

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

AUGUST 27, 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, August 27, 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. FY2026 Goals and Objectives
- B. Grau & Associates Audit Engagement Letter
- C. First Addendum Landscape Maintenance Contract Phase 2 & 3
- D. Ratification of MES Drain Repairs 1 & 2
 - 1. CLS Estimate 383 – Pond D-MES Washout Repair
 - 2. CLS Estimate 385 – MES Repair-Pond D-3 Rock Change
 - 3. CLS Invoice 233 – MES Repair-Pond D
 - 4. CLS Invoice 234 – MES Repair-Pond D
 - 5. Image 647
 - 6. Image 671
 - 7. Image 673

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

E. Consideration of Conveyance of Certain Tracts Within Hilltop Point, Phases I, II and III, and Approval of Acceptance of Bill of Sale for Improvements within Hilltop Point Phases 1, 2 and 3, and Any Other Related Matters

F. Discussion Regarding Change of October & November Meeting Dates

4. Consent Agenda Items

A. Approval of Meeting Minutes (*July 30, 2025 Public Hearing & Regular Meeting Minutes*)

B. Acceptance of Financials (*July 2025*)

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

D. Consideration of Operations and Maintenance Report (*July 2025*)

5. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Field Inspection Report

6. Other Business, Updates, and Supervisor Comments

7. Adjournment

Third Order of Business

3A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 27, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Hilltop Point Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Hilltop Point Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Hilltop Point Community Development District

Third Order of Business

3B



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

To Board of Supervisors
Hilltop Point Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Hilltop Point Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Hilltop Point Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,800 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Hilltop Point Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Hilltop Point Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Hilltop Point Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp

Third Order of Business

3C



First Addendum Landscape Maintenance Contract

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

Hilltop Point

October, 2024

11855 Hilltop Farms Drive, Dade City, FL 33525

Hilltop Point CDD

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

Attn: Bryan Radcliff

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

We hereby propose the following for your review:

Landscape Maintenance Program

New Landscape Maintenance Areas Phase 2 & 3

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

Common Areas

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

Amenity Center

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

Current Contract Rate

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

New Contract Rate including Phase 2 & 3

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

First Addendum Landscape Maintenance Contract

Additional Services

Estimate for service(s) available upon request.

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

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

Agreement

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

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

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

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

Landscape Maintenance Program

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



First Addendum Landscape Maintenance Contract

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

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

Compensation

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

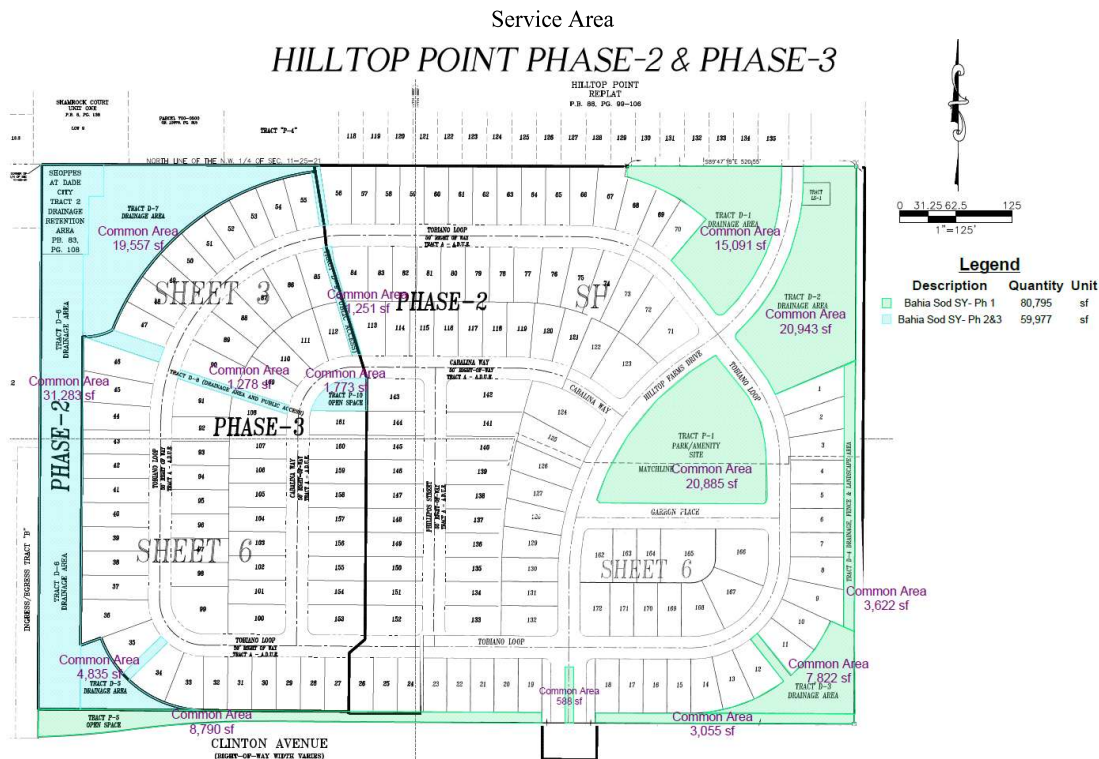
Conditions:

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

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

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

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





First Addendum Landscape Maintenance Contract

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

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

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

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

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

_____	Steadfast_____
Client	
_____	_____
Signature of Representative	Signature of Owner or Agent
_____	_____
Title	Title

Billing Information

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

Third Order of Business

3D



Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
8/12/2025	00000383

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

Project
Pond D - MES Washout Repair

Description	Qty	U/M	Rate	Total
Washout - Pond D-3 Palomino Dr.: MES Erosion Repair with Rip Rap Material: 6"-12" Limestone Rip Rap. Project Location: Pond D-3 (Palomino Dr.) CLS, Inc. will arrive onsite within the approximate time frame provided in the Notice to Proceed to mobilize equipment and materials. After mobilization, CLS, Inc. will excavate obstructing materials and vegetation to restore waterflow around the MES Outfall Structure. When waterflow is re-established, CLS, Inc. will re-grade, backfill, compact, and stabilize eroded areas surrounding the MES Outfall structure to return to the pre-existing design grade. CLS will utilize contractor means and methods to install Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, as well as 6" – 12" Limestone Rip Rap. This repair will improve stability and reinforce the MES outfall structure to mitigate future erosion and damage. After project completion, the restored areas will be re-vegetated with sod and a polymer additive to support vegetation re-establishment and provide added reinforcement to the embankment. 1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install 6" – 12" Limestone Rip Rap 5. Re-vegetate with Sod 6. De-mobilize	1	ea	5,499.41	5,499.41

Approved by:	Estimate Valid for 30 Days. CLS, Inc. Provides Competition Sensitive Pricing.
	Total \$5,499.41

Consolidated Land Services, Inc.

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

Estimate

Date	Estimate #
8/14/2025	00000385

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

Project
MES Repair - Pond D-3 Rock Change

Description	Qty	U/M	Rate	Total
Addendum to estimate 374: change from 4"-6" Limestone Rip Rap to 6"-12" Limestone Rip Rap.	1	ea	1,650.00	1,650.00

Thank you for your business.

Estimate Valid for 30 Days.
CLS, Inc. Provides Competition Sensitive Pricing.

Total	\$1,650.00
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Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
8/14/2025	00000233

Bill To

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

		Terms	Project	
		Due on receipt	MES Repair - Pond ...	
Item	Description	U/M	Total %	Amount
9.0 General Condi...	Addendum to estimate 374: change from 4"-6" Limestone Rip Rap to 6"-12" Limestone Rip Rap.	ea	100.00%	1,650.00
Please remit to above address.		Total \$1,650.00		
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.		Payments/Credits \$0.00		
		Balance Due \$1,650.00		



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
8/14/2025	00000234

Bill To

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

		Terms		Project
		Due on receipt		MES Repair Pond D...
Item	Description	U/M	Total %	Amount
4.0 Stormwater	<p>Washout - Pond D-3 Behind Lot 90 / 38357 Palomino Dr.: MES Structure Repair</p> <p>Recommended Material: High Strength Geogrid Flexamat with Earth Anchoring System Project Location: Pond D-3 Behind Lot 90 / 38357 Palomino Dr.</p> <p>CLS, Inc. will arrive onsite, within approx. time of Notice to Proceed to mobilize equipment and materials. Once mobilization occurs, CLS, Inc., will excavate obstructing materials and vegetation to restore proper waterflow surrounding the MES Structure. Once proper waterflow is restored, CLS, Inc. will then re-grade, backfill, compact and re-stabilize eroded areas around MES structure where erosion has occurred to return to pre-existing design grade. CLS, Inc. will then utilize contractor's means and methods to install High Strength Geogrid Flexamat (Hard) Armoring system, Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap. CLS, Inc., will fortify the MES structure by mortaring the joint between the MES Structure and Hard Armoring System to repair and add stability to the structure in order to reinforce, and increase the longevity of the MES structure to mitigate future erosion and damage. Upon completion, the restored areas will be re-vegetated with sod combined with a polymer additive to boost re-establishment of vegetation and to add additional reinforcement to embankment.</p> <p>1. Mobilize 2. Excavate materials and vegetation 3. Re-grade, backfill, compact and re-establish eroded area back to pre-existing grade 4. Contractor's means and methods to install High Strength Geogrid</p>	ea	100.00%	8,249.62
Please remit to above address.		Continue on next page...		
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.				



Consolidated Land Services, Inc.

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

Invoice

Date	Invoice #
8/14/2025	00000234

Bill To

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

		Terms		Project	
		Due on receipt		MES Repair Pond D...	
Item	Description	U/M	Total %	Amount	
	<p>Flexamat (Hard) Armoring system and Mirafi (type FW404) Nonwoven Geotextile with Earth Anchoring System, Trenches and Toe-In, and install Rip Rap</p> <p>5. Mortar joint between MES structure and Hard Armoring System</p> <p>6. Re-vegetate with Sod</p> <p>7. De-mobilize</p> <p> *CLS will conduct an evaluation to determine if any additional damage has occurred to MES Structure. In the event damage has been identified CLS will immediately notify Project Engineer, and Change Order may be provided for recommended repair upon request.</p>				
Please remit to above address.					
<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		\$8,249.62	







Fourth Order of Business

4A

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

The Public Hearing and regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Wednesday, July 30, 2025 and called to order at 11:07 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>)
Paul Young	Field Services
Yovani Cordero	Steadfast Landscaping
Jason Combee	Steadfast Landscaping

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 Comment Period

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Recess to Public Hearing

Mr. Radcliff requested the Board recess to Public Hearing.

FOURTH ORDER OF BUSINESS

**Public Hearing on Adopting FY 2026
Proposed Operations Budget**

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

On MOTION by Ms. Pagan seconded by Mr. Blakley, with all in favor, the Public Hearing on Adopting FY2026 Proposed Operations Budget, was opened. 5-0

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2026 Proposed Budget to the Board.

C. Public Comment

There being no members of the public present and no comments from the Board, the next item followed.

D. Consideration of Resolution 2025-03; Adopting the FY2026 Budget

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Resolution 2025-03; Adopting the FY2026 Budget, was adopted. 5-0

E. Close Public Hearing on Adopting FY2026 Proposed Budget

On MOTION by Ms. Pagan seconded by Mr. Rossi, with all in favor, the Public Hearing on Adopting FY2026 Proposed Operations Budget, was closed. 5-0

F. Consideration of Resolution 2025-04; Assessment Resolution**G. Consideration of Budget Funding Agreement Between M/I Homes of Tampa, LLC and Hilltop Point CDD**

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, Resolution 2025-04; Assessment Resolution, was adopted along with the Budget Funding Agreement between *MI Homes of Tampa* and Cobblestone CDD, which as discussed, was approved. 5-0

FIFTH ORDER OF BUSINESS**Recess and Return to Regular Meeting**

Mr. Radcliff requested the Board recess and return to Regular Meeting.

SIXTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-05; Adoption of FY2026 Meeting Schedule**

The Fiscal Year 2026 CDD Meeting Schedule is as follows:

- October 22, 2025 10:15 am
- November 20, 2025 10:15 am
- December 18, 2025 10:15 am
- January 28, 2026 10:15 am
- February 25, 2026 10:15 am
- March 25, 2026 10:15 am

- April 22, 2026 10:15 am
- May 27, 2026 10:15 am
- June 24, 2026 10:15 am
- July 22, 2026 10:15 am
- August 26, 2026 10:15 am
- September 23, 2026 10:15 am

On MOTION by Mr. Blakley seconded by Mr. Spinks, with all in favor, Resolution 2025-05; Adoption of Fiscal Year 2026 Meeting Schedule with the following changes: 11/26/25 meeting will be moved to 11/20/25 and the 12/24/25 meeting will be moved to 12/18/25, the times remain at 10:15am at the Spring Hill Suites in Land O Lakes, FL, as detailed above, was adopted. 5-0

B. Approval Letter from City of Dade City for 2 Year Maintenance Period

C. As-Built Certification & Request for Conversion to Operation Phase Rule 62-330.310 (executed)

D. Coastal Engineering Associates Hilltop Point II Engineer's Request Final Subdivision Inspection

E. Letter of Transmittal - Hilltop Point Phase 1 Warranty Bond for Final Plant

F. Phase 1 Roadway Clinton

G. Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity Rule 62-330.310 (executed)

- Items B through G were **TABLED** by the Board until further notice.

H. Acceptance of Fiscal Year 2024 Audit

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Fiscal Year 2024 Audit, was accepted. 5-0

I. Flock Safety

1.1 Live-Video Camera Quote (1x)

2.1 LPR + Live-Video Camera Quote

3.1 LPR + Video Bundle Overview

- The Board reviewed two (2) proposals from *Flock Safety* regarding remote cameras.
- The Board agreed to **TABLE** these proposals indefinitely and/or until further notice.

J. Consideration of Drain Outlet Repairs

1. CLS, Inc. Estimate #373 MES Repair Pond D-3 near Lot 90

2. CLS, Inc. Estimate #374 MES Repair Pond D-3

3. Crosscreek Environmental, Inc. Estimate #13666**4. Finn Outdoor, LLC Estimate #2366 MES Maintenance**

- Mr. Waag presented the four (4) proposals for drain outlet repairs to the Board.

On MOTION by Mr. Blakley seconded by Ms. Spinks, with all in favor, the *CLS* proposal (Estimate #374) in the amount of \$8,249.62, was approved. 5-0

SEVENTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)****B. Acceptance of Financials****1. May 2025****2. June 2025****C. Acceptance of the Check Registers****1. May 2025****2. June 2025****D. Consideration of Operations and Maintenance Reports****1. May 2025****2. June 2025**

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

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer**

There being no reports, the next item followed.

C. District Manager

Mr. Radcliff presented his District Managers' Report to the Board. The Board agreed to have their financials emailed to them on the 20th. of every month in addition to having them included in the agenda packages.

i. Field Inspections Report (July)**ii. Discussion of Access Company**

The Field Inspections report was presented, a copy of which was included in the agenda package. Access company was not discussed.

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

There being none, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Spinks seconded by Ms. Pagan, with all in favor, the meeting was adjourned at 12:10 p.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

Fourth Order of Business

4B

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 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		
ASSETS								
Cash - Operating Account	\$ 6,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,243
Due From Other Funds	11,532	-	109,744	-	-	-	-	121,276
Investments:								
Acquisition & Construction Account	-	-	-	4,839	363	-	-	5,202
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	231,583	130,595	-	-	-	-	362,178
Amount To Be Provided	-	-	-	-	-	8,245,000	-	8,245,000
TOTAL ASSETS	\$ 17,775	\$ 399,059	\$ 356,439	\$ 4,839	\$ 363	\$ 8,245,000	\$ -	\$ 9,023,475
LIABILITIES								
Accounts Payable	\$ 19,278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,278
Due To Developer	50,000	-	-	-	-	-	-	50,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	4,930,000	-	4,930,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	3,315,000	-	3,315,000
Due To Other Funds	-	119,189	-	3	2,084	-	-	121,276
TOTAL LIABILITIES	69,278	119,189	-	3	2,084	8,245,000	-	8,435,554
FUND BALANCES								
Restricted for:								
Debt Service	-	279,870	356,439	-	-	-	-	636,309
Capital Projects	-	-	-	4,836	-	-	-	4,836
Unassigned:	(51,503)	-	-	-	(1,721)	-	-	(53,224)
TOTAL FUND BALANCES	(51,503)	279,870	356,439	4,836	(1,721)	-	-	587,921
TOTAL LIABILITIES & FUND BALANCES	\$ 17,775	\$ 399,059	\$ 356,439	\$ 4,839	\$ 363	\$ 8,245,000	\$ -	\$ 9,023,475

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 465	\$ 465	0.00%
Special Assmnts- Tax Collector	74,837	128,088	53,251	171.16%
Special Assmnts- CDD Collected	-	78,579	78,579	0.00%
Developer Contribution	315,498	55,000	(260,498)	17.43%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	262,157	(128,178)	67.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	4,600	2,600	63.89%
ProfServ-Dissemination Agent	5,000	4,167	833	83.34%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	3,750	1,250	75.00%
Assessment Roll	-	4,167	(4,167)	0.00%
District Counsel	15,000	30,206	(15,206)	201.37%
District Engineer	5,400	5,161	239	95.57%
Administrative Services	4,500	4,613	(113)	102.51%
District Manager	25,000	21,670	3,330	86.68%
Accounting Services	12,000	15,500	(3,500)	129.17%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	146	354	29.20%
Rentals & Leases	500	1,666	(1,166)	333.20%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	1,449	2,051	41.40%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	(56)	5,056	-1.12%
Website Administration	1,200	2,000	(800)	166.67%
Information Technology	500	500	-	100.00%
Miscellaneous Expenses	250	32	218	12.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	605	(430)	345.71%
Total Administration	109,725	104,277	5,448	95.03%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	1,217	283	81.13%
Electricity - Streetlights	42,275	33,664	8,611	79.63%
Utility - Water	10,000	3,279	6,721	32.79%
Total Electric Utility Services	53,775	38,160	15,615	70.96%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	0.00%
Total Stormwater Control	5,000	-	5,000	0.00%
<u>Other Physical Environment</u>				
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	103,610	12,925	88.91%
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%
Total Other Physical Environment	161,935	117,994	43,941	72.87%
<u>Parks and Recreations</u>				
Field Services	12,000	15,000	(3,000)	125.00%
Clubhouse - Facility Janitorial Service	7,200	5,200	2,000	72.22%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	720	230	75.79%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	13,557	(11,057)	542.28%
Access Control Maintenance & Repair	2,000	5,243	(3,243)	262.15%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	35,600	41,120	(5,520)	115.51%
<u>Contingency</u>				
Misc-Contingency	18,800	20,319	(1,519)	108.08%
Total Contingency	18,800	20,319	(1,519)	108.08%
TOTAL EXPENDITURES	384,835	321,870	62,965	83.64%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(59,713)	(65,213)	-1085.69%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	5,500	-	(5,500)	0.00%
TOTAL FINANCING SOURCES (USES)	5,500	-	(5,500)	0.00%
Net change in fund balance	<u>\$ 5,500</u>	<u>\$ (59,713)</u>	<u>\$ (76,213)</u>	<u>-1085.69%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,210		
FUND BALANCE, ENDING		<u>\$ (51,503)</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14,139	\$ 14,139	0.00%
Special Assmnts- Tax Collector	333,303	336,690	3,387	101.02%
TOTAL REVENUES	333,303	350,829	17,526	105.26%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	80,000	-	100.00%
Interest Expense	253,303	252,031	1,272	99.50%
Total Debt Service	333,303	332,031	1,272	99.62%
TOTAL EXPENDITURES	333,303	332,031	1,272	99.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	18,798	18,798	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		261,072		
FUND BALANCE, ENDING		\$ 279,870		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,000	\$ 9,000	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	232,200	232,200	0.00%
TOTAL REVENUES	229,905	241,200	11,295	104.91%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	50,000	-	100.00%
Interest Expense	179,905	181,093	(1,188)	100.66%
Total Debt Service	229,905	231,093	(1,188)	100.52%
TOTAL EXPENDITURES	229,905	231,093	(1,188)	100.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10,107	10,107	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		346,332		
FUND BALANCE, ENDING		\$ 356,439		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 174	\$ 174	0.00%
TOTAL REVENUES	-	174	174	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	174	174	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		\$ 4,836		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14	\$ 14	0.00%
TOTAL REVENUES	-	14	14	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14	14	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,735)		
FUND BALANCE, ENDING		<u>\$ (1,721)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101001 Balance	6,243.21	Statement Balance	6,930.91
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	6,930.91
Subtotal	6,243.21	Outstanding Checks	-687.70
Negative Adjustments	0.00	Ending Balance	6,243.21
Ending G/L Balance	6,243.21		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/01/2024		JE000463	Electricity - Utility Ops	Rev Bank rec adj JE for ACH	29.57	29.57	0.00
12/01/2024		JE000464	Electricity - Utility Ops	Rev Bank rec adj JE for ACH	35.15	35.15	0.00
12/01/2024		JE000466	Electricity - Streetlights	Rev Bank rec adj JE for ACH	384.65	384.65	0.00
12/01/2024		JE000468	Electricity - Streetlights	Rev Bank rec adj JE for ACH	894.99	894.99	0.00
12/01/2024		JE000470	Electricity - Streetlights	Rev Bank rec adj JE for ACH	1,924.45	1,924.45	0.00
11/27/2024		JE000476	Special Assmnts-Tax Collector	DS payment tax collected	11,746.84	11,746.84	0.00
06/09/2025		JE000605	Interest - Tax Collector	Pasco County Tax - Q1'25 Interest Earned	102.81	102.81	0.00
06/09/2025		JE000606	Special Assmnts-Tax Collector	Pasco County Tax Distrib. - Apr'25	2,788.56	2,788.56	0.00
07/01/2025	Payment	BD00057	Special Assmnts-CDD Collected	Deposit No. BD00057	3,741.87	3,741.87	0.00
07/07/2025	Payment	BD00058	Developer Contribution	Deposit No. BD00058	30,000.00	30,000.00	0.00
07/10/2025	Payment	BD00059	Special Assmnts-CDD Collected	Deposit No. BD00059	2,494.58	2,494.58	0.00
07/21/2025	Payment	BD00060	Special Assmnts-CDD Collected	Deposit No. BD00060	1,247.29	1,247.29	0.00
07/31/2025		JE000666	Electricity - Utility Ops	Rev the Rev bank rec JE to clear the 2024 Outstanding	0.02	0.02	0.00
Total Deposits					55,390.78	55,390.78	0.00
Checks							
							0.00
11/27/2024		JE000476	Special Assmnts-Tax Collector	DS payment tax collected	-11,746.84	-11,746.84	0.00
05/29/2025	Payment	1325	INFRAMARK LLC	Check for Vendor V00014	-165.86	-165.86	0.00
06/09/2025		JE000608	Special Assmnts-Tax Collector	REV WRONG DATE: Pasco County Tax Distrib. - Apr'25	-2,788.56	-2,788.56	0.00
06/09/2025		JE000609	Interest - Tax Collector	REV WRONG DATE: Pasco County Tax - Q1'25 Interest	-102.81	-102.81	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 07-25

Statement Date

07/31/2025

06/19/2025	Payment	1333	HILLTOP POINT CDD	Check for Vendor V00018	-10,162.90	-10,162.90	0.00
06/25/2025	Payment	1337	INFRAMARK LLC	Check for Vendor V00014	-29,270.52	-29,270.52	0.00
06/27/2025	Payment	1338	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
06/27/2025	Payment	1339	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
07/03/2025	Payment	1340	CITY OF DADE CITY	Check for Vendor V00044	-569.43	-569.43	0.00
07/03/2025	Payment	1341	COOPER POOLS INC.	Check for Vendor V00053	-3,259.98	-3,259.98	0.00
07/03/2025	Payment	1342	GRAU AND ASSOCIATES	Check for Vendor V00023	-1,600.00	-1,600.00	0.00
07/03/2025	Payment	1343	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
07/03/2025	Payment	1344	REDWIRE LLC	Check for Vendor V00033	-675.25	-675.25	0.00
07/03/2025	Payment	1345	STEADFAST MAINTENANCE	Check for Vendor V00045	-1,800.00	-1,800.00	0.00
07/09/2025	Payment	1346	INFRAMARK LLC	Check for Vendor V00014	-6,650.00	-6,650.00	0.00
07/09/2025	Payment	1347	STEADFAST MAINTENANCE	Check for Vendor V00045	-2,500.00	-2,500.00	0.00
07/09/2025	Payment	1348	TAMPA ELECTRIC	Check for Vendor V00015	-3,920.68	-3,920.68	0.00
07/09/2025	Payment	1349	COOPER POOLS INC.	Check for Vendor V00053	-2,090.00	-2,090.00	0.00
07/09/2025	Payment	1350	REDWIRE LLC	Check for Vendor V00033	-796.51	-796.51	0.00
07/17/2025	Payment	1351	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00031	-300.00	-300.00	0.00
07/17/2025	Payment	1352	STEADFAST MAINTENANCE	Check for Vendor V00045	-8,659.00	-8,659.00	0.00
07/23/2025	Payment	1353	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-2,913.85	-2,913.85	0.00
07/23/2025	Payment	1354	INFRAMARK LLC	Check for Vendor V00014	-1,990.25	-1,990.25	0.00
07/23/2025	Payment	1355	PIPER FIRE PROTECTION	Check for Vendor V00054	-165.05	-165.05	0.00
07/23/2025	Payment	1356	STEADFAST MAINTENANCE	Check for Vendor V00045	-495.00	-495.00	0.00
07/23/2025	Payment	1357	TAMPA BAY TIMES CHARTER	Check for Vendor V00012	-926.00	-926.00	0.00
07/30/2025	Payment	300001	COMMUNICATION S ACH	Inv: 0162402070925	-79.98	-79.98	0.00
07/01/2025		JE000664	Electricity - Utility Ops	Rev the Rev Bank rec JE to clear the 2024 outstanding	-64.74	-64.74	0.00
07/01/2025		JE000665	Electricity - Streetlights	Rev the Rev Bank rec JE to clear the 2024 outstanding	-3,204.09	-3,204.09	0.00
Total Checks					-97,997.30	-97,997.30	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/30/2025	Payment	1358	CITY OF DADE CITY	Check for Vendor V00044			-687.70
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Total Outstanding Checks							-687.70
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Outstanding Deposits

Total Outstanding Deposits

Fourth Order of Business

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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1340	07/03/25	CITY OF DADE CITY	062325-7-01	04/21 - 05/21 - Water Bill	Utility - Water	543018-53301	\$569.43
001	1341	07/03/25	COOPER POOLS INC.	2025-801	06/22 - ADA Battery Kit	ADA Battery Kit	549999-53908	\$631.98
001	1341	07/03/25	COOPER POOLS INC.	2025-809	06/25 - Feeder Pump	Stenner Pump Replacement	546074-57200	\$688.00
001	1341	07/03/25	COOPER POOLS INC.	2025-808	06/24 - Black Algae Treatment	Black Algae Treatment	546074-57200	\$1,940.00
001	1342	07/03/25	GRAU AND ASSOCIATES	27884	FY 24 Audit	Auditing Services	532002-51301	\$1,600.00
001	1343	07/03/25	JNJ AMENITY SERVICES LLC	0566	June 25 - Janitorial Services	Janitorial Service	531131-57200	\$700.00
001	1344	07/03/25	REDWIRE LLC	599128	July 25 - Access Maintenance	Access Control Maintenance	549912-57200	\$60.00
001	1344	07/03/25	REDWIRE LLC	599939	July - Access Service	Access Service Call	549999-57200	\$615.25
001	1345	07/03/25	STEADFAST MAINTENANCE	SA-12899	06/03 - Amenity Mulch Application	Mulch Application - Amenity	546300-53908	\$1,800.00
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Accounting Services - July 25	532001-51301	\$1,000.00
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Administrative Services - July 25	531148-51301	\$458.33
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	District Management July 25	531150-51301	\$2,083.33
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Assessment Roll - July 25	531141-51301	\$416.67
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Information Technology - July 25	549942-51301	\$100.00
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Website Administration - July 25	549936-51301	\$200.00
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Dissemination Services - July 25	531012-51301	\$416.67
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Rentals / Leases - July 25	544025-51301	\$100.00
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Recording Secretary - July 25	531036-51301	\$375.00
001	1346	07/09/25	INFRAMARK LLC	153066	Inframark Management Inv - July 25	Field Services - July 25	531122-51301	\$1,500.00
001	1347	07/09/25	STEADFAST MAINTENANCE	SA-12900	06/03 - Tree trimming/removal	Tree Trimming / Removing	546300-53908	\$2,500.00
001	1348	07/09/25	TAMPA ELECTRIC	063025-1876	05/21 - 06/24 - Electric Service	Electricity - Utility Ops	543007-53100	\$145.93
001	1348	07/09/25	TAMPA ELECTRIC	062725-2809	05/23 - 06/23 - Electric Service	ELECTRIC - 05/23 - 06/23	543007-53100	\$979.19
001	1348	07/09/25	TAMPA ELECTRIC	062725-7698	05/23 - 06/23 - Electric Service	ELECTRIC - 05/23 - 06/23	543007-53100	\$52.56
001	1348	07/09/25	TAMPA ELECTRIC	062725-4344	05/23 - 06/23 - Electric Service	ELECTRIC - 05/23 - 06/23	543007-53100	\$32.11
001	1348	07/09/25	TAMPA ELECTRIC	062725-7113	05/23 - 06/23 - Electric Service	ELECTRIC - 05/23 - 06/23	543007-53100	\$701.46
001	1348	07/09/25	TAMPA ELECTRIC	062725-0973	05/23 - 06/23 - Electric Service	ELECTRIC - 05/23 - 06/23	543007-53100	\$43.43
001	1348	07/09/25	TAMPA ELECTRIC	062725-1015	05/23 - 06/23 - Electric Service	ELECTRIC - 05/23 - 06/23	543007-53100	\$1,921.15
001	1348	07/09/25	TAMPA ELECTRIC	062725-7680	05/23 - 06/23 - Electric Service	ELECTRIC - 05/23 - 06/23	543007-53100	\$44.85
001	1349	07/09/25	COOPER POOLS INC.	2025-864	July 25 - Pool Maintenance	Contracts-Pools	534078-57200	\$2,090.00
001	1350	07/09/25	REDWIRE LLC	599958	July 25 - Access Maintenance	Access Control Maintenance	549912-57200	\$717.51
001	1350	07/09/25	REDWIRE LLC	600137	07/08 - Access Repairs	07/08 - Access Control Repair	549999-57200	\$79.00
001	1351	07/17/25	BLUE LIFE POOL SERVICE LLC	18632	06/01 - Pool Maintenance	pool maintenance	534078-57200	\$300.00
001	1352	07/17/25	STEADFAST MAINTENANCE	SA-12956	June 25 - Replacement of entrance related plant material	LANDSCAPE MAINTENANCE	546300-53908	\$8,659.00
001	1353	07/23/25	ERIN MCCORMICK LAW PA	10840	07/12 - District Counsel	District Counsel	531146-51301	\$2,913.85
001	1354	07/23/25	INFRAMARK LLC	154308	Inframark Management Inv - June 25	June 25 - Postage	541024-51301	\$6.90
001	1354	07/23/25	INFRAMARK LLC	154308	Inframark Management Inv - June 25	June 25 - B/W Copies	541024-51301	\$4.35
001	1354	07/23/25	INFRAMARK LLC	154308	Inframark Management Inv - June 25	June 25 - Amenity Repairs	549001-57200	\$1,979.00
001	1355	07/23/25	PIPER FIRE PROTECTION	071925-0120	07/02 - Fire Extinguisher Certification	Miscellaneous Expenses	549999-57200	\$165.05
001	1356	07/23/25	STEADFAST MAINTENANCE	SA-12995	06/20 - Annuals Installation	Annuals Installation	546300-53908	\$495.00
001	1357	07/23/25	TAMPA BAY TIMES	45996-071325	07/13, 07/20 - Legal Advertising	Legal Advertising	548002-51301	\$926.00
001	1358	07/30/25	CITY OF DADE CITY	072325-7-01	05/21 - 06/21 - Water	Utility - Water	543018-53301	\$687.70
001	300001	07/30/25	CHARTER COMMUNICATIONS ACH	0162402070925	07/09 - 08/08 - Internet	Telephone, Cable & Internet Service	541016-57200	\$79.98
Fund Total								\$40,778.68

Total Checks Paid	\$40,778.68
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Fourth Order of Business

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HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	6/1/2025	18632	\$300.00	\$300.00	pool maintenance
CHARTER COMMUNICATIONS ACH	7/9/2025	0162402070925	\$79.98	\$79.98	07/09 - 08/08 - Internet
COOPER POOLS INC.	7/1/2025	2025-864	\$2,090.00	\$2,090.00	July 25 - Pool Maintenance
JNJ AMENITY SERVICES LLC	7/28/2025	0579	\$700.00	\$700.00	Aug 25 - Janitorial Services
REDWIRE LLC	7/1/2025	599958	\$717.51	\$717.51	Access Control Maintenance
REDWIRE LLC	7/25/2025	603248	\$585.00	\$585.00	08/01 - 08/31 - Access Control
STEADFAST MAINTENANCE	7/1/2025	SA-13196	\$7,478.00	\$7,478.00	Landscape Maintenance - July 25
Monthly Contract Subtotal			\$11,950.49	\$11,950.49	
Variable Contract					
CITY OF DADE CITY	7/23/2025	072325-7-01	\$687.70	\$687.70	05/21 - 06/21 - Water
ERIN MCCORMICK LAW PA	7/12/2025	10840	\$2,913.85	\$2,913.85	07/12 - District Counsel
TAMPA ELECTRIC	6/30/2025	063025-1876	\$145.93	\$145.93	05/21 - 06/24 - Electric Service
TAMPA ELECTRIC	6/27/2025	062725-2809	\$979.19	\$979.19	ELECTRIC - 05/23 - 06/23
TAMPA ELECTRIC	6/27/2025	062725-7698	\$52.56	\$52.56	ELECTRIC - 05/23 - 06/23
TAMPA ELECTRIC	6/27/2025	062725-4344	\$32.11	\$32.11	ELECTRIC - 05/23 - 06/23
TAMPA ELECTRIC	6/27/2025	062725-7113	\$701.46	\$701.46	ELECTRIC - 05/23 - 06/23
TAMPA ELECTRIC	6/27/2025	062725-0973	\$43.43	\$43.43	ELECTRIC - 05/23 - 06/23
TAMPA ELECTRIC	6/27/2025	062725-1015	\$1,921.15	\$1,921.15	ELECTRIC - 05/23 - 06/23
TAMPA ELECTRIC	6/27/2025	062725-7680	\$44.85	\$44.85	ELECTRIC - 05/23 - 06/23
Variable Contract Subtotal			\$7,522.23	\$7,522.23	
Regular Services					
GRAU AND ASSOCIATES	7/1/2025	27884	\$1,600.00	\$1,600.00	FY 24 Audit
INFRAMARK LLC	7/1/2025	153066	\$1,000.00		Accounting Services - July 25

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	7/1/2025	153066	\$458.33		Administrative Services - July 25
INFRAMARK LLC	7/1/2025	153066	\$2,083.33		District Management July 25
INFRAMARK LLC	7/1/2025	153066	\$416.67		Assessment Roll - July 25
INFRAMARK LLC	7/1/2025	153066	\$100.00		Information Technology - July 25
INFRAMARK LLC	7/1/2025	153066	\$200.00		Website Administration - July 25
INFRAMARK LLC	7/1/2025	153066	\$416.67		Dissemination Services - July 25
INFRAMARK LLC	7/1/2025	153066	\$100.00		Rentals / Leases - July 25
INFRAMARK LLC	7/1/2025	153066	\$375.00		Recording Secretary - July 25
INFRAMARK LLC	7/1/2025	153066	\$1,500.00	\$6,650.00	Field Services - July 25
INFRAMARK LLC	7/16/2025	154308	\$6.90		June 25 - Postage
INFRAMARK LLC	7/16/2025	154308	\$4.35	\$11.25	June 25 - B/W Copies
Regular Services Subtotal			\$8,261.25	\$8,261.25	
Additional Services					
INFRAMARK LLC	7/16/2025	154308	\$1,979.00	\$1,979.00	June 25 - Amenity Repairs
PIPER FIRE PROTECTION	7/19/2025	071925-0120	\$165.05	\$165.05	07/02 - Fire Extinguisher Certification
REDWIRE LLC	7/1/2025	599939	\$615.25	\$615.25	Access Service Call
REDWIRE LLC	7/1/2025	599957	\$9,769.75	\$9,769.75	Final half of original install
REDWIRE LLC	7/8/2025	600137	\$79.00	\$79.00	07/08 - Access Control Repair
TAMPA BAY TIMES	7/20/2025	45996-071325	\$926.00	\$926.00	07/13, 07/20 - Legal Advertising
Additional Services Subtotal			\$13,534.05	\$13,534.05	
TOTAL			\$41,268.02	\$41,268.02	

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 38459 Barrel Drive Dade City, FL 33525

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18632	06/01/2025	\$300.00	07/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	300.00	300.00

SUBTOTAL	300.00
TAX	0.00
TOTAL	300.00
BALANCE DUE	\$300.00

Pay invoice

July 9, 2025
Invoice Number: 0162402070925
Account Number: 8337 13 002 0162402
Security Code: 2005
Service At: 38427 GARRON PL
SB
DADE CITY FL 33525-5712

Auto Pay Notice

Contact Us

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

Summary Service from 07/09/25 through 08/08/25
details on following pages

Previous Balance	79.98
Payments Received -Thank You!	-79.98
Remaining Balance	\$0.00
Spectrum Business™ Internet	59.99
Spectrum Business™ Voice	19.99
Other Charges	0.00
Current Charges	\$79.98
YOUR AUTO PAY WILL BE PROCESSED 07/26/25	
Total Due by Auto Pay	\$79.98

NEWS AND INFORMATION

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

Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

Call 1-833-587-0726 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.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-818-5623 today.

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 07102025 NNNNNNNN 01 001027 0004

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



July 9, 2025

HILLTOP POINT CDD

Invoice Number: 0162402070925
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: 0162402070925
 Account Number: 8337 13 002 0162402
 Security Code: 2005

HILLTOP POINT CDD

Contact Us

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

8633 2390 DY RP 09 07102025 NNNNNNNN 01 001027 0004

Charge Details

Previous Balance		79.98
EFT Payment	06/26	-79.98
Remaining Balance		\$0.00

Payments received after 07/09/25 will appear on your next bill.

Service from 07/09/25 through 08/08/25

Spectrum Business™ Internet

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

Your promotional price will expire on 11/08/26

Promotional Discount	-70.00
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Your promotional price will expire on 11/08/25

Business WiFi	10.00
	\$59.99

Spectrum Business™ Internet Total **\$59.99****Spectrum Business™ Voice****Phone number (352) 437-3630**

Voice Mail	0.00
Spectrum Business Voice	50.00
Promotional Discount	-30.01

Your promotional price will expire on 11/08/26

\$19.99

For additional call details,
 please visit SpectrumBusiness.net

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

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges \$79.98**Total Due by Auto Pay \$79.98****Billing Information**

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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

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

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

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

Continued on the next page....

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

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



INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

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



Cleaning Commercial Acct:Inframark Community Management:Hilltop Point

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

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

Invoice details

Invoice no.: 2025-864
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance July 2025	1	\$2,090.00	\$2,090.00

Total \$2,090.00

Ways to pay



View and pay



INVOICE

JNJ Amenity Services
7804 Davie Ray Dr, Zephyrhills, FL 33540,
UNITED STATES
Phone: +1 813-781-8999;
services@jnjcleanservices.com

Invoice No#: 0579
Invoice Date: Jul 28, 2025
Due Date: Aug 15, 2025



\$700.00 USD
AMOUNT DUE

BILL TO
Hilltop Point CDD c/o Inframark
Inframarkcms@payableslockbox.com

#	ITEMS & DESCRIPTION	PRICE	AMOUNT(\$)
1	Amenity cleaning services	\$700.00	\$700.00
Subtotal			\$700.00
TOTAL			\$700.00 USD

NOTES TO CUSTOMER
Amenity cleaning services - July 2025



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

599958

Date

7/01/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$717.51

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Site Location: Hilltop Point CDD
38459 Barrel Dr.
Dade City, FL 33525

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

Customer Number

W4C5596

PO Number

Invoice Date

7/01/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

CS Access Control Management and Maintenance
06/20/2025 - 07/31/2025

1.00

\$40.00

\$54.67

CCTV Maintenance

06/20/2025 - 07/31/2025

1.00

\$85.00

\$116.17

Video Verification Monitoring

06/20/2025 - 07/31/2025

1.00

\$400.00

\$546.67

Subtotal:

\$717.51

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

7/1/2025

599958

Recurring Services

\$717.51

\$717.51

Access Online Date 10/4/24 Digital Surveillance Online Date 6/20/25 invoice for period 6/20/25-7/31/25



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

603248

Date

7/25/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$585.00

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Site Location: Hilltop Point CDD Clubhouse
38459 Barrel Dr.
Dade City, FL 33525

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

Customer Number

W4C5596

PO Number

Invoice Date

7/25/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

CS Access Control Management and Maintenance

1.00

\$100.00

\$100.00

08/01/2025 - 08/31/2025

CCTV Maintenance

1.00

\$85.00

\$85.00

08/01/2025 - 08/31/2025

Video Verification Monitoring

1.00

\$400.00

\$400.00

08/01/2025 - 08/31/2025

Subtotal:

\$585.00

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

7/25/2025

603248

Recurring Services

\$585.00

\$585.00

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

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	05/21/2025	06/21/2025	31	07/23/2025	09/02/2025	08/15/2025

-----CURRENT-----				-----PREVIOUS-----				CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE					
07/21/2025	165	06/11/2025	159	600	WATER			48.67	
07/21/2025	5738	06/20/2025	4541	119700	IRRIGATION			418.18	
				600	SEWER			158.90	
					GARBAGE			15.26	
					Utility Tax			46.69	
								AMOUNT DUE	\$687.70
								AMOUNT DUE AFTER 08/15/2025	\$692.70

CONSUMPTION COMPARISON RATE TABLE: 105			
	THIS YEAR	LAST YEAR	
CONSUMPTION:	600	000	
DAYS IN PERIOD:	40	0	
AVG DAILY USE:	15	0	

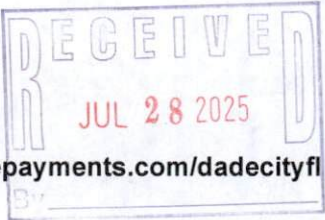
NEW NUMBER FOR PHONE PAYMENTS 866-297-2888
LATE NOTICE: Service will be disconnected if any outstanding balance is unpaid after the due date. Once service has been disconnected, the entire balance owed, inclusive of any additional late fees and other penalties, must be paid prior to reconnecting service. 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



03384270100068770000692704



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

Account Number	Amount Due
03-38427-01	\$687.70
Due Date	After Due Date Pay
08/15/2025	\$692.70
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.



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;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
07/12/2025	10840
Terms	Service Through
	07/12/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
05/16/2025	Erin R McCormick	Prepare proposed Budget Resolution; email Kelly Dattler regarding approved Budget Resolution and approved Assessment Resolution for FY 2024-2025, and copies of proposed Budgets and Assessment Rolls;	0.40	\$ 170.00
05/19/2025	Erin R McCormick	Review of Assessment Roll transmitted by Kelly Dattler; email to Kelly Dattler; finalize and transmit proposed Budget Resolution	0.50	\$ 212.50
05/27/2025	Erin R McCormick	Review of Agenda, Minutes and backup materials and prepare for Board of Supervisors meeting;	0.50	\$ 212.50
05/28/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting;	1.50	\$ 637.50
06/02/2025	Erin R McCormick	Prepare email to Natasha Sowani and Bryan Radcliff requesting status of FY 2024 audit; review of email from Natasha Sowani; review of audit request letter; email to Bryan Radcliff regarding above and review response	0.50	\$ 212.50
06/06/2025	Erin R McCormick	Emails to and from Bryan Radcliffe regarding recorded Retaining Wall Easement; obtain recorded document from Pasco County public records; further email to Bryan Radcliffe regarding above; telephone conference with Bryan Radcliff; preparation of Notice of Termination; preparation of Pool Service Agreement with Cooper Pools	1.80	\$ 765.00
06/09/2025	Erin R McCormick	Review of emails from Bryan Radcliff, Tatiana Pagan and Theresa Bonnell regarding pool agreements; email to Theresa Bonnell regarding insurance requirements; review of email from Bryan Radcliff and termination notice to Blue Life Pool Service	0.60	\$ 255.00
06/10/2025	Erin R McCormick	Review of email from Bryan Radcliff and fully executed Termination for pool service; file and email Bryan Radcliff; review of email from Blue Life Pool Services re: outstanding invoices	0.20	\$ 85.00

Hilltop Point CDD
Teresa Farlow
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
Email: inframarkcms@payableslockbox.com;
teresa.farlow@inframark.com

Invoice Date	Invoice Number
07/12/2025	10840
Terms	Service Through
	07/12/2025

06/23/2025	Erin R McCormick	Preparation of attorney response letter for FY 2024 audit and transmit; review of email from Natalia Aurelius, revise letter and respond; review of email from Kelly Dattler regarding budget advertisement and adoption resolution and respond;	0.80	\$ 340.00
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In Reference To: General Representation (Expenses)			
Date	By	Expenses	Amount
05/28/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors Meeting	\$ 23.85

Total Hours	6.80 hrs
Total Work	\$ 2,890.00
Total Expenses	\$ 23.85
Total Invoice Amount	\$ 2,913.85
Previous Balance	\$ 1,001.15
5/29/2025 Payment - Check Split Payment	(\$1,001.15)
Balance (Amount Due)	\$ 2,913.85



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

Statement Date: June 30, 2025

Amount Due: \$145.93

Due Date: July 21, 2025
Account #: 211034931876

Account Summary

Current Service Period: May 21, 2025 - June 24, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$145.93
-------------------------	----------

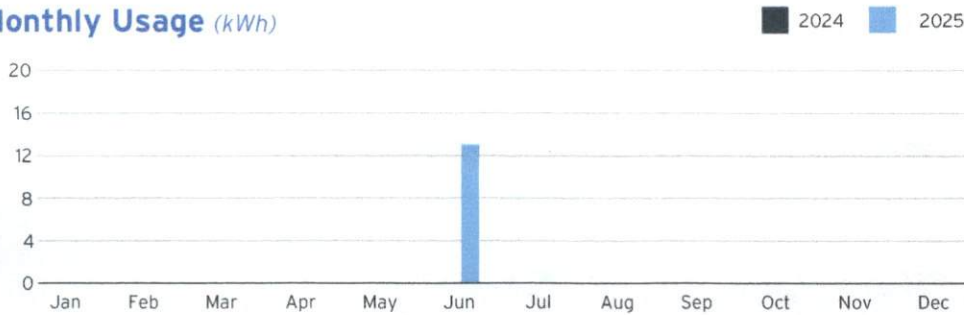
Amount Due by July 21, 2025	\$145.93
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

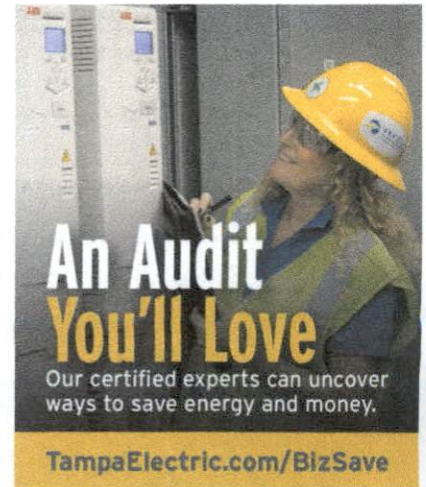


Scan here to view your account online.

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 #: 211034931876
Due Date: July 21, 2025

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

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

Amount Due: \$145.93

Payment Amount: \$ _____

618051141820

00004244 FTECO107012503252710 00000 02 01000000 11515 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.

6180511418202110349318760000000145937



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

Account #: 211034931876
Statement Date: June 30, 2025
Charges Due: July 21, 2025

Meter Read

Service Period: May 21, 2025 - Jun 24, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000945878	06/24/2025	83	70	13 kWh	1	35 Days

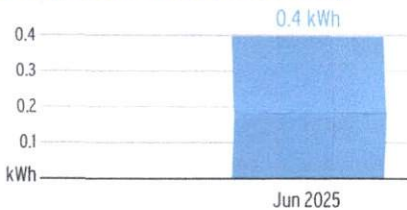
Charge Details

Electric Charges		
Daily Basic Service Charge	35 days @ \$0.63000	\$22.05
Energy Charge	13 kWh @ \$0.08641/kWh	\$1.12
Fuel Charge	13 kWh @ \$0.03391/kWh	\$0.44
Storm Protection Charge	13 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	13 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	13 kWh @ \$0.02121/kWh	\$0.28
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.64
Franchise Fee		\$1.61
Municipal Public Service Tax		\$2.59
State Tax		\$2.09
Total Electric Cost, Local Fees and Taxes		\$30.93

Other Fees and Charges	
Electric Security Deposit	\$100.00
Elec Connection Chrg Subs	\$15.00
Total Other Fees and Charges	\$115.00

Total Current Month's Charges **\$145.93**

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

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

Ways To Pay Your Bill

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

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

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

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

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

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

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

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



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

Statement Date: June 27, 2025

Amount Due: \$979.19

Due Date: July 18, 2025
Account #: 221009022809

Account Summary

Current Service Period: May 23, 2025 - June 23, 2025

Previous Amount Due	\$978.08
Payment(s) Received Since Last Statement	-\$978.08

Current Month's Charges	\$979.19
-------------------------	----------

Amount Due by July 18, 2025	\$979.19
-----------------------------	----------

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



Scan here to view
your account online.



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



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

Account #: 221009022809

Due Date: July 18, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$979.19

Payment Amount: \$ _____

605088217484

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.

6050882174842210090228090000000979196



Service For:
38427 GARRON PL
DADE CITY, FL 33525

Account #: 221009022809
Statement Date: June 27, 2025
Charges Due: July 18, 2025

Service Period: May 23, 2025 - Jun 23, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	336 kWh @ \$0.03412/kWh	\$11.46
Fixture & Maintenance Charge	21 Fixtures	\$196.98
Lighting Pole / Wire	21 Poles	\$690.27
Lighting Fuel Charge	336 kWh @ \$0.03363/kWh	\$11.30
Storm Protection Charge	336 kWh @ \$0.00559/kWh	\$1.88
Clean Energy Transition Mechanism	336 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	336 kWh @ \$0.01230/kWh	\$4.13
Florida Gross Receipt Tax		\$0.74
Franchise Fee		\$60.06
Municipal Public Service Tax		\$2.23

Lighting Charges **\$979.19**

Total Current Month's Charges

\$979.19

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 27, 2025

Amount Due: \$52.56

Due Date: July 18, 2025

Account #: 221008717698

Account Summary

Current Service Period: May 23, 2025 - June 23, 2025

Previous Amount Due	\$54.14
Payment(s) Received Since Last Statement	-\$54.14
Current Month's Charges	\$52.56

Amount Due by July 18, 2025 \$52.56

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 **16.67% lower** than the same period last year.

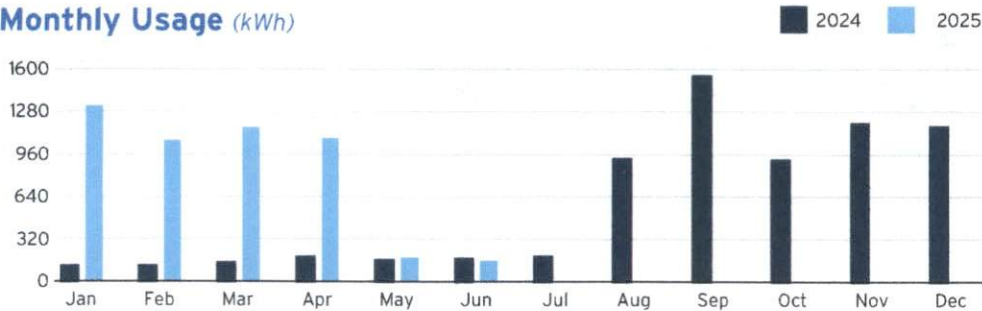
Your average daily kWh used was **16.67% lower** than it was in your previous period.



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 #: 221008717698

Due Date: July 18, 2025



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Amount Due: \$52.56

Payment Amount: \$ _____

605088217483

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.

6050882174832210087176980000000052565



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

Account #: 221008717698
Statement Date: June 27, 2025
Charges Due: July 18, 2025

Meter Read

Service Period: May 23, 2025 - Jun 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809854	06/23/2025	12,283	12,125		158 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	158 kWh @ \$0.08641/kWh	\$13.65
Fuel Charge	158 kWh @ \$0.03391/kWh	\$5.36
Storm Protection Charge	158 kWh @ \$0.00577/kWh	\$0.91
Clean Energy Transition Mechanism	158 kWh @ \$0.00418/kWh	\$0.66
Storm Surcharge	158 kWh @ \$0.02121/kWh	\$3.35
Florida Gross Receipt Tax		\$1.13

Electric Service Cost	\$45.22
Franchise Fee	\$2.96
Municipal Public Service Tax	\$4.38
Total Electric Cost, Local Fees and Taxes	\$52.56

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$52.56

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All Other

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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 27, 2025

Amount Due: \$24.58

Due Date: July 18, 2025

Account #: 211030874344

Account Summary

Current Service Period: May 23, 2025 - June 23, 2025

Previous Amount Due	\$20.24
Payment(s) Received Since Last Statement	-\$27.77
Credit balance after payments and credits	-\$7.53
Current Month's Charges	\$32.11

Amount Due by July 18, 2025 \$24.58

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

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

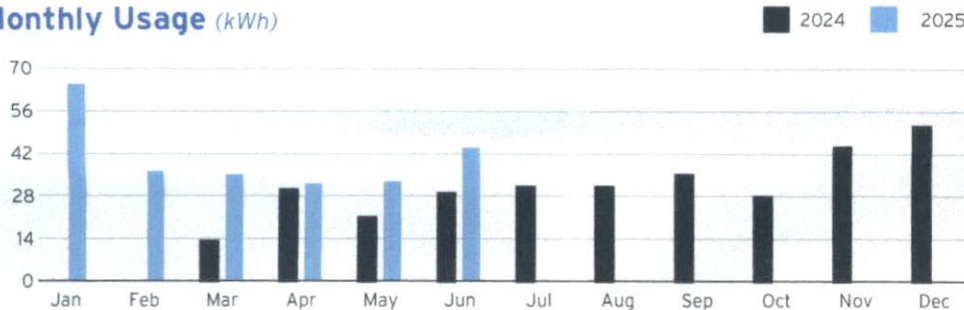


Your average daily kWh used was **0% higher** than it was in your previous period.

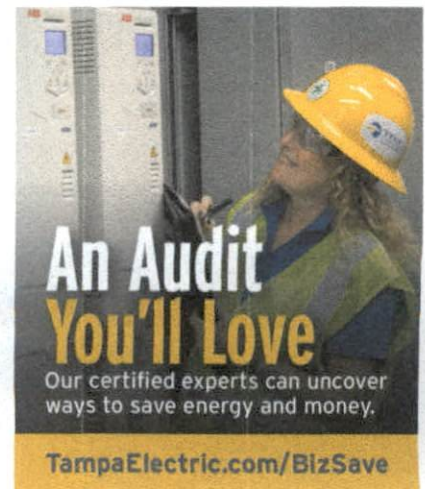


Scan here to view your account online.

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

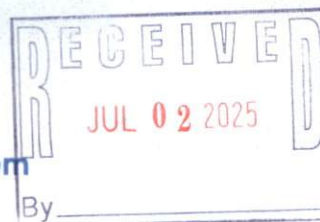
Due Date: July 18, 2025



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



Amount Due: \$24.58

Payment Amount: \$ _____

625458536017



00006542 FTECO106282502325710 00000 02 01000000 13534 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.

6254585360172110308743440000000024587



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

Account #: 211030874344
Statement Date: June 27, 2025
Charges Due: July 18, 2025

Meter Read

Meter Location: ENTRY

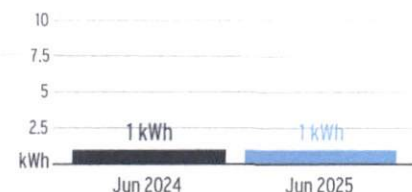
Service Period: May 23, 2025 - Jun 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000900389	06/23/2025	585		541		44 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	44 kWh @ \$0.08641/kWh	\$3.80
Fuel Charge	44 kWh @ \$0.03391/kWh	\$1.49
Storm Protection Charge	44 kWh @ \$0.00577/kWh	\$0.25
Clean Energy Transition Mechanism	44 kWh @ \$0.00418/kWh	\$0.18
Storm Surcharge	44 kWh @ \$0.02121/kWh	\$0.93
Florida Gross Receipt Tax		\$0.69

Electric Service Cost **\$27.50**

Franchise Fee \$1.80

Municipal Public Service Tax \$2.81

Total Electric Cost, Local Fees and Taxes **\$32.11**

Total Current Month's Charges

\$32.11

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866-689-6469

All Other

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813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

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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: June 27, 2025

Amount Due: \$701.46

Due Date: July 18, 2025

Account #: 211032797113

Account Summary

Current Service Period: May 23, 2025 - June 23, 2025

Previous Amount Due	\$666.16
Payment(s) Received Since Last Statement	-\$666.16
Current Month's Charges	\$701.46

Amount Due by July 18, 2025 \$701.46

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

Your Energy Insight

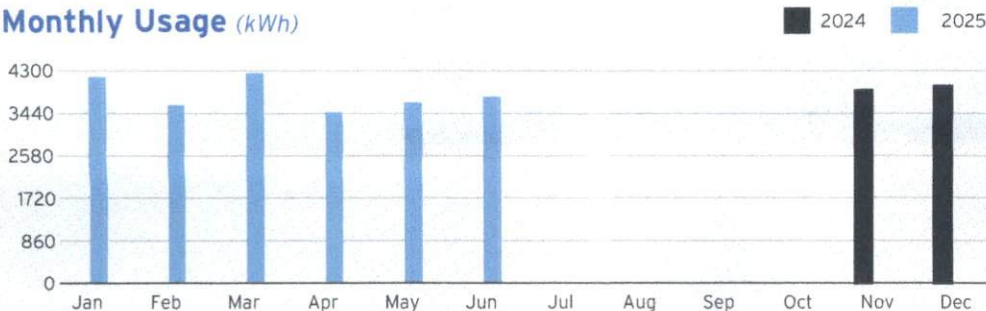


Your average daily kWh used was **6.35% lower** than it was in your previous period.

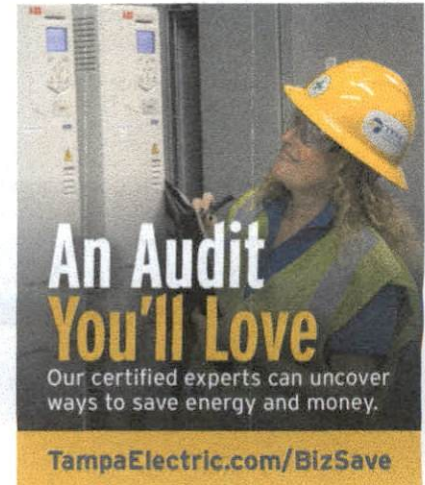


Scan here to view your account online.

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: July 18, 2025



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Amount Due: \$701.46

Payment Amount: \$ _____

647680678047



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.

6476806780472110327971130000000701462



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

Account #: 211032797113
Statement Date: June 27, 2025
Charges Due: July 18, 2025

Meter Read

Meter Location: AMENITY

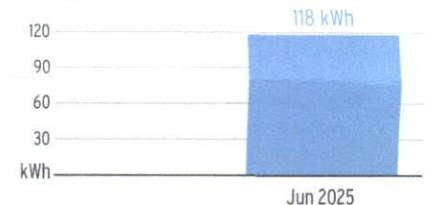
Service Period: May 23, 2025 - Jun 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000922033	06/23/2025	50,718	46,941	3,777 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	3,777 kWh @ \$0.08641/kWh	\$326.37
	Fuel Charge	3,777 kWh @ \$0.03391/kWh	\$128.08
	Storm Protection Charge	3,777 kWh @ \$0.00577/kWh	\$21.79
	Clean Energy Transition Mechanism	3,777 kWh @ \$0.00418/kWh	\$15.79
	Storm Surcharge	3,777 kWh @ \$0.02121/kWh	\$80.11
	Florida Gross Receipt Tax		\$15.19
	Electric Service Cost		\$607.49
	Franchise Fee		\$39.79
	Municipal Public Service Tax		\$54.18
	Total Electric Cost, Local Fees and Taxes		\$701.46

Total Current Month's Charges **\$701.46**

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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
11968 HILLTOP FARMS DR, LFT STN
DADE CITY, FL 33525

Statement Date: June 27, 2025

Amount Due: \$43.43

Due Date: July 18, 2025

Account #: 211030340973

Account Summary

Current Service Period: May 23, 2025 - June 23, 2025

Previous Amount Due \$37.97

Payment(s) Received Since Last Statement -\$37.97

Current Month's Charges \$43.43

Amount Due by July 18, 2025 \$43.43

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 **1400% higher** than the same period last year.

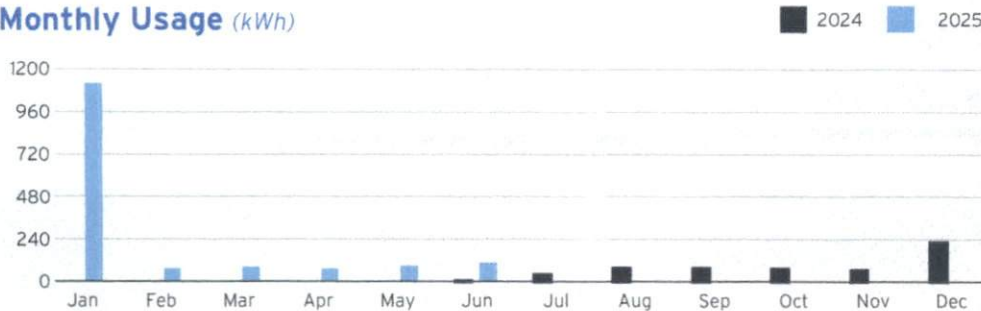


Your average daily kWh used was **0% higher** than it was in your previous period.

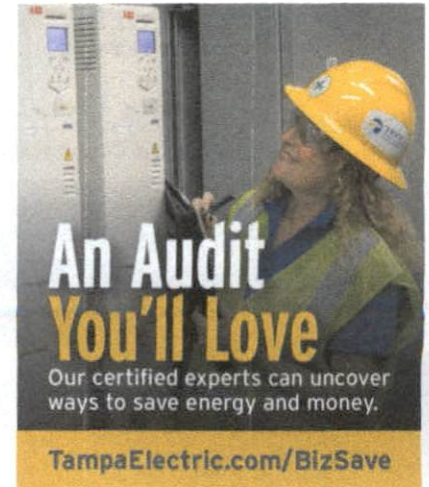


Scan here to view your account online.

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: July 18, 2025



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

Amount Due: \$43.43

Payment Amount: \$ _____

662495383996



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.

6624953839962110303409730000000043436



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

Account #: 211030340973
Statement Date: June 27, 2025
Charges Due: July 18, 2025

Meter Read

Service Period: May 23, 2025 - Jun 23, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	06/23/2025	2,129	2,022	107 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	107 kWh @ \$0.08641/kWh	\$9.25
Fuel Charge	107 kWh @ \$0.03391/kWh	\$3.63
Storm Protection Charge	107 kWh @ \$0.00577/kWh	\$0.62
Clean Energy Transition Mechanism	107 kWh @ \$0.00418/kWh	\$0.45
Storm Surcharge	107 kWh @ \$0.02121/kWh	\$2.27
Florida Gross Receipt Tax		\$0.93
Electric Service Cost		\$37.31
Franchise Fee		\$2.44
Municipal Public Service Tax		\$3.68
Total Electric Cost, Local Fees and Taxes		\$43.43

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges **\$43.43**

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

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

Statement Date: June 27, 2025

Amount Due: \$1,921.15

Due Date: July 18, 2025
Account #: 221008701015

Account Summary

Current Service Period: May 23, 2025 - June 23, 2025

Previous Amount Due	\$1,887.32
Payment(s) Received Since Last Statement	-\$1,887.32

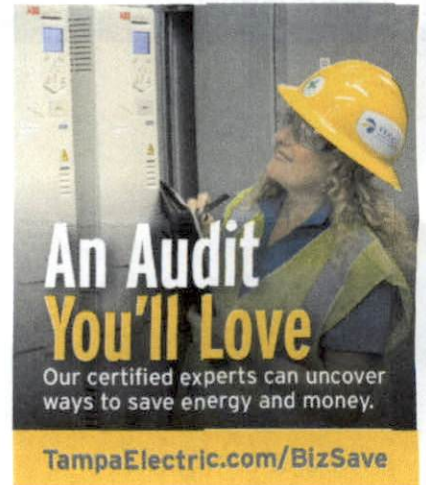
Current Month's Charges	\$1,921.15
-------------------------	------------

Amount Due by July 18, 2025	\$1,921.15
-----------------------------	------------

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



Scan here to view
your account online.



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

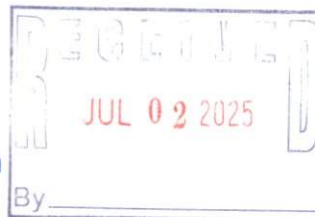
Due Date: July 18, 2025



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



Amount Due: \$1,921.15

Payment Amount: \$ _____

605088217481

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.

6050882174812210087010150000001921155



Service For:
38375 CLINTON AVE
DADE CITY, FL 33525

Account #: 221008701015
Statement Date: June 27, 2025
Charges Due: July 18, 2025

Service Period: May 23, 2025 - Jun 23, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	704 kWh @ \$0.03412/kWh	\$24.02
Fixture & Maintenance Charge	44 Fixtures	\$412.72
Lighting Pole / Wire	44 Poles	\$1446.28
Lighting Fuel Charge	704 kWh @ \$0.03363/kWh	\$23.68
Storm Protection Charge	704 kWh @ \$0.00559/kWh	\$3.94
Clean Energy Transition Mechanism	704 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	704 kWh @ \$0.01230/kWh	\$8.66
Florida Gross Receipt Tax		\$1.55

Lighting Charges

\$1,921.15

Total Current Month's Charges

\$1,921.15

00000038-0000393-Page 4 of 18

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

Statement Date: June 27, 2025

Amount Due: \$44.85

Due Date: July 18, 2025
Account #: 221008717680

Account Summary

Current Service Period: May 23, 2025 - June 23, 2025

Previous Amount Due	\$37.79
Payment(s) Received Since Last Statement	-\$37.79
Current Month's Charges	\$44.85

Amount Due by July 18, 2025 \$44.85

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

Your Energy Insight

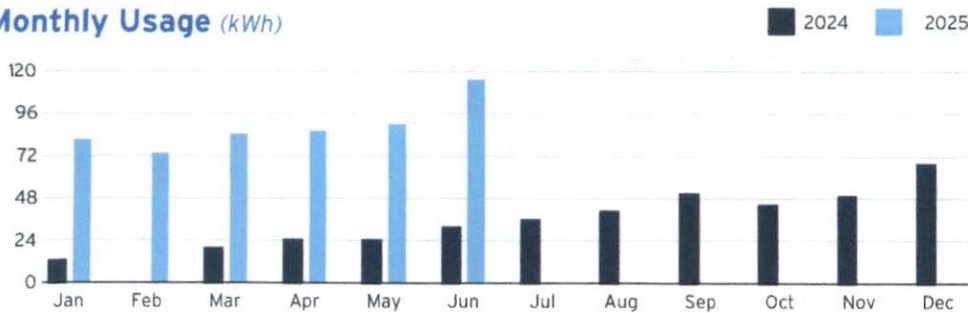
- Your average daily kWh used was **300% higher** than the same period last year.
- Your average daily kWh used was **33.33% higher** than it was in your previous period.



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: July 18, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$44.85

Payment Amount: \$ _____

605088217482

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.

605088217482221008717680000000044851



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

Account #: 221008717680

Statement Date: June 27, 2025

Charges Due: July 18, 2025

Meter Read

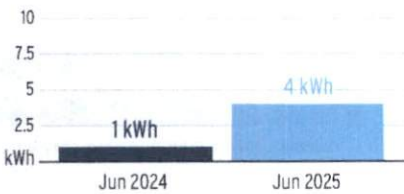
Service Period: May 23, 2025 - Jun 23, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809852	06/23/2025	997	882	115 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	115 kWh @ \$0.08641/kWh	\$9.94
Fuel Charge	115 kWh @ \$0.03391/kWh	\$3.90
Storm Protection Charge	115 kWh @ \$0.00577/kWh	\$0.66
Clean Energy Transition Mechanism	115 kWh @ \$0.00418/kWh	\$0.48
Storm Surcharge	115 kWh @ \$0.02121/kWh	\$2.44
Florida Gross Receipt Tax		\$0.96
Electric Service Cost		\$38.54
Franchise Fee		\$2.52
Municipal Public Service Tax		\$3.79
Total Electric Cost, Local Fees and Taxes		\$44.85

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$44.85

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

Ways To Pay Your Bill

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

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

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

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

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

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

Contact Us

Online:
TampaElectric.com

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

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party 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.

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. 27884
Date 07/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>1,600.00</u>
Current Amount Due	\$ <u><u>1,600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,600.00	0.00	0.00	0.00	0.00	1,600.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

153066

DATE

7/1/2025

CUSTOMER ID

C2413

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

BILL TO

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

Services provided for the Month of: July 2025

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

Subtotal

\$6,650.00

Tax

\$0.00

Total Due

\$6,650.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

154308

CUSTOMER ID

C2413

PO#

INVOICE

DATE

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

BILL TO

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	10	Ea	0.69		6.90
B/W Copies	29	Ea	0.15		4.35
WO #WOHP06102025 \$1,979	1	Ea	1,979.00		1,979.00
Subtotal					1,990.25

Subtotal	\$1,990.25
-----------------	------------

Tax	\$0.00
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Total Due	\$1,990.25
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Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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

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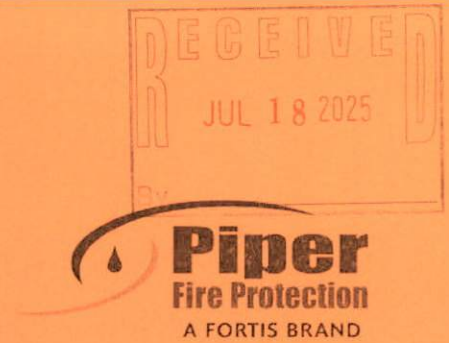
Customer Statement

Piper Fire Protection
13075 US Hwy 19 N
Clearwater, Florida 33764

P: 727-581-9339
F: 727-581-8332

Pay on line at:

<http://www.piperfire.com/pay-invoice>



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

Customer Number: HPC0120

Invoice date	Invoice No.	Amount	Pay Date	Check No.	Paid Amount	30 Days	31-60 Days	> 60 Days
2025-07-02	136225	\$165.05			\$0.00	\$165.05		
Totals:						\$165.05	\$0.00	\$0.00
Grand Total:						\$165.05		

For questions regarding this statement please contact Alicia Geygan at (727) 259-0540 or
arpiper@piperfire.com

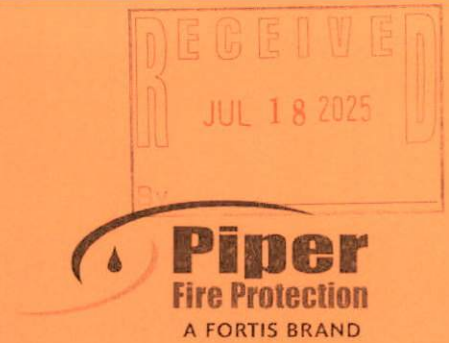
Customer Statement

Piper Fire Protection
13075 US Hwy 19 N
Clearwater, Florida 33764

P: 727-581-9339
F: 727-581-8332

Pay on line at:

<http://www.piperfire.com/pay-invoice>



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

Customer Number: HPC0120

Invoice date	Invoice No.	Amount	Pay Date	Check No.	Paid Amount	30 Days	31-60 Days	> 60 Days
2025-07-02	136225	\$165.05			\$0.00	\$165.05		
Totals:						\$165.05	\$0.00	\$0.00
Grand Total:						\$165.05		



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

599939

Date

7/01/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$615.25

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Site Location: Hilltop Point CDD
38459 Barrel Dr.
Dade City, FL 33525

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

Customer Number

W4C5596

PO Number

Invoice Date

7/01/2025

Terms

Net 30

Description	Quantity	Rate	Amount
Hilltop Point CDD - 38459 Barrel Dr., Dade City, FL			
Minimum One Hour Service Labor	1.00	\$165.00	\$165.00
Additional Service Labor Hours	2.25	\$165.00	\$371.25
Trip Charge	1.00	\$79.00	\$79.00
Subtotal:			\$615.25
Tax			\$0.00
Payments/Credits Applied			\$0.00

Date	Invoice #	Description	Amount	Balance Due
7/1/2025	599939	Service	\$615.25	\$615.25

Repaired broken pole. Had to dig out the pole and concrete Cut off broken in then put it back in and concreted it back.



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

599957

Date

7/01/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$9,769.75

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Site Location: Hilltop Point CDD
38459 Barrel Dr.
Dade City, FL 33525

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

Customer Number

W4C5596

PO Number

Invoice Date

7/01/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

Access & Digital Surveillance System

0.50

\$19,539.50

\$9,769.75

Subtotal:

\$9,769.75

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

7/1/2025

599957

Installation

\$9,769.75

\$9,769.75

Access Online Date 10/4/24 Digital Surveillance Online Date 6/20/25 invoice for the remaining 50% of installation



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

600137

Date

7/08/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$79.00

To: Hilltop Point CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Site Location: Hilltop Point CDD
38459 Barrel Dr.
Dade City, FL 33525

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

Customer Number

W4C5596

PO Number

Invoice Date

7/08/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

Trip Charge

1.00

\$79.00

\$79.00

Subtotal:

\$79.00

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

7/8/2025

600137

Service

\$79.00

\$79.00

Fixed access controls for pool gates and all doors are working properly now.

Tampa Bay Times

tampabay.com

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

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/13/25-7/20/25	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB320570
Total Amount Due	Invoice Number	
\$926.00	45996-071325	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/13/25	7/20/25	45996	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Budget Hearing Affidavit Fee	4	1.00x44.00 L	\$924.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
7/13/25-7/20/25	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
7/20/2025	Deirdre Bonett	TB320570
Total Amount Due	Invoice Number	
\$926.00	45996-071325	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYAB E TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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

45996

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/13/25, 07/20/25 or by publication on the newspaper's website, if authorized.

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

Signature of Affiant

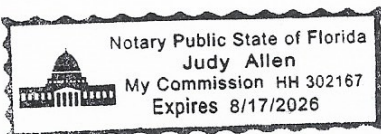
Sworn to and subscribed before me this 07/20/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced

Judy Allen



Notice of Public Hearing and Board of Supervisors Meeting of the Hilltop Point Community Development District

The Board of Supervisors (the "Board") of the Hilltop Point Community Development District (the "District") will hold a public hearing and a meeting on **July 30, 2025, at 10:15 a.m. at the Springhill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34638.**

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Bryan Radcliff
District Manager
07/13/25, 07/20/25

45996

Fifth Order of Business

5C



Hilltop Point CDD

Field Inspection Report - Steadfast

Monday, August 11, 2025

Prepared For Board of Supervisors

17 Items Identified

Paul Young

District Field Inspector

Green - Completed

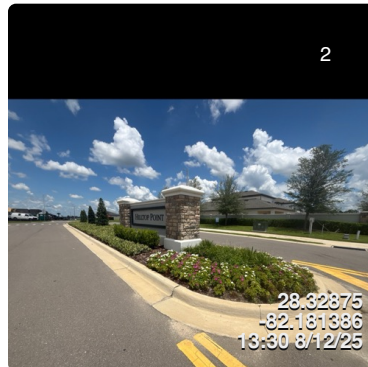
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Main Entrance

Assigned To: Steadfast

- 1). West landscape on Clinton Ave is well maintained.
- 2). Median landscape detail is well maintained, remove mingling weeds in annual bed during next visit.
- 3). East landscape on Clinton Ave is well maintained.



Item 2 - Clinton Ave Frontage

Assigned To: Steadfast

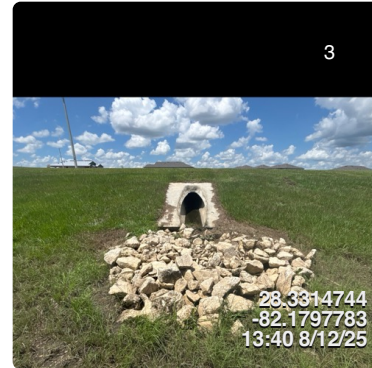
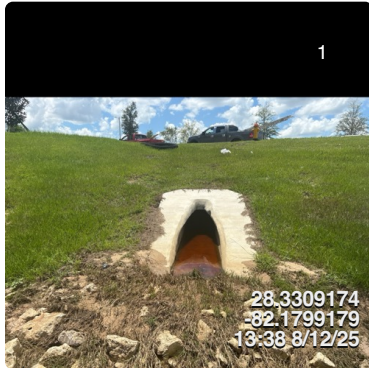
- 1). East view sod is well maintained.
- 2). West view sod is well maintained.



Item 3 - Pond 1 Hilltop Farm Road

Assigned To: Steadfast

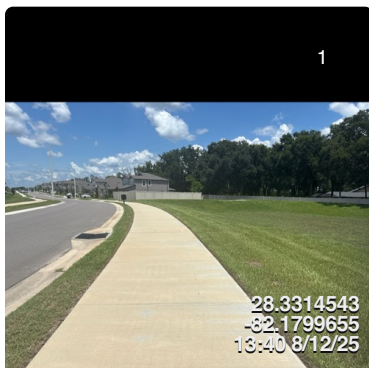
- 1). SW drain structure is clear of debris.
- 2). NW drain structure is clear of debris.
- 3). NE drain structure is clear of debris.



Item 4 - Pond 1

Assigned To: Steadfast

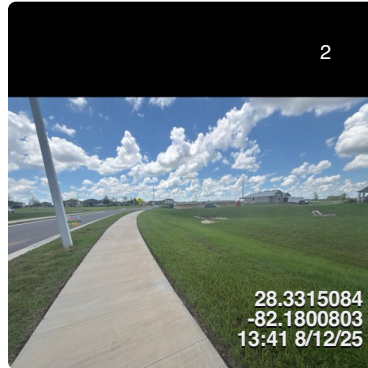
- 1). East CDD sidewalk is well maintained.
- 2). West CDD sidewalk is well maintained.
- 3). Pond base is drying and banks are well maintained.



Item 5 - Hilltop Farms Dr - Pond 2

Assigned To: Steadfast

- 1). East CDD sidewalk is well maintained.
- 2). West CDD sidewalk is well maintained.
- 3). Pond 2 base is drying and banks are well maintained.



Item 6 - Pond 2 Hilltop Farms Drive

Assigned To: Steadfast

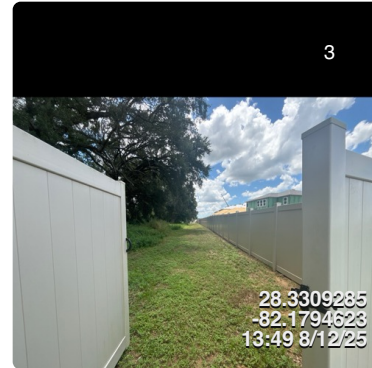
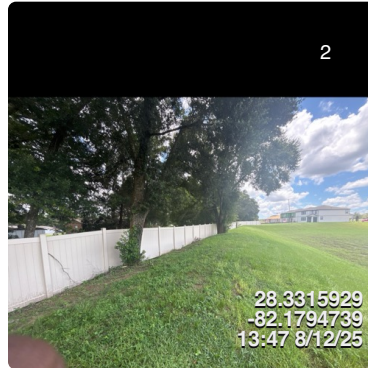
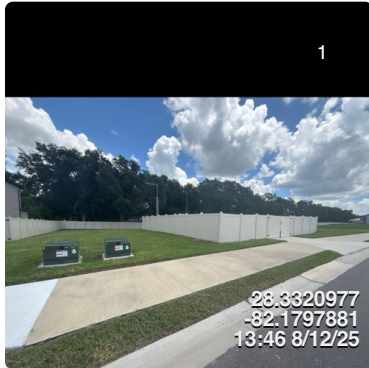
- 1). South drain structure is clear of debris.
- 2). West drain structure is clear of debris.
- 3). NW drain structure is clear of debris.
- 4). NE drain structure is clear of debris.



Item 7 - Lift Station Hilltop Farms Dr.

Assigned To: Steadfast

- 1). Lift station sod is well maintained.
- 2). Remove loose debris and sucker growth.
- 3). Easement is well maintained.



Item 8 - Lift station #37 Hilltop Farms Dr

Assigned To: Steadfast

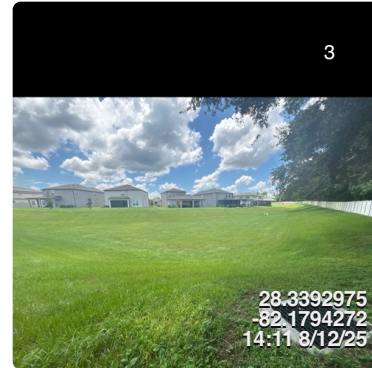
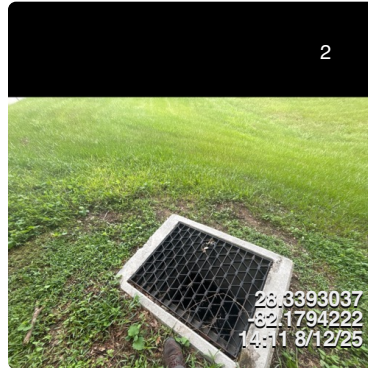
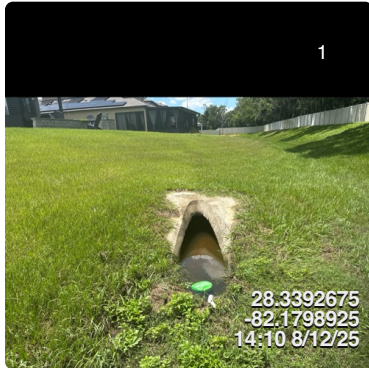
- 1). Lift station south view is well maintained.
- 2)). Lift station north view is well maintained.
- 3). Rear of lift station to Pond 4



Item 9 - Pond 3 NE Property Line

Assigned To: Steadfast

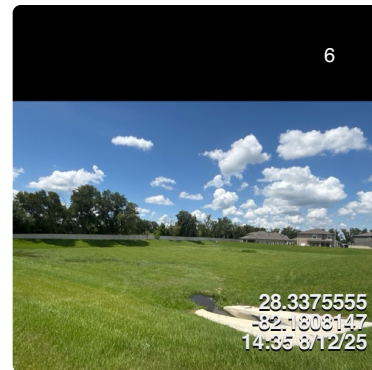
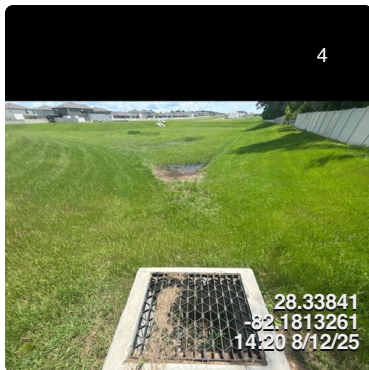
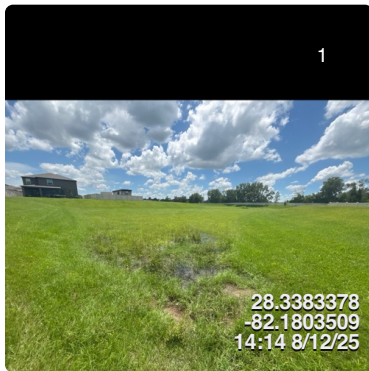
- 1). Drain structure is clear of debris.
- 2). Overflow drain is clear.
- 3). Pond 3 base is dry and banks are well maintained.



Item 10 - Pond 4 Mc Donald Street

Assigned To: Steadfast

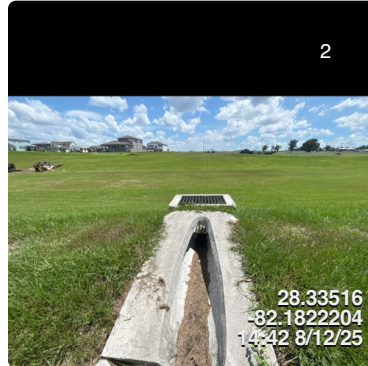
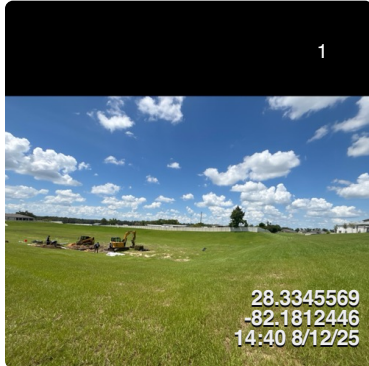
- 1). Pond 4 base is holding some water.
- 2). North main control structure is clear of debris.
- 3). SW overflow out port drain is dry and clear.
- 4). SW overflow drains.
- 5). Pond 4 overflow drain system.
- 6). Pond 4 base is wet.



Item 11 - Pond 5 Palomino Dr

Assigned To: Steadfast

- 1). Pond 5 is well maintained.
- 2). Overflow drain system is clear of debris.
- 3). NW drain is clear of debris.
- 4). SW drain restructuring will be completed on 8/12/25.

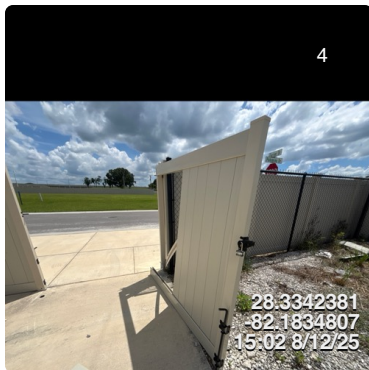
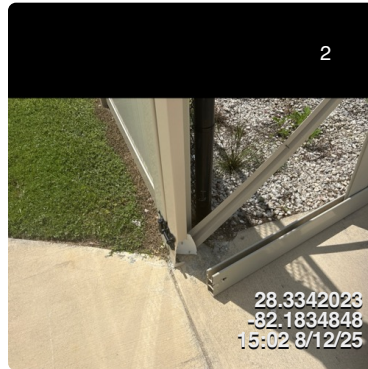
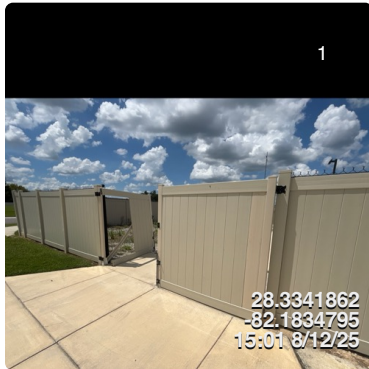


Item 12 - Lift Station Farrier Drive

Assigned To: District

Lift station gate is damaged

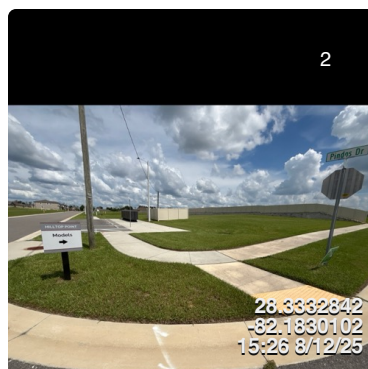
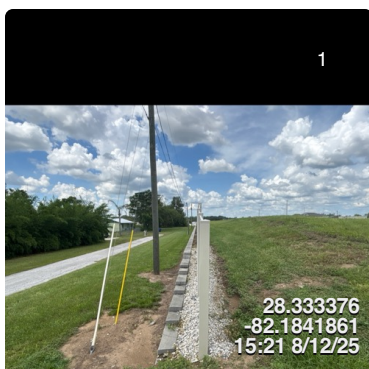
Hindges and gate supports are broken.



Item 13 - Pindos Drive

Assigned To: Steadfast

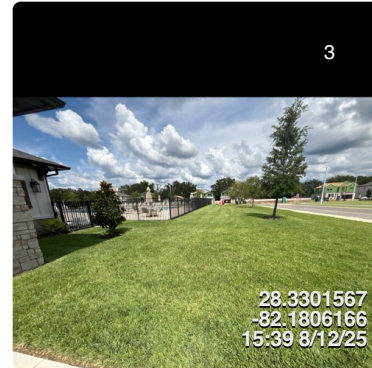
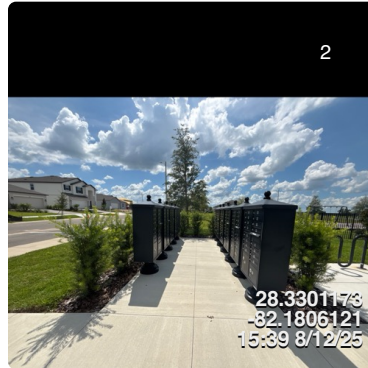
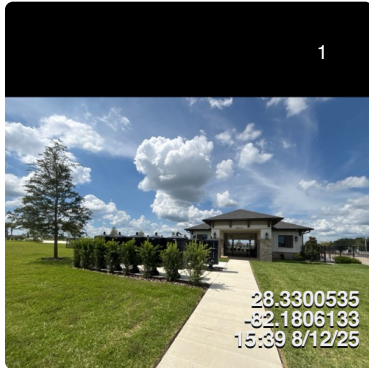
- 1). North perimeter fence is well maintained.
- 2). Landscape around mailboxes is well maintained.
- 3). Mailboxes are clean.



Item 14 - Amenity Center

Assigned To: Steadfast

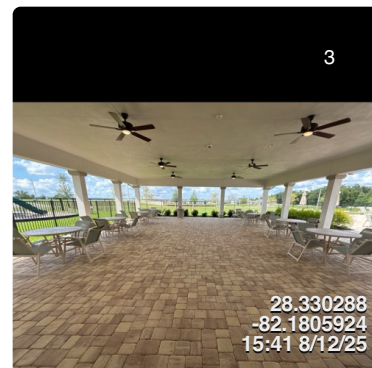
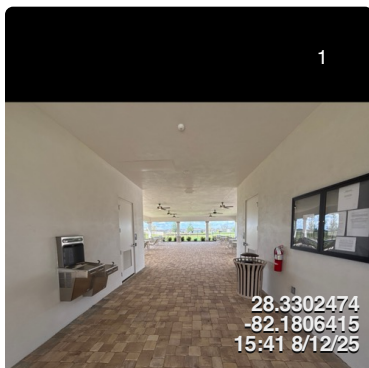
- 1). Amenity Center landscape is well maintained.
- 2). Mailbox kiosk is clean.
- 3). Sod is green and vibrant.



Item 15 - Amenity Center

Assigned To: District

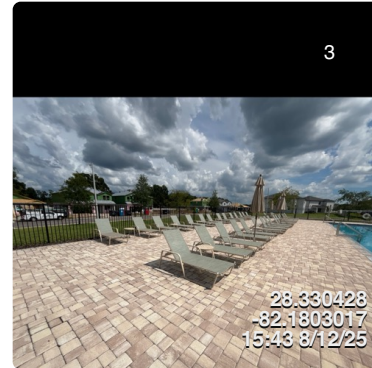
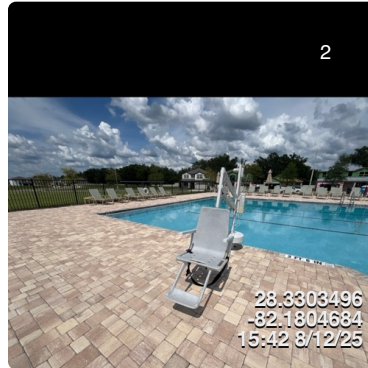
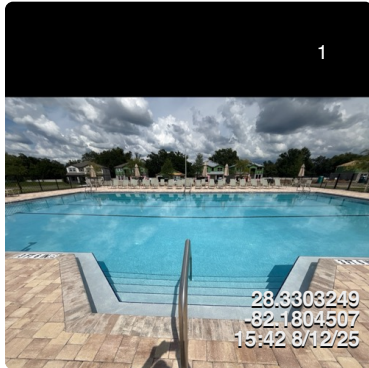
- 1). Bathrooms are clean and operational.
- 2). Information board displays rules.
- 3). Water fountain and furniture are intact and operational.



Item 16 - Amenity Pool

Assigned To: Disteict

- 1). Pool is blue and clean.
- 2). ADA chair functional.
- 3). Pool furniture intact and organized.



Item 17

Assigned To: District

- 1). Playground access gate.
- 2). Equipment is operational.
- 3). Landscape is well maintained.

