments Received -Thank You!	-79.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	59.99
Spectrum Business™ Voice	19.99
Other Charges	0.00
Current Charges	\$79.98
YOUR AUTO PAY WILL BE PROCESSED 03/26/25	
<b>Total Due by Auto Pay</b>	<b>\$79.98</b>

**NEWS AND INFORMATION**

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

Call 1-866-415-5265 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Stream the entertainment your customers love with TV Stream! Call 1-855-728-4167 today.

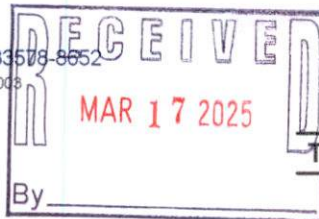
Thank you for choosing Spectrum Business.  
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 09 03102025 NNNNNNNN 01 000971 0008

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



March 9, 2025

**HILLTOP POINT CDD**

Invoice Number: 0162402030925  
Account Number: 8337 13 002 0162402  
Service At: 38427 GARRON PL  
SB  
DADE CITY FL 33525-5712

**Total Due by Auto Pay \$79.98**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186

833713002016240200079988



Invoice Number:  
Account Number:  
Security Code:

HILLTOP POINT CDD  
0162402030925  
8337 13 002 0162402  
2005

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8633 2390 NO RP 09 03102025 NNNNNNNN 01 000971 0003

**Charge Details**

Previous Balance		79.98
EFT Payment	02/26	-79.98
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/09/25 will appear on your next bill.

Service from 03/09/25 through 04/08/25

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-80.01

Your promotional price will expire on 11/08/26

Promotional Discount	-70.00
----------------------	--------

Your promotional price will expire on 11/08/25

Business WiFi	10.00
	<b>\$59.99</b>

**Spectrum Business™ Internet Total \$59.99**

**Spectrum Business™ Voice****Phone number (352) 437-3630**

Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-30.01

Your promotional price will expire on 11/08/26

**\$19.99**

For additional call details,  
please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$19.99**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges \$79.98**

**Total Due by Auto Pay \$79.98**

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://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](http://spectrum.com/policies).

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

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

Continued on the next page....

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

144984

**DATE**

3/3/2025

**CUSTOMER ID**

C2413

**NET TERMS**

Net 30

**PO#****DUE DATE**

4/2/2025

**BILL TO**

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Rental & Leases	1	Ea	50.00		50.00
<b>Subtotal</b>					<b>3,825.00</b>

<b>Subtotal</b>	\$3,825.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,825.00

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

145964

**DATE**

3/20/2025

**CUSTOMER ID**

C2413

**NET TERMS**

Net 30

**PO#****DUE DATE**

4/19/2025

**BILL TO**

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

Services provided for the Month of: February 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	21	Ea	0.69		14.49
B/W Copies	20	Ea	0.15		3.00
Bryan Radcliff- 01-20-25 - DKS IM SERVER : access control \$31.95	1	Ea	31.95		31.95
<b>Subtotal</b>					<b>49.44</b>

**Subtotal**

\$49.44

**Tax**

\$0.00

**Total Due**

\$49.44

**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.*

INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



Bill to  
Hilltop Point CDD c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Invoice details  
Invoice no.: 0510  
Invoice date: 02/25/2025  
Due date: 03/15/2025

Date	Product or service	Description	Amount
	Services		\$700.00
	Restrooms	Clean and sanitize toilets, urinals and sinks. Sweep and/or mop as needed. Remove and replace any trash inside restrooms.	\$0.00
	Trash	Remove and replace trash bags.	\$0.00
	Pool Deck	Clean and sanitize tables. Wipe down chairs/loungers as necessary. Reorganize any tables and/or chairs out of place. Clean/sanitize/polish water fountains.	\$0.00
	Playground	Pick up any trash around playground area and clean equipment when necessary.	\$0.00

Total \$700.00

Ways to pay



Note to customer  
Amenity cleaning services at Hilltop Point in February 2025.

View and pay



INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540-2205

services@jnjcleanservices.com  
+1 (813) 781-8999



Bill to  
Hilltop Point CDD c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Invoice details  
Invoice no.: 0526  
Invoice date: 03/24/2025  
Due date: 04/15/2025

Date	Product or service	Description	Amount
	Amenity cleaning services		\$700.00
Total			\$700.00

Ways to pay



Note to customer  
Amenity cleaning services at Hilltop Point - March 2025.

View and pay



## Steadfast Alliance

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

## Invoice

Date	Invoice #
2/1/2025	SM-14583

Please make all Checks payable to:  
Steadfast Alliance

### Bill To

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

### Ship To

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	SM1194 Hilltop Point CDD
Quantity	Description		Rate	Serviced Date	Amount
	Landscape Maintenance Contract for the month showing on this invoice		0.00		0.00
	Hilltop Point CDD Attn: Bryan Radcliff				
	Common Areas				
1	Landscape Maintenance		5,236.00		5,236.00
1	Fertilization Plan		75.00		75.00
	Amenity Center				
	Landscape Maintenance		1,780.00		1,780.00
	Irrigation Inspections		150.00		150.00
	Fertilization Plan		237.00		237.00

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

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





Erin McCormick Law, PA

Erin McCormick, Esq.

**Hilltop Point CDD**

Teresa Farlow

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Email: [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com);

[teresa.farlow@inframark.com](mailto:teresa.farlow@inframark.com)

Invoice Date	Invoice Number
03/17/2025	10814
Terms	Service Through
	03/17/2025

**In Reference To: General Representation (Work)**

Date	By	Services	Hours	Amount
02/25/2025	Erin R McCormick	Review of Agenda and backup materials for Board of Supervisors meeting, and prepare for meeting	0.50	\$ 212.50
02/26/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting	1.20	\$ 510.00

**In Reference To: General Representation (Expenses)**

Date	By	Expenses	Amount
02/26/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 23.65

<b>Total Hours</b>	1.70 hrs
<b>Total Work</b>	\$ 722.50
<b>Total Expenses</b>	\$ 23.65
<b>Total Invoice Amount</b>	<b>\$ 746.15</b>
<b>Previous Balance</b>	<b>\$ 3,022.30</b>
2/26/2025 Payment - Check Split Payment	(\$3,022.30)
<b>Balance (Amount Due)</b>	<b>\$ 746.15</b>



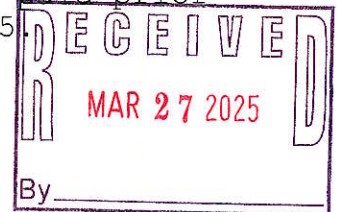
# City of Dade City - 38020 Meridian Ave - P.O. Box 1355 - Dade City FL 33526-1355 - 352-523-5053

Name			Service Address			Account Number
HILLTOP POINT CDD			38427 GARRON PL			03-38427-01
Status	Service Date		Number of Days	Bill Date	Penalty Date	Due Date
	From	To				
ACTIVE	01/21/2025	02/21/2025	31	03/19/2025	04/30/2025	04/15/2025

-----CURRENT-----				-----PREVIOUS-----				CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE					
03/18/2025	136	02/20/2025	133	300	WATER			48.02	
03/18/2025	2614	02/20/2025	2426	18800	IRRIGATION			95.80	
				300	SEWER			157.53	
					GARBAGE			15.26	
					Utility Tax			14.38	
								AMOUNT DUE	\$330.99
								AMOUNT DUE AFTER 04/15/2025	\$335.99

CONSUMPTION COMPARISON RATE TABLE: 105  
 THIS YEAR LAST YEAR  
 CONSUMPTION: 300 000  
 DAYS IN PERIOD: 26 0  
 AVG DAILY USE: 12 0

NEW NUMBER FOR 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



Meters are read in units. Each unit = 100 gallons. Usage is displayed in 100 gallon increments.

## CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

## City of Dade City

38020 Meridian Ave  
 P.O. Box 1355  
 Dade City FL 33526-1355  
 352-523-5053  
 PAY ONLINE AT: [www.municipalonlinepayments.com/dadecityfl](http://www.municipalonlinepayments.com/dadecityfl)

03384270100033099000335998



ACCOUNTING  
 HILLTOP POINT CDD  
 2005 PAN AM CIRCLE SUITE 300  
 TAMPA FL 33607

Account Number	Amount Due
03-38427-01	\$330.99
Due Date	After Due Date Pay
04/15/2025	\$335.99
Account Name	
HILLTOP POINT CDD	
Service Address	
38427 GARRON PL	
Amount Enclosed	

There will be a minimum \$25.00 charge on all returned checks.  
 Please return this portion with your payment.  
 When paying in person please bring both portions of this bill.



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

Statement Date: February 27, 2025

Amount Due: \$32.65

Due Date: March 20, 2025

Account #: 211030340973

## Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$194.52
Payment(s) Received Since Last Statement	-\$194.52

Current Month's Charges	\$32.65
-------------------------	---------

Amount Due by March 20, 2025 \$32.65

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

## Your Energy Insight

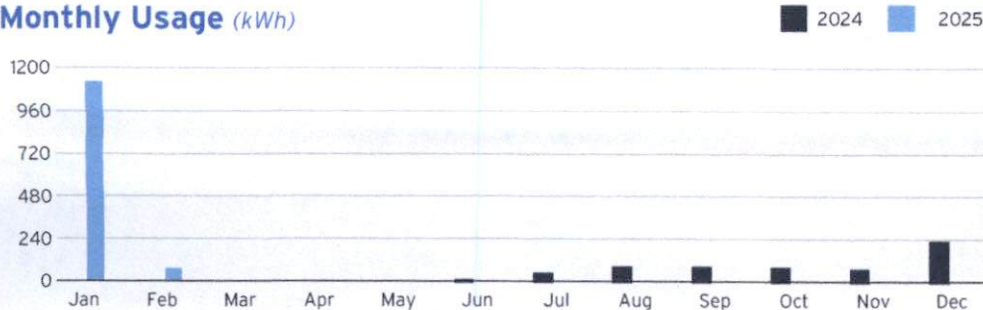


Your average daily kWh used was **93.94% lower** than it was in your previous period.

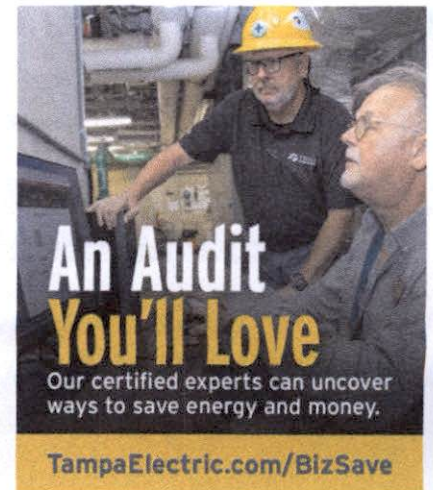


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

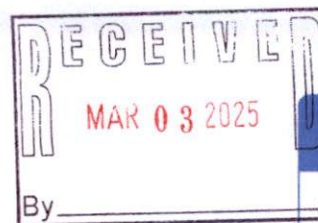


Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

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



Account #: 211030340973

Due Date: March 20, 2025

Amount Due: \$32.65

Payment Amount: \$

692124798061

00006466 FTECO102272523174310 00000 02 01000000 13485 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.

6921247980612110303409730000000032654





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

**Account #:** 211030340973  
**Statement Date:** February 27, 2025  
**Charges Due:** March 20, 2025

## Meter Read

**Service Period:** Jan 24, 2025 - Feb 21, 2025

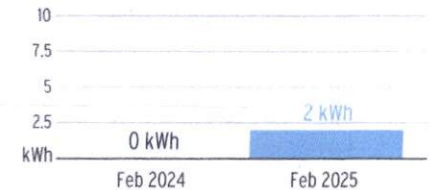
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	02/21/2025	1,776	1,705	71 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	71 kWh @ \$0.08641/kWh		\$6.14
Fuel Charge	71 kWh @ \$0.03083/kWh		\$2.19
Storm Protection Charge	71 kWh @ \$0.00577/kWh		\$0.41
Clean Energy Transition Mechanism	71 kWh @ \$0.00418/kWh		\$0.30
Florida Gross Receipt Tax			\$0.70
<b>Electric Service Cost</b>			<b>\$28.01</b>
Franchise Fee			\$1.83
Municipal Public Service Tax			\$2.81
<b>Total Electric Cost, Local Fees and Taxes</b>			<b>\$32.65</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

**Total Current Month's Charges**

**\$32.65**

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## Ways To Pay Your Bill



### Bank Draft

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### Phone

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

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

## Contact Us

### Online:

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### Phone:

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866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: February 27, 2025

Amount Due: \$562.26

Due Date: March 20, 2025

Account #: 211032797113

## Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$655.09
Payment(s) Received Since Last Statement	-\$655.09

Current Month's Charges	\$562.26
-------------------------	----------

Amount Due by March 20, 2025 \$562.26

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

## Your Energy Insight

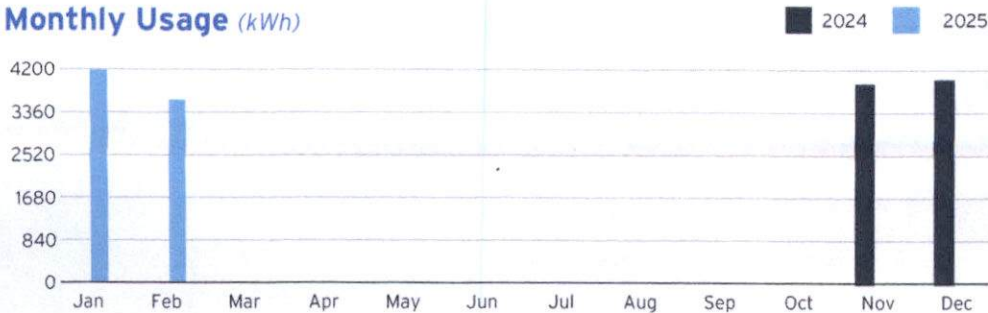


Your average daily kWh used was **.81% higher** than it was in your previous period.

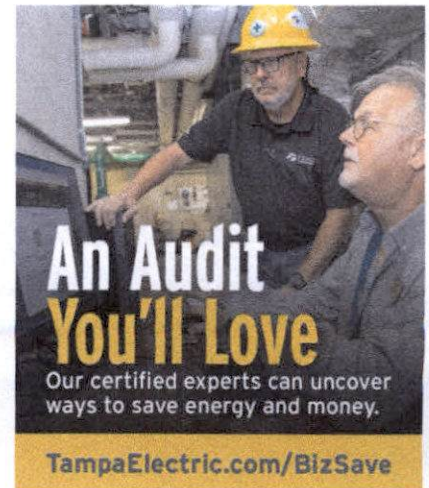


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211032797113

Due Date: March 20, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$562.26

Payment Amount: \$ \_\_\_\_\_

631631291326

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.

6316312913262110327971130000000562266





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

**Account #:** 211032797113  
**Statement Date:** February 27, 2025  
**Charges Due:** March 20, 2025

## Meter Read

**Meter Location:** AMENITY

**Service Period:** Jan 24, 2025 - Feb 21, 2025

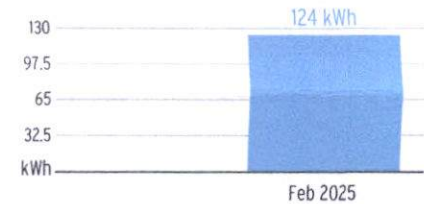
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000922033	02/21/2025	35,579	31,987	3,592 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	3,592 kWh @ \$0.08641/kWh	\$310.38
	Fuel Charge	3,592 kWh @ \$0.03083/kWh	\$110.74
	Storm Protection Charge	3,592 kWh @ \$0.00577/kWh	\$20.73
	Clean Energy Transition Mechanism	3,592 kWh @ \$0.00418/kWh	\$15.01
	Florida Gross Receipt Tax		\$12.18
	<b>Electric Service Cost</b>		<b>\$487.31</b>
	Franchise Fee		\$31.92
	Municipal Public Service Tax		\$43.03
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$562.26</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

**Total Current Month's Charges**

**\$562.26**

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## 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](https://www.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](https://www.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

Statement Date: February 27, 2025

Amount Due: \$27.39

Due Date: March 20, 2025

Account #: 211030874344

## Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$34.21
Payment(s) Received Since Last Statement	-\$34.21
<b>Current Month's Charges</b>	<b>\$27.39</b>

**Amount Due by March 20, 2025 \$27.39**

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

## Your Energy Insight

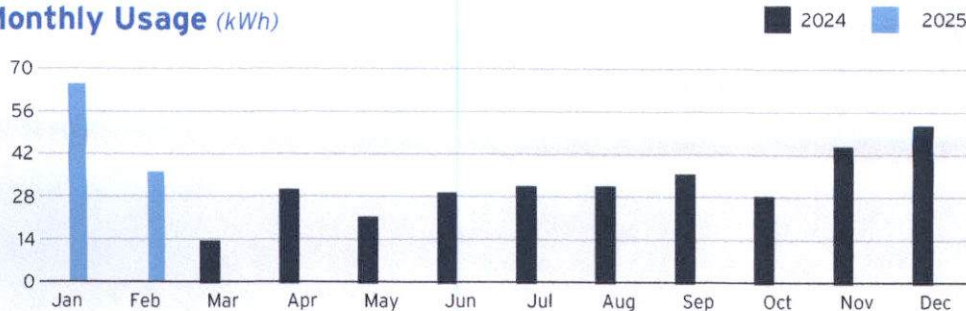


Your average daily kWh used was **50% lower** than it was in your previous period.

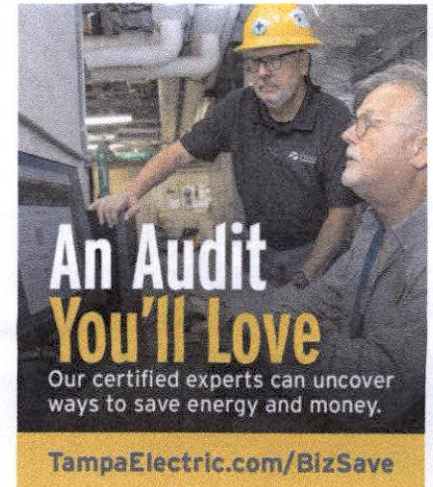


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211030874344

Due Date: March 20, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$27.39

Payment Amount: \$ \_\_\_\_\_

616816496818

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.

6168164968182110308743440000000027399





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

**Account #:** 211030874344  
**Statement Date:** February 27, 2025  
**Charges Due:** March 20, 2025

## Meter Read

**Meter Location:** ENTRY

**Service Period:** Jan 24, 2025 - Feb 21, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000900389	02/21/2025	441	405	36 kWh	1	29 Days

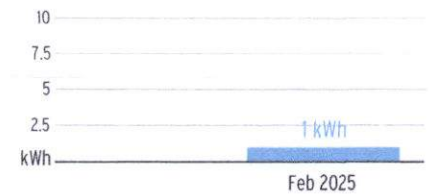
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	36 kWh @ \$0.08641/kWh	\$3.11
Fuel Charge	36 kWh @ \$0.03083/kWh	\$1.11
Storm Protection Charge	36 kWh @ \$0.00577/kWh	\$0.21
Clean Energy Transition Mechanism	36 kWh @ \$0.00418/kWh	\$0.15
Florida Gross Receipt Tax		\$0.59
<b>Electric Service Cost</b>		<b>\$23.44</b>
Franchise Fee		\$1.54
Municipal Public Service Tax		\$2.41
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$27.39</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

**Total Current Month's Charges**

**\$27.39**

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## Ways To Pay Your Bill



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Tampa, FL 33631-3318  
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### Phone

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

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

## Contact Us

### Online:

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### Phone:

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866-832-6249

### Residential Customer Care:

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

**Hearing Impaired/TTY:**  
7-1-1

### Power Outage:

877-588-1010

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813-275-3909

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

Statement Date: February 27, 2025

Amount Due: \$1,866.67

Due Date: March 20, 2025

Account #: 221008701015

## Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$1,866.67
Payment(s) Received Since Last Statement	-\$1,866.67

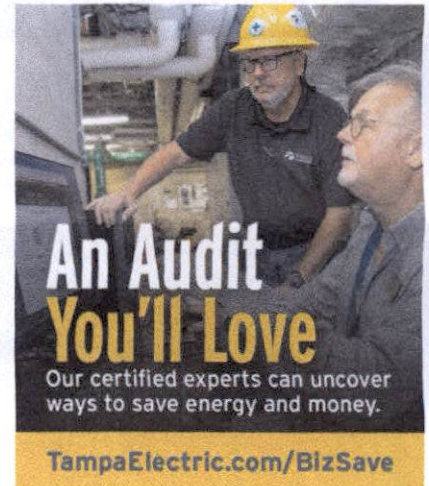
Current Month's Charges	\$1,866.67
-------------------------	------------

**Amount Due by March 20, 2025 \$1,866.67**

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



Scan here to view  
your account online.



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

Account #: 221008701015

Due Date: March 20, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$1,866.67

Payment Amount: \$ \_\_\_\_\_

685952034049

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.

6859520340492210087010150000001866679





**Service For:**  
38375 CLINTON AVE  
DADE CITY, FL 33525

**Account #:** 221008701015  
**Statement Date:** February 27, 2025  
**Charges Due:** March 20, 2025

**Service Period:** Jan 24, 2025 - Feb 21, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	688 kWh @ \$0.03412/kWh	\$23.47
Fixture & Maintenance Charge	43 Fixtures	\$403.34
Lighting Pole / Wire	43 Poles	\$1413.41
Lighting Fuel Charge	688 kWh @ \$0.03059/kWh	\$21.05
Storm Protection Charge	688 kWh @ \$0.00559/kWh	\$3.85
Clean Energy Transition Mechanism	688 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge		\$0.00
Florida Gross Receipt Tax		\$1.25

#### Lighting Charges

**\$1,866.67**

**Total Current Month's Charges**

**\$1,866.67**

## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

00000037-0000386-Page 4 of 18

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**Residential Customer Care:**

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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### Energy-Saving Programs:

813-275-3909

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

Statement Date: February 27, 2025

Amount Due: \$32.95

Due Date: March 20, 2025

Account #: 221008717680

## Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$37.52
Payment(s) Received Since Last Statement	-\$37.52

Current Month's Charges	\$32.95
-------------------------	---------

Amount Due by March 20, 2025 \$32.95

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

## Your Energy Insight

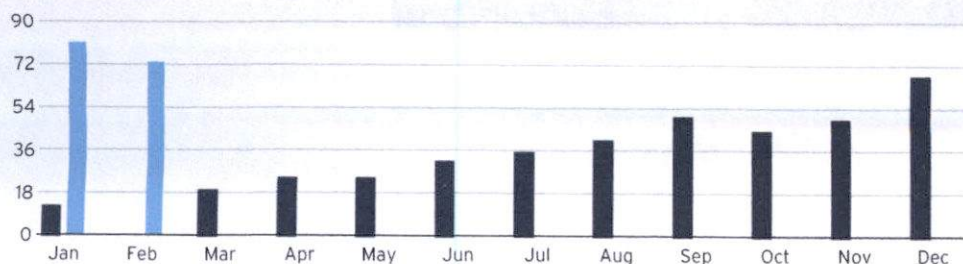


Your average daily kWh used was **50% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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**An Audit You'll Love**  
Our certified experts can uncover ways to save energy and money.  
[TampaElectric.com/BizSave](https://TampaElectric.com/BizSave)



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

Account #: 221008717680

Due Date: March 20, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$32.95

Payment Amount: \$ \_\_\_\_\_

685952034050

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.

6859520340502210087176800000000032951





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

Account #: 221008717680  
Statement Date: February 27, 2025  
Charges Due: March 20, 2025

Meter Read

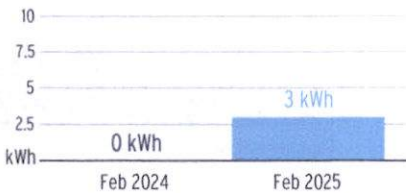
Service Period: Jan 24, 2025 - Feb 21, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809852	02/21/2025	622	549	73 kWh	1	29 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	73 kWh @ \$0.08641/kWh	\$6.31
Fuel Charge	73 kWh @ \$0.03083/kWh	\$2.25
Storm Protection Charge	73 kWh @ \$0.00577/kWh	\$0.42
Clean Energy Transition Mechanism	73 kWh @ \$0.00418/kWh	\$0.31
Florida Gross Receipt Tax		\$0.71
<b>Electric Service Cost</b>		<b>\$28.27</b>
Franchise Fee		\$1.85
Municipal Public Service Tax		\$2.83
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$32.95</b>

Avg kWh Used Per Day



Important Messages

**Quarterly fuel source update**  
Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

**Total Current Month's Charges      \$32.95**

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

Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.

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

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

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

Contact Us

**Online:**  
[TampaElectric.com](https://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  
12433 HILLTOP FARMS DR, LFT STAT  
DADE CITY, FL 33525

Statement Date: February 27, 2025

Amount Due: \$180.93

Due Date: March 20, 2025

Account #: 221008717698

## Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$224.14
Payment(s) Received Since Last Statement	-\$224.61
Credit balance after payments and credits	-\$0.47
<b>Current Month's Charges</b>	<b>\$181.40</b>

**Amount Due by March 20, 2025 \$180.93**

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

## Your Energy Insight

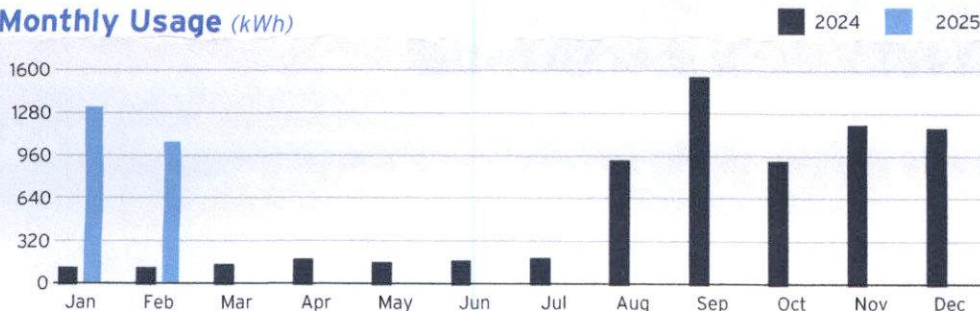
Your average daily kWh used was **825% higher** than the same period last year.

Your average daily kWh used was **5.13% lower** than it was in your previous period.

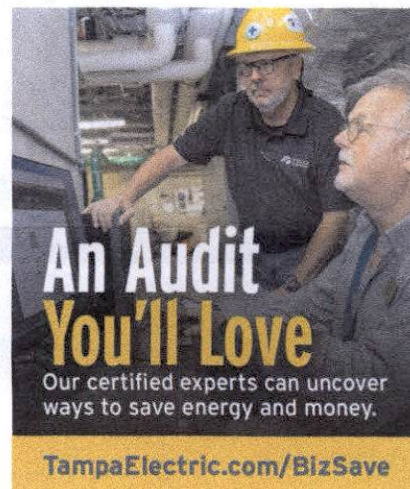


Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008717698

Due Date: March 20, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$180.93

Payment Amount: \$ \_\_\_\_\_

685952034051

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.

6859520340512210087176980000000180933





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

**Account #:** 221008717698  
**Statement Date:** February 27, 2025  
**Charges Due:** March 20, 2025

## Meter Read

**Service Period:** Jan 24, 2025 - Feb 21, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809854	02/21/2025	9,704	8,644	1,060 kWh	1	29 Days

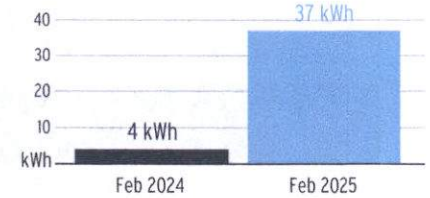
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,060 kWh @ \$0.08641/kWh	\$91.59
Fuel Charge	1,060 kWh @ \$0.03083/kWh	\$32.68
Storm Protection Charge	1,060 kWh @ \$0.00577/kWh	\$6.12
Clean Energy Transition Mechanism	1,060 kWh @ \$0.00418/kWh	\$4.43
Florida Gross Receipt Tax		\$3.93
<b>Electric Service Cost</b>		<b>\$157.02</b>
Franchise Fee		\$10.28
Municipal Public Service Tax		\$14.10
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$181.40</b>

## Avg kWh Used Per Day



## Important Messages

### Quarterly fuel source update

Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

**Total Current Month's Charges**

**\$181.40**

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

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### Phone

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

### All Other

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

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**

7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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

Statement Date: February 27, 2025

Amount Due: \$973.10

Due Date: March 20, 2025  
Account #: 221009022809

## Account Summary

Current Service Period: January 24, 2025 - February 21, 2025

Previous Amount Due	\$973.10
Payment(s) Received Since Last Statement	-\$973.10

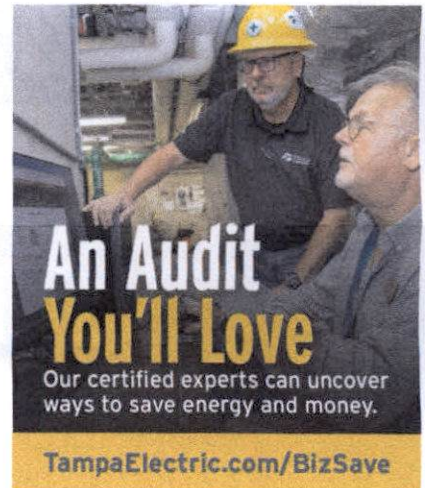
Current Month's Charges	\$973.10
-------------------------	----------

**Amount Due by March 20, 2025 \$973.10**

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Scan here to view  
your account online.



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

Account #: 221009022809

Due Date: March 20, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$973.10

Payment Amount: \$ \_\_\_\_\_

637804120260

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.

6378041202602210090228090000000973100






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

**Account #:** 221009022809  
**Statement Date:** February 27, 2025  
**Charges Due:** March 20, 2025

**Service Period:** Jan 24, 2025 - Feb 21, 2025

**Rate Schedule:** Lighting Service

**Charge Details**



## Electric Charges

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	336 kWh @ \$0.03412/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03059/kWh	\$10.28
Storm Protection Charge	336 kWh @ \$0.00559/kWh	\$1.88
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge		\$0.00
Florida Gross Receipt Tax		\$0.61
Franchise Fee		\$59.71
Municipal Public Service Tax		\$1.77
<b>Lighting Charges</b>		<b>\$973.10</b>

**Total Current Month's Charges** **\$973.10**

**Important Messages**

**Quarterly fuel source update**  
Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

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**866-689-6469**

**Contact Us**

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

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<b>Total</b>	\$7,270.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$7,270.00



<b>Total</b>	<b>\$637.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$637.00</b>



Crosscreek Environmental Inc.

111 61st Street East  
Palmetto, FL 34221

# Invoice

**Date** 3/4/2025  
**Invoice #** 20337

## Bill To

Hilltop Point CDD  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

## Project Info

## P.O. #

## Terms

Due on receipt

**Ship Date** 3/4/2025

**Due Date** 3/4/2025

Description	Qty	Price	Amount
Hilltop Point CDD Pond Repairs			
Restoration of the erosional area on the west side of the pond shoreline by utilizing imported fill material. Fill materials to be placed in the existing erosional area and will be compacted and graded. Cocofiber turf reinforcement mat will be placed and pinned on newly graded area. Bahia sod will be placed on top of fabric to prevent future erosion.	1	4,550.00	4,550.00
Application of a rust prevention coating on the exposed rebar in the MES located in the southeast corner of the pond. The rusted rebar will be scoured with a wire brush prior to applying the coating. The coating will consist of one or more of the following - epoxy, hydraulic cement, and/or zinc cold galvanizing paint. Only the interior portion of the pipe with exposed rebar will be coated, white rust inhibiting paint will also be applied to match the concrete color. The MES should be checked periodically and the coating reapplied when surface rust is visible.		650.00	650.00
**Irrigation is highly recommended for newly installed sod**			
30% deposit due prior to commencement of work. Amount to be deducted from final invoice. (Received 2/06/25)		-1,560.00	-1,560.00
<b>Subtotal</b>			\$3,640.00
<b>Sales Tax (0.0%)</b>			\$0.00
<b>Total</b>			\$3,640.00
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$3,640.00

Thank you for your business  
Crosscreek Environmental Inc.