

**HILLTOP POINT
COMMUNITY DEVELOPMENT DISTRICT**

SEPTEMBER 18, 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
Paul Young, Field Inspection Coordinator

Regular Meeting Agenda Thursday, September 18, 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. Motion to Approve the Agenda

3. Public Comment Period

4. Staff Reports

A. Field Inspection Report

1. September Field Inspection Report

B. District Engineer

C. District Counsel

D. District Manager

5. Business Items

A. Consideration of Bill of Sale for Hilltop Point Phases 1, 2 & 3 Work Product, Facilities & Improvements

6. Business Administration

A. Approval of Meeting Minutes (*August 27, 2025 Public Hearing & Regular Meeting Minutes*)

B. Acceptance of Financials (*August 2025*)

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

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

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

7. Supervisor Comments Requests

8. Public Comment Period

9. Adjournment



Hilltop Point CDD

Field Inspection Report - September - Steadfast

Monday, September 8, 2025

Prepared For Board of Supervisors

27 Items Identified

Paul Young

District Field Inspector

Green - Completed

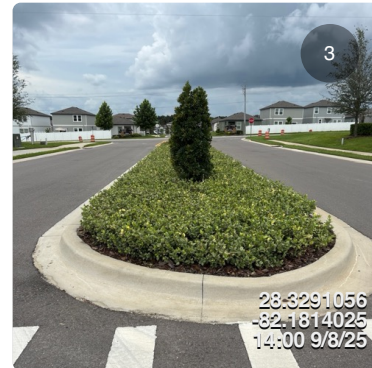
Red - Item has not been addressed

Orange - Monitoring / In progress

Item 1 - Main Entrance

Assigned To: Steadfast

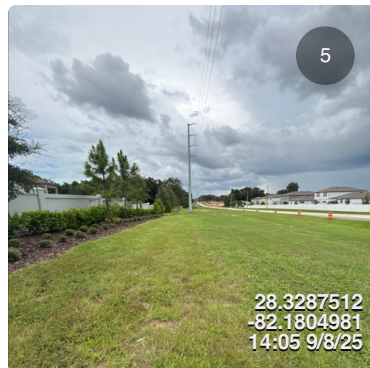
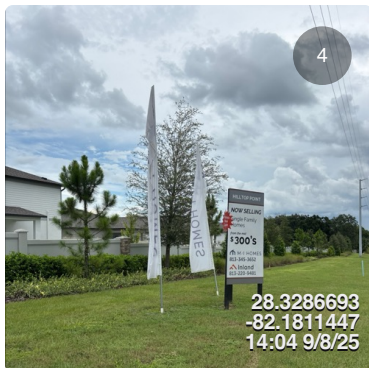
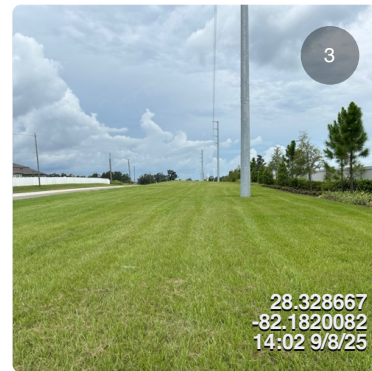
- 1). Fall annuals have been installed.
- 2). Community entrance sign is **well maintained**.
- 3). Center median landscape is **well maintained**.



Item 2 - Clinton Ave Landscape Beds

Assigned To: Steadfast

- 1). Clinton Ave west beds are **well maintained**.
- 2). Several gopher holes surfacing inside beds - **District Manager**
- 3). West sod is **well maintained**.
- 4). Clinton Ave east beds are **well maintained**.
- 5). East sod is **well maintained**.
- 6). **Investigate wash out and report findings to Inframark.**



Item 3 - Pond 2

Assigned To: Steadfast

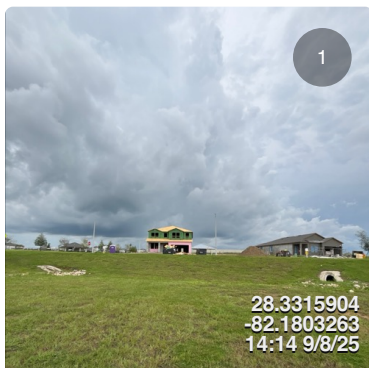
- 1). Pond 2 banks are **well maintained**.
- 2). Base mowing has been completed.
- 3). Drain structures are clear of debris.



Item 4 - Pond 1

Assigned To: Steadfast

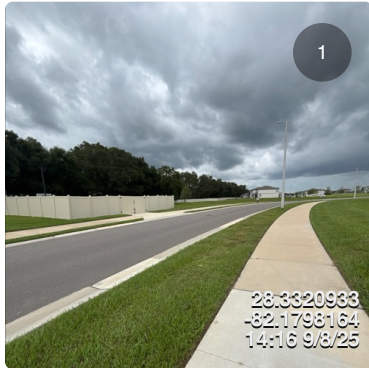
- 1). Pond 1 banks are **well maintained**.
- 2). Base mowing has been completed.
- 3). Drain structures are clear of debris.



Item 5 - Lift Station Hilltop Farms Dr.

Assigned To: Steadfast

- 1). Community sidewalks are **well maintained**.
- 2). Landscape around lift station is maintained.
- 3). Southeast perimeter easement is **well maintained**.

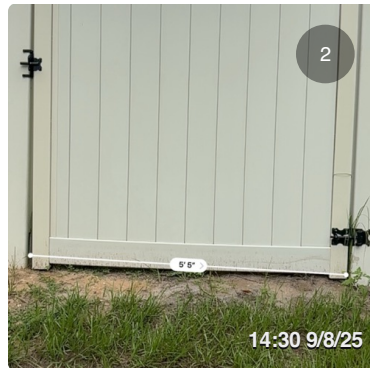


Item 6 - Lot 53 Easement Maintenance

Due By: Thursday, September 11, 2025

Assigned To: Steadfast

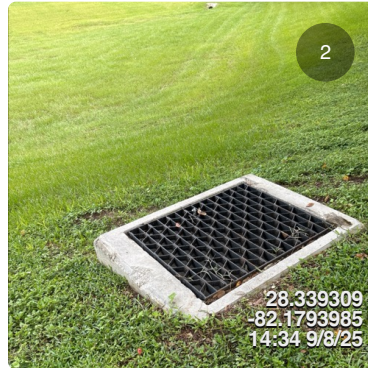
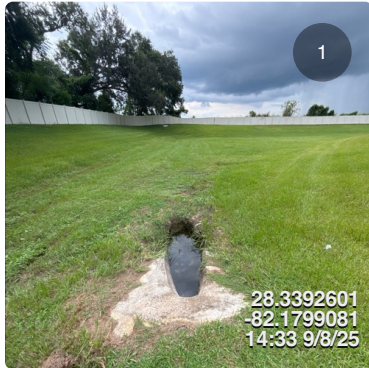
Tract P1 easement will be completed on 9/11/25. Dead tree removal pending estimate approval.



Item 7 - Northeast Pond Tract P-1

Assigned To: Steadfast

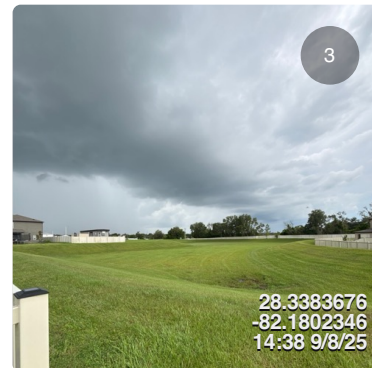
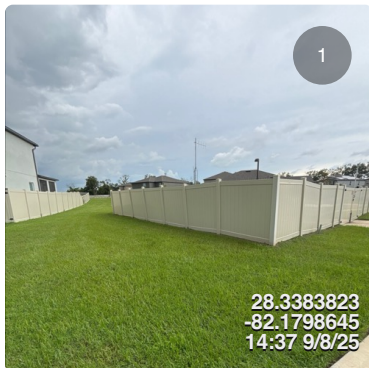
- 1). Pond base and banks are **well maintained**.
- 2). Storm grates are clear of debris.
- 3). CDD easement is **well maintained**.



Item 8 - Lift Station Tract A

Assigned To: Steadfast

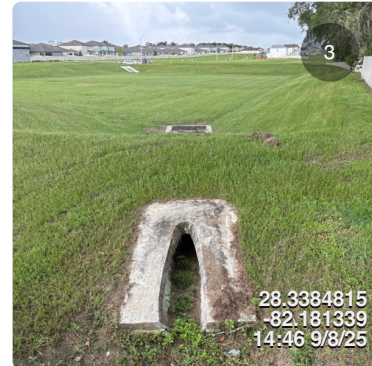
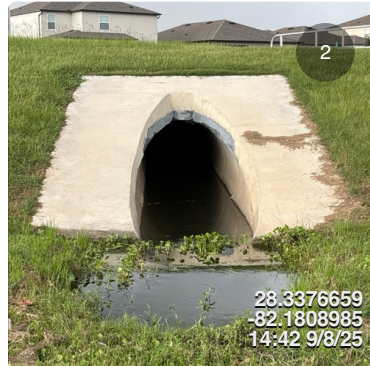
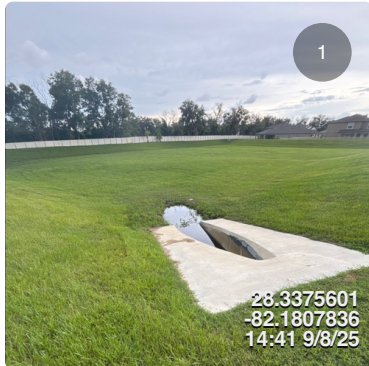
- 1). Lift station sod is **well maintained**.
- 2). Pond banks and sod is **well maintained**.
- 3). **Pond base mowing has been completed.**



Item 9 - McDonald Street Pond

Assigned To: District Manager

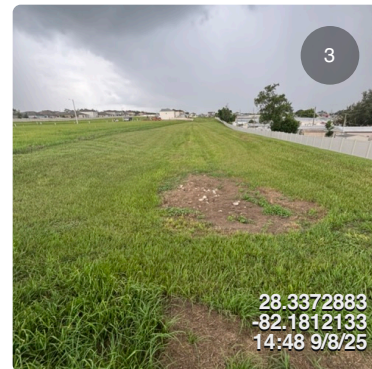
All drain structure systems are clear of debris.



Item 10 - McDonald Street West Perimeter

Assigned To: Steadfast

- 1). Fence maintenance and overgrowth is **well maintained**.
- 2). McDonald Street access gate is pad locked from the other community side of fence.
- 3). Sod along west perimeter is **well maintained**.



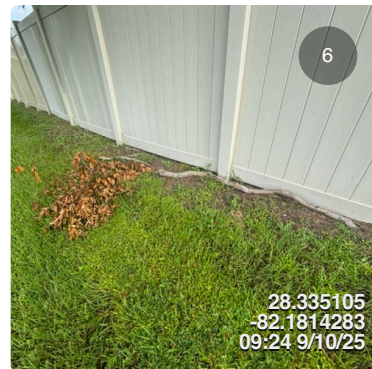
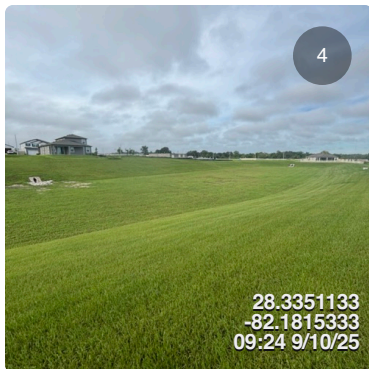
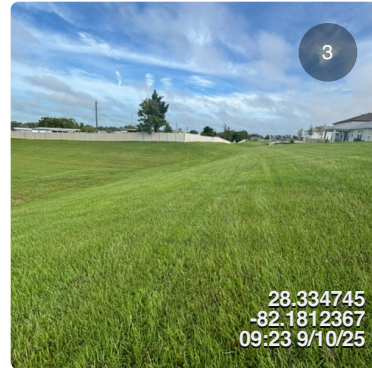
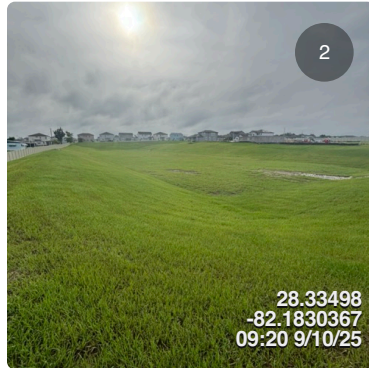
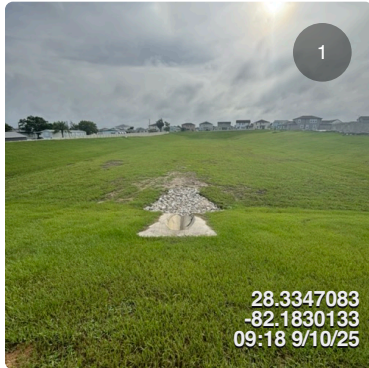
Item 11 - Pond Palomino Drive

Assigned To: Steadfast

Pond banks and base mowing is **well maintained**.

5). **Cut back tree limb overhanging fence.**

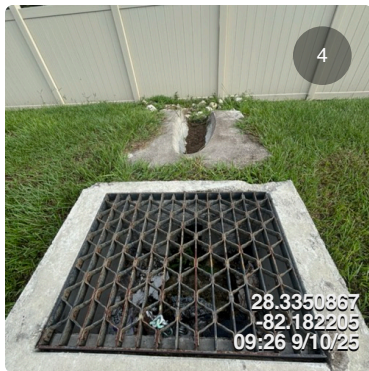
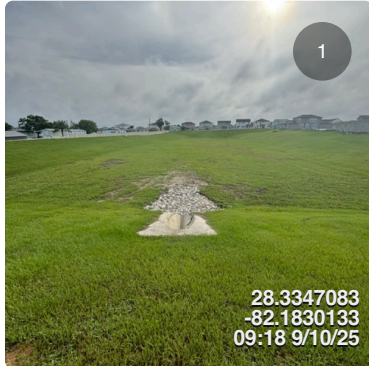
6). **Remove broken limb.**



Item 12 - Pond Palomino Drive

Assigned To: District Manager

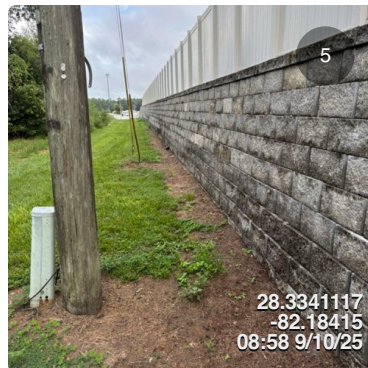
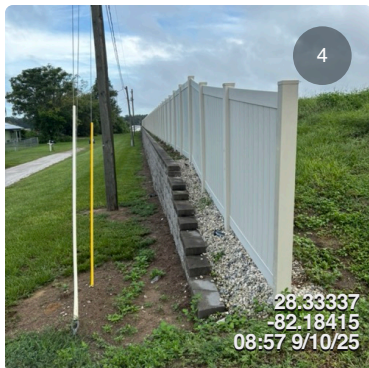
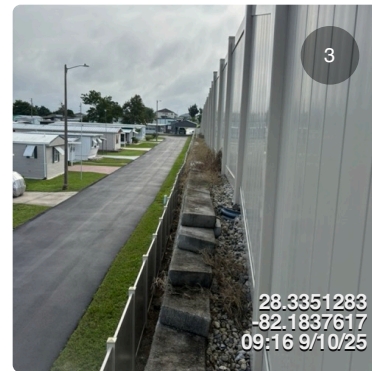
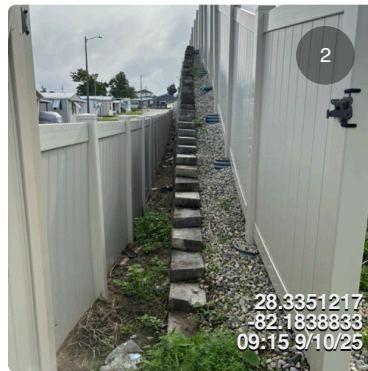
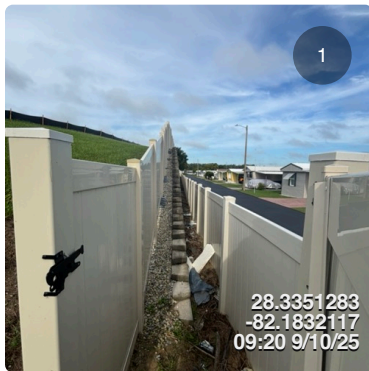
- 1). Pond bank from west end.
- 2). Control structure on west end - new cap rock.
- 3). Control structure on south end - recently repaired erosion.
- 4). North grate is clear of debris.



Item 13 - Retaining Wall

Assigned To: Steadfast

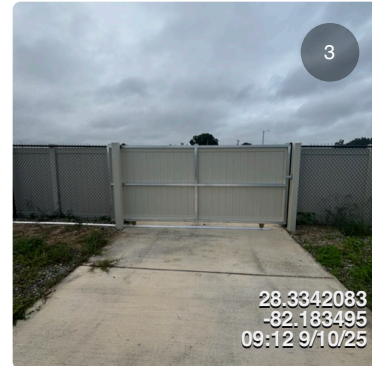
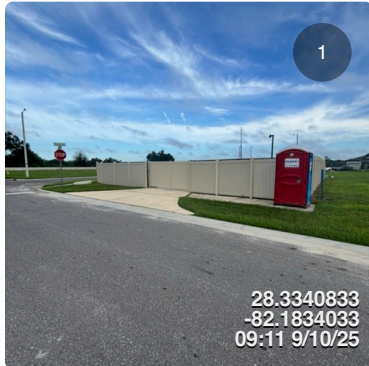
- 1). Brick wall east access gate.
- 2). Brick wall west access gate.
- 3). West entry top of wall has been sprayed for weed control.
- 4). North perimeter wall is well maintained.
- 5). North perimeter wall weed control is well maintained.
- 6). North perimeter easement is well maintained.



Item 14 - Lift Station Palomino Drive

Assigned To: [District Manager](#)

New gate is sturdy and durable. No reportable issues.

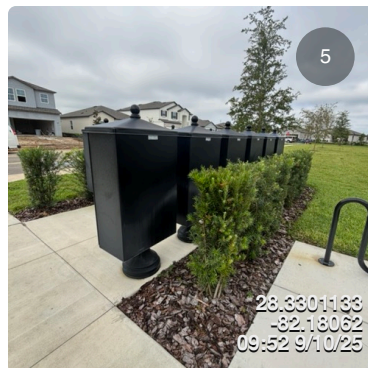
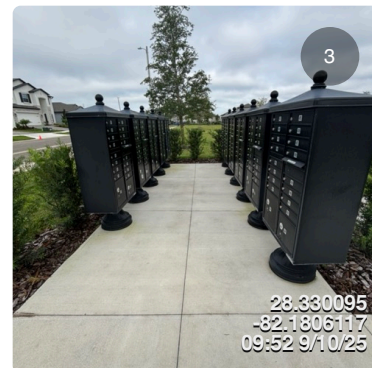
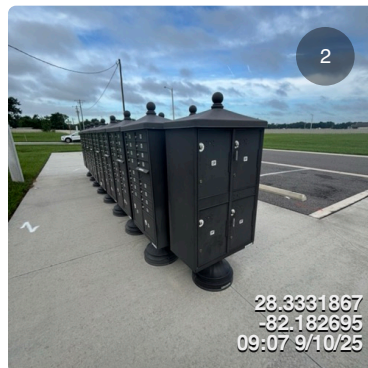


Item 15 - Mailbox Kiosk

Assigned To: [District Manager](#)

1-2). Pindos Drive Mailbox Kiosk

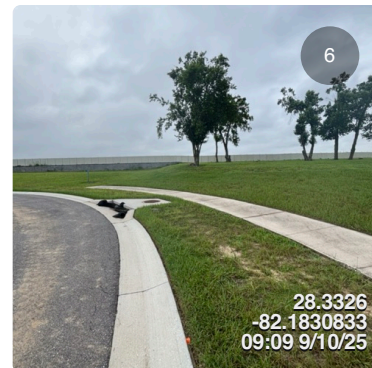
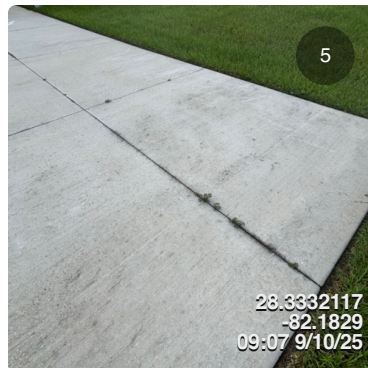
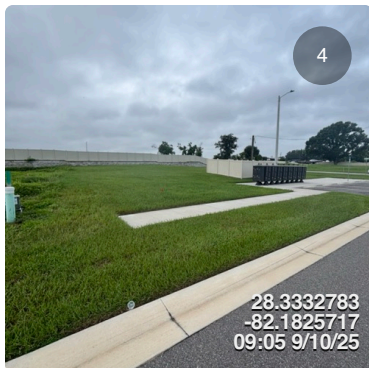
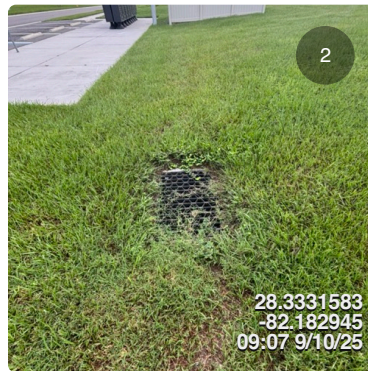
3-5). Amenity Center Mailbox Kiosk



Item 16 - Barrel Drive

Assigned To: Steadfast

- 1). Barrel and Pindos Dr.
- 2). **Clear overgrowth around drain grate.**
- 3). **Spray weeds on retaining wall behind mailbox kiosk.**
- 4). Lot is **well maintained.**
- 5). **Spray and string whip the crack weeds on CDD sidewalks.**
- 6-8). Barrel Dr pocket park is **well maintained.**

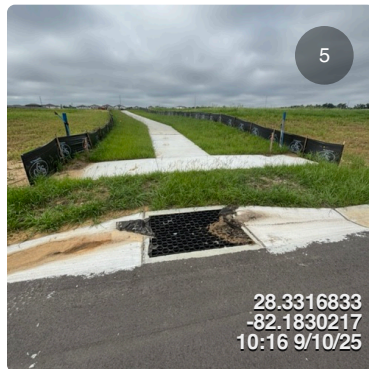
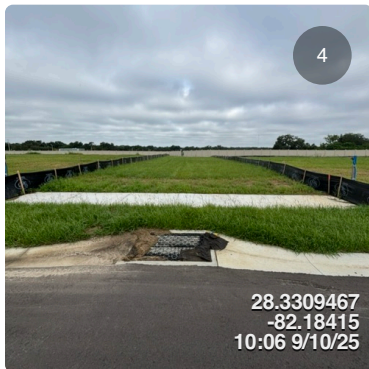
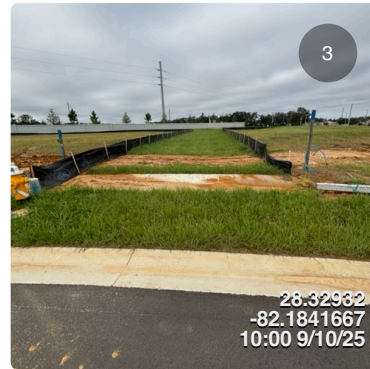
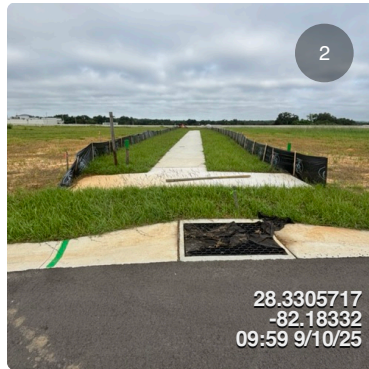
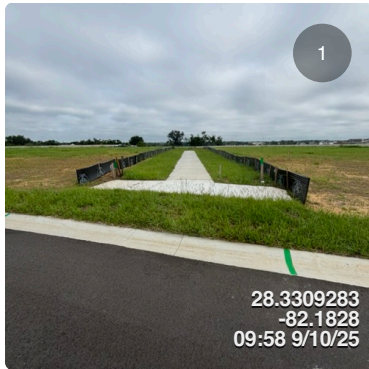


Item 17 - Phase 3 CDD Walkways

Due By: Thursday, September 11, 2025

Assigned To: Steadfast

New phase maintenance walkways scheduled for service on 9/11/25

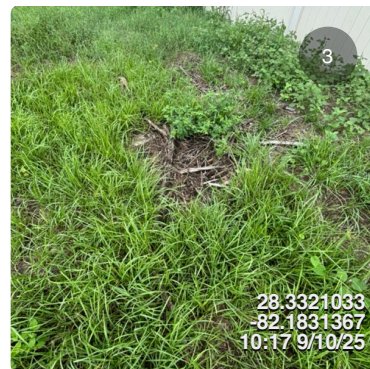
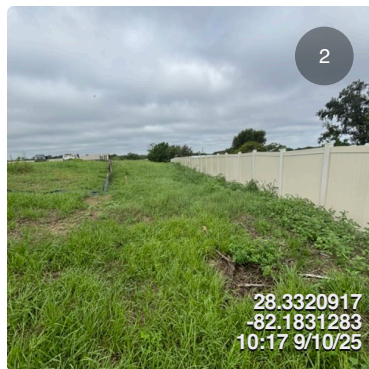


Item 18 - Tract D7 Lot 55/56

Due By: Thursday, September 11, 2025

Assigned To: Steadfast

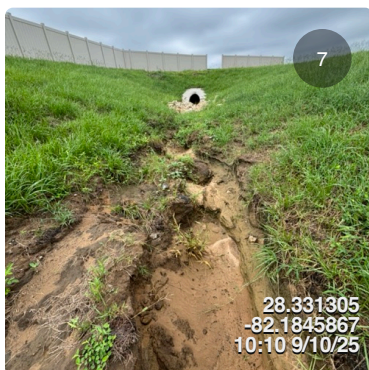
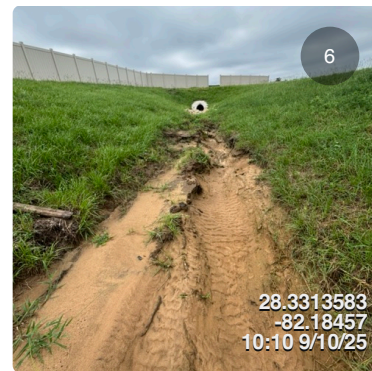
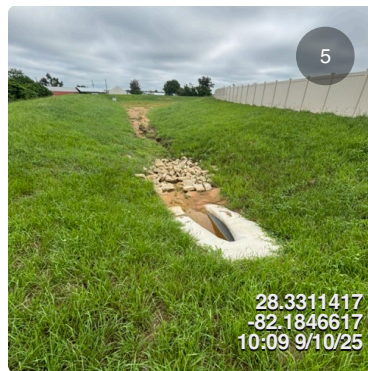
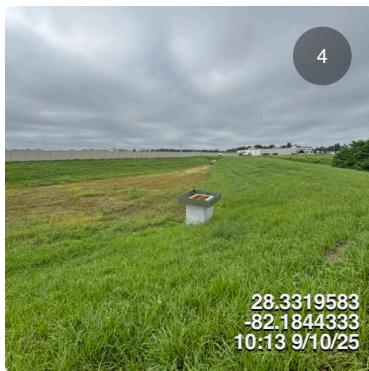
Clear overgrowth around Tract D7 drain grate.



Item 19 - Tract D7 Drainage Area

Assigned To: Steadfast

- 1). NW property line.
- 2). D7 overflow grate.
- 3). Tract D6 drainage area control structure.
- 4). Tract D7 retention area.
- 5). Tract D7 control structure.
- 6-7). Water washing out causing voids in base of waterflow line.
- 8). Frontal view of control structure is clear of debris.



Item 20 - West Drainage Tract D6

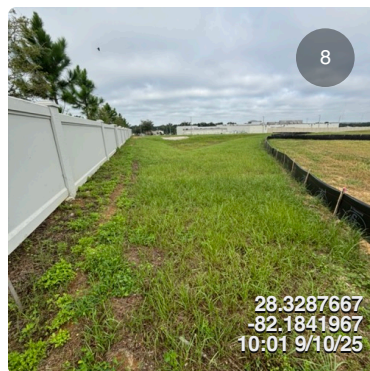
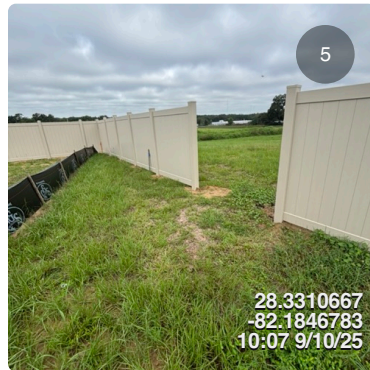
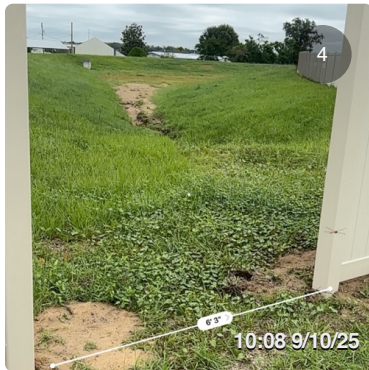
Due By: Thursday, September 11, 2025

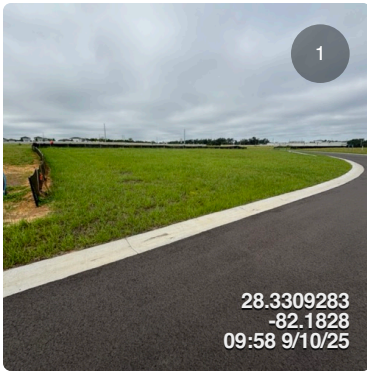
Assigned To: Steadfast

1-5). D6 access opening from Hilltop Point Community.

6-7). Clinton Ave access to D6.

8-9). Tract D5 drainage area.





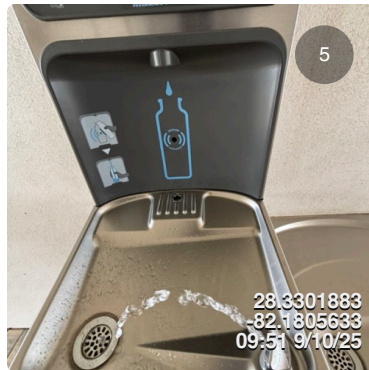
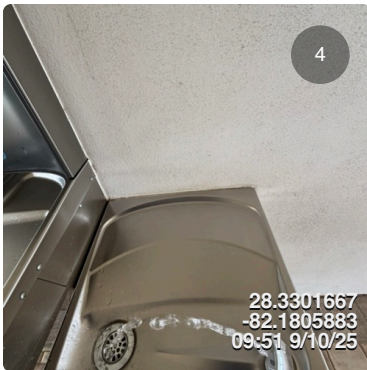
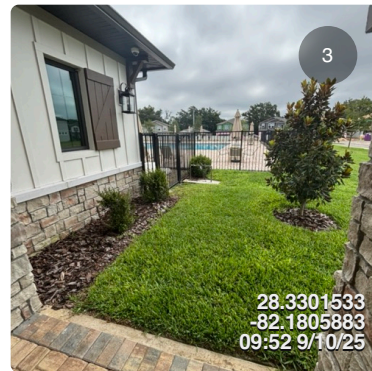
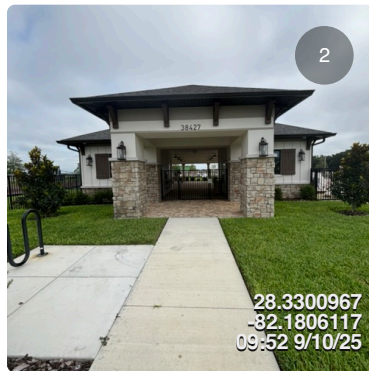
Item 21 - Tract P10 Open Space
Due By: Thursday, September 11, 2025
Assigned To: Steadfast

Completed

Item 22 - Amenity Center

Assigned To: District Manager

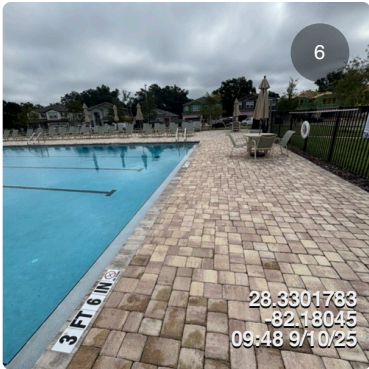
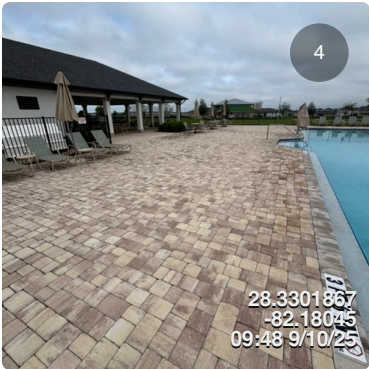
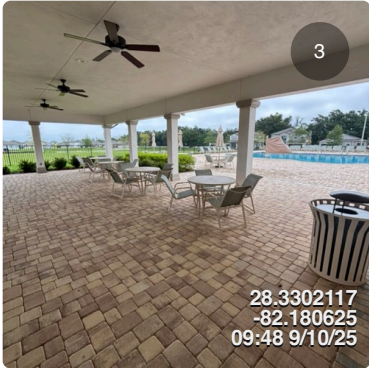
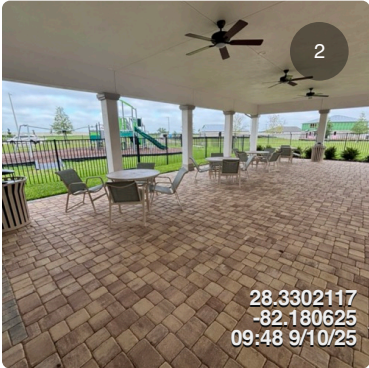
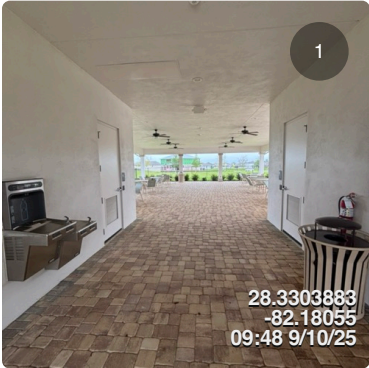
Amenity Center is well maintained.



Item 23 - Amenity Pool

Assigned To: District Manager

Amenity Center is well maintained



Item 24 - Pressure Washing

Assigned To: District Manager

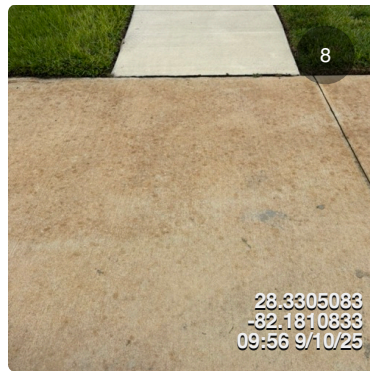
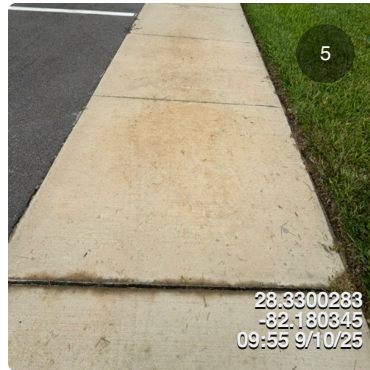
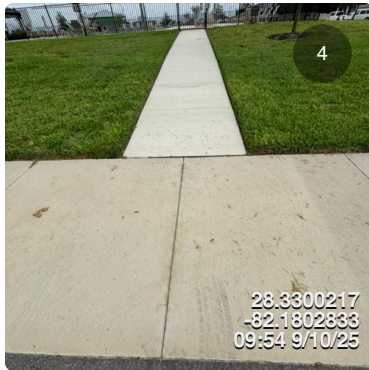
Pool pavers along the east end are dark and dirty. Mailbox kiosk has green stains on pavement.



Item 25 - Pressure Washing CDD Sidewalks

Assigned To: District Manager

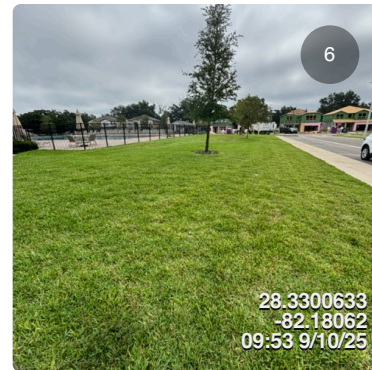
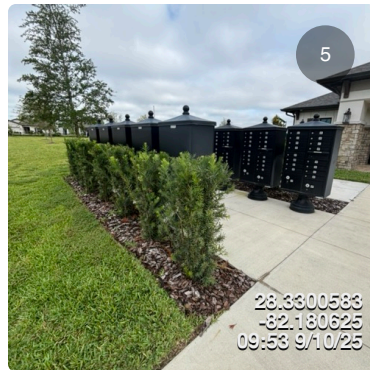
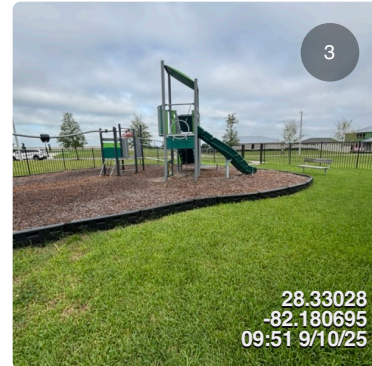
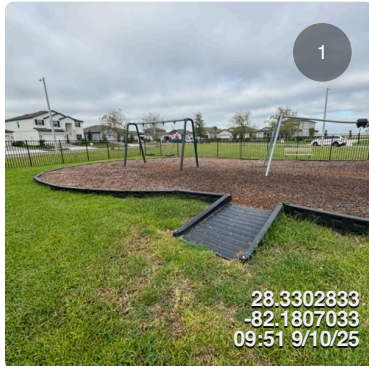
CDD sidewalks along perimeter at Amenity Center are discolored or darker than the Amenity Center walkways.



Item 26 - Playground

Assigned To: [Steadfast](#)

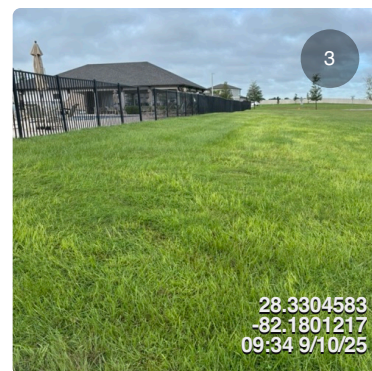
Playground and landscape is well maintained.



Item 27 - Amenity Landscape

Assigned To: [Steadfast](#)

Landscape inside irrigation gate and sod around Amenity Center is well maintained.



BILL OF SALE

Hilltop Point Phase 1, 2 & 3 Work Product, Facilities and Improvements

KNOW ALL MEN **BY THESE PRESENTS**, that **M/I Homes of Tampa, LLC**, a **Florida** limited liability company, whose address for purposes hereof is 4211 West Boy Scout Blvd, Suite 300, Tampa, FL 33607 ("**Grantor**"), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, to it paid by the **Hilltop Point Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**") whose address is: c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, this ____ day of _____, 2025, all of the property, assets and rights described in **Exhibit "A,"** attached hereto, and incorporated into this Bill of Sale (collectively, the "**Personal Property**"). This Personal Property is transferred to the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

Grantor hereby covenants to and with the District, its successors and assigns:

1. (i) Grantor is the lawful owner of the Personal Property; (ii) the Personal Property is free and clear of any liens and encumbrances and Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to convey the Property; and (iv) All contractors, subcontractors, and material men furnishing services, labor or materials relative to the Personal Property have been paid in full; and (v) the Grantor will warrant and defend the conveyance of the Personal Property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

2. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

3. Nothing herein shall be construed as a waiver of District's limitations of liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[Signature page follows"

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed and delivered in its name on the date first set forth above.

Witnesses:

M/I Homes of Tampa, LLC,
A Florida limited liability company

Name: _____
(Print or Type Name)
Address: _____

By: _____
Name: _____
Title: _____

Name: _____
(Print or Type Name)
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025 by _____, _____ of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is ☐ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

[Grantee's Signature Page to Bill of Sale]

Signed, sealed and delivered in the presence
of:

Print Name: _____

Address: _____

Print Name: _____

Address: _____

ACCEPTED BY GRANTEE:

HILLTOP POINT COMMUNITY
DEVELOPMENT DISTRICT, a local unit
of special purpose government, established
pursuant to Chapter 190, *Florida Statutes*

By: _____
Tatiana Pagan, Chair, Board of Supervisors

STATE OF FLORIDA

County of _____

The foregoing instrument was acknowledged before me by means of ____ physical
presence of ____ online notarization, this ____ day of _____, 2025, by Tatiana
Pagan, as Chair of the Board of Supervisors of Hilltop Point Community Development District, a
local unit of special purpose government, established and existing under Chapter 190, *Florida
Statutes*, on behalf of said entity, who is personally known to me.

NOTARY PUBLIC

Print/Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

EXHIBIT "A"

Description of Improvements and Work Product and Additional Rights

All Water Management and Control facilities, Roadways, Landscape/Hardscape/Irrigation facilities, Recreational facilities, Electrical and Streetlighting Facilities, as identified in the Master Report of the District Engineer, dated April 22, 2022, and as depicted on the following plats.

1. Hilltop Point Phase-1 recorded in Plat 93, Pages 71 through 76 of the Public Records of Pasco County, Florida.

2. Hilltop Point Phase-2 and Phase-3 recorded in Plat 98, Pages 61 through 66 of the Public Records of Pasco County, Florida.

Notwithstanding the above, Improvements include (but are not limited to) to the following:

Phase 2 Roadway Improvements: All roadway improvements including paving, drainage, curb, sidewalks, and gutter for the development of Hilltop Point Phase-1, 2 & 3.

Phase 2 Stormwater — All pond/stormwater management facilities together with the master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins and related stormwater facilities in and for the development of the Hilltop Point Phase-1, 2 & 3, including, but not limited to all facilities located on portions of the real property described as Tracts D-1 through D-4, Drainage Easements, and Side Yard Drainage and Access Easements as shown on the plat of Hilltop Point Phase-1 recorded in Plat 93, Pages 71 through 76 of the Public Records of Pasco County, Florida and Tracts D-5 through D-9, Drainage Easements, Side Yard Drainage and Access Easements shown on the plat of Hilltop Point Phase-1 & Phase-3 recorded in Plat 99, Pages 61 through 66 of the Public Records of Pasco County, Florida.

Phase 2 Recreational, Parks and Open Space Facilities: The amenity facility, and all recreational, parks and open space facilities and improvements located within, including, but not limited to those facilities and improvements located within Tracts P-1 through P-5 as shown on the plat of Hilltop Point Phase-1 recorded in Plat 93, pages 71 through 76 of the Public Records of Pasco County, Florida and Tracts P-5 and P-10 as shown on the plat of Hilltop Point Phase-2 and 3 recorded in Plat 99, Pages 61 through 68 of the Public Records of Pasco County, Florida.

Phase 2 Electrical and Streetlighting Facilities and Improvements: All electrical and streetlighting facilities and improvements located within the Hilltop Point Phase-1, 2 & 3, including, but not limited to poles, conduit, utility markers, fixtures, and transformers.

Phase 2 Landscaping, Hardscaping and Irrigation Improvements: All landscaping, hardscaping and irrigation improvements within Hilltop Point Phase-1, 2 & 3.

Phase 2 Work Product: All of the right, title, interest and benefit of the developer in, to and under any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, ownership of the above-referenced facilities and improvements.

Additional Rights: All of the right, title, interest and benefit of the Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the foregoing work product, improvements and facilities.

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

The regular meeting of the Board of Supervisors of Hilltop Point Community Development District was held on Wednesday August 27, 2025 and called to order at 10:35 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
Jason Combee	Steadfast Landscaping

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

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

Business Items

A. FY2026 Goals and Objectives

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

B. Grau & Associates Audit Engagement Letter

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Grau & Associates Audit Engagement Letter, was accepted. 5-0
--

C. First Addendum Landscape Maintenance Contract Phase 2 & 3

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the First Addendum Landscape Maintenance Contract Phase 2 & 3, was approved. 5-0

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

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the proposals from CLS for MES drain repairs: (1) Pond D washout repair (\$5499.41), Rip rap upgrade cost (\$1650.00) and Pond D additional repair (\$8249.62). Erin McCormick to draft an agreement with all warranty items listed, as discussed, was ratified. 5-0

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

1. Special Warranty Deed from M/I Homes to HTP CDD Phase 1
2. Special Warranty Deed from M/I Homes to HTP CDD Phase 2 & Phase 3

On MOTION by Ms. Pagan seconded by Mr. Spinks, with all in favor, the Warranty Deeds for Phase 1 and Phases 2,3 along with the acceptance of the Bill of Sale for improvements within the District in substantial form, pending additional review by District staff, was accepted. 5-0

F. Discussion Regarding Change of October & November Meeting Dates

The Board moved the following meeting dates due to conflicts with the meeting room availability: October 22, 2025 to October 29, 2025 and November 20, 2025 to November 12, 2025.

FOURTH ORDER OF BUSINESS**Consent Agenda**

- 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*)

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

C. District Manager

Mr. Radcliff updated the Board on recent requests by residents for "no soliciting" signs at the entrances and the current status of street parking.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Other Business, Updates, and Supervisor Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Thompson seconded by Mr. Spinks, with all in favor, the meeting was adjourned at 11:12 p.m. 5-0

Bryan Radcliff
District Manager

Tatiana Pagan
Chairperson

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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	\$ 32,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,412
Due From Other Funds	11,532	-	109,744	-	-	-	-	121,276
Investments:								
Acquisition & Construction Account	-	-	-	4,856	364	-	-	5,220
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	233,012	131,484	-	-	-	-	364,496
Amount To Be Provided	-	-	-	-	-	8,245,000	-	8,245,000
TOTAL ASSETS	\$ 43,944	\$ 400,488	\$ 357,328	\$ 4,856	\$ 364	\$ 8,245,000	\$ -	\$ 9,051,980
LIABILITIES								
Accounts Payable	\$ 8,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,461
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	58,461	119,189	-	3	2,084	8,245,000	-	8,424,737
FUND BALANCES								
Restricted for:								
Debt Service	-	281,299	357,328	-	-	-	-	638,627
Capital Projects	-	-	-	4,853	-	-	-	4,853
Unassigned:	(14,517)	-	-	-	(1,720)	-	-	(16,237)
TOTAL FUND BALANCES	(14,517)	281,299	357,328	4,853	(1,720)	-	-	627,243
TOTAL LIABILITIES & FUND BALANCES	\$ 43,944	\$ 400,488	\$ 357,328	\$ 4,856	\$ 364	\$ 8,245,000	\$ -	\$ 9,051,980

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	-	86,063	86,063	0.00%
Developer Contribution	315,498	126,770	(188,728)	40.18%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	341,411	(48,924)	87.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	5,000	2,200	69.44%
ProfServ-Dissemination Agent	5,000	4,583	417	91.66%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	4,125	875	82.50%
ProfServ-Trustee Fees	-	7,835	(7,835)	0.00%
Assessment Roll	-	4,583	(4,583)	0.00%
District Counsel	15,000	32,530	(17,530)	216.87%
District Engineer	5,400	5,161	239	95.57%
Administrative Services	4,500	5,071	(571)	112.69%
District Manager	25,000	23,753	1,247	95.01%
Accounting Services	12,000	16,500	(4,500)	137.50%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	158	342	31.60%
Rentals & Leases	500	1,918	(1,418)	383.60%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	1,591	1,909	45.46%
Bank Fees	200	531	(331)	265.50%
Financial & Revenue Collections	5,000	(56)	5,056	-1.12%
Website Administration	1,200	2,200	(1,000)	183.33%
Information Technology	500	600	(100)	120.00%
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	120,821	(11,096)	110.11%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	1,398	102	93.20%
Electricity - Streetlights	42,275	37,230	5,045	88.07%
Utility - Water	10,000	3,825	6,175	38.25%
Total Electric Utility Services	53,775	42,453	11,322	78.95%
<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%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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>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	111,088	5,447	95.33%
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	125,472	36,463	77.48%
<u>Parks and Recreations</u>				
Field Services	12,000	16,500	(4,500)	137.50%
Clubhouse - Facility Janitorial Service	7,200	5,900	1,300	81.94%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	800	150	84.21%
Amenity Maintenance & Repairs	5,000	5,499	(499)	109.98%
Splash Pool Maintenance	2,500	16,322	(13,822)	652.88%
Access Control Maintenance & Repair	2,000	6,495	(4,495)	324.75%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	35,600	52,916	(17,316)	148.64%
<u>Contingency</u>				
Misc-Contingency	18,800	22,474	(3,674)	119.54%
Total Contingency	18,800	22,474	(3,674)	119.54%
TOTAL EXPENDITURES	384,835	364,136	20,699	94.62%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(22,725)	(28,225)	-413.18%
<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	\$ 5,500	\$ (22,725)	\$ (39,225)	-413.18%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,208		
FUND BALANCE, ENDING		\$ (14,517)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 15,568	\$ 15,568	0.00%
Special Assmnts- Tax Collector	333,303	336,690	3,387	101.02%
TOTAL REVENUES	333,303	352,258	18,955	105.69%
<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	-	20,227	20,227	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		261,072		
FUND BALANCE, ENDING		\$ 281,299		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 9,889	\$ 9,889	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	242,089	12,184	105.30%
<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	-	10,996	10,996	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		346,332		
FUND BALANCE, ENDING		\$ 357,328		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 191	\$ 191	0.00%
TOTAL REVENUES	-	191	191	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	191	191	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		\$ 4,853		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 15	\$ 15	0.00%
TOTAL REVENUES	-	15	15	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15	15	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,735)		
FUND BALANCE, ENDING		<u>\$ (1,720)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101001 Balance	32,411.73	Statement Balance	43,641.84
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	32,411.73	Subtotal	43,641.84
Negative Adjustments	0.00	Outstanding Checks	-11,230.11
Ending G/L Balance	32,411.73	Ending Balance	32,411.73

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/05/2025	Payment	BD00061	Developer Contribution	Deposit No. BD00061	25,000.00	25,000.00	0.00
08/13/2025	Payment	BD00062	Special Assmnts-CDD Collected	Deposit No. BD00062	1,247.29	1,247.29	0.00
08/19/2025	Payment	BD00063	Special Assmnts-CDD Collected	Deposit No. BD00063	3,741.87	3,741.87	0.00
08/25/2025	Payment	BD00064	Developer Contribution	Deposit No. BD00064	46,769.81	46,769.81	0.00
08/27/2025	Payment	BD00065	Special Assmnts-CDD Collected	Deposit No. BD00065	2,494.58	2,494.58	0.00
08/29/2025		JE000691	Interest - Investments	Interest Income	0.05	0.05	0.00
Total Deposits					79,253.60	79,253.60	0.00
Checks							
							0.00
07/30/2025	Payment	1358	CITY OF DADE CITY	Check for Vendor V00044	-687.70	-687.70	0.00
08/06/2025	Payment	1359	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
08/06/2025	Payment	1360	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
08/06/2025	Payment	1361	TAMPA ELECTRIC	Check for Vendor V00015	-3,746.76	-3,746.76	0.00
08/06/2025	Payment	1362	COOPER POOLS INC.	Check for Vendor V00053	-2,399.33	-2,399.33	0.00
08/06/2025	Payment	1363	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
08/06/2025	Payment	1364	REDWIRE LLC	Check for Vendor V00033	-9,769.75	-9,769.75	0.00
08/06/2025	Payment	1365	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
08/14/2025	Payment	1366	TAMPA BAY TIMES CHARTER	Check for Vendor V00012	-141.20	-141.20	0.00
08/19/2025	Payment	300002	COMMUNICATION S ACH	Inv: 0162402080925	-79.98	-79.98	0.00
08/20/2025	Payment	1367	COOPER POOLS INC.	Check for Vendor V00053	-710.94	-710.94	0.00
08/20/2025	Payment	1368	REDWIRE LLC	Check for Vendor V00033	-585.00	-585.00	0.00
08/20/2025	Payment	1369	U.S. BANK	Check for Vendor V00022	-7,834.76	-7,834.76	0.00
08/27/2025		JE000690	Bank Fees	Truist Bank	-531.25	-531.25	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 08-25

Statement Date 08/31/2025

08/27/2025	Payment	1373	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
Total Checks					-42,542.67	-42,542.67	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/27/2025	Payment	1370	ERIN MCCORMICK LAW PA	Check for Vendor V00006		-2,323.90	
08/27/2025	Payment	1371	INFRAMARK LLC	Check for Vendor V00014		-6,650.00	
08/27/2025	Payment	1372	REDWIRE LLC	Check for Vendor V00033		-1,856.21	
08/28/2025	Payment	1374	JOHN C. BLAKLEY	Check for Vendor V00010		-200.00	
08/28/2025	Payment	1375	LEE R. THOMPSON	Check for Vendor V00011		-200.00	
Total Outstanding Checks						-11,230.11	

Outstanding Deposits

Total Outstanding Deposits

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(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	1359	08/06/25	JOHN C. BLAKLEY	JB-073025	BOARD 7/30/25	Supervisor Fees	511100-51101	\$200.00
001	1360	08/06/25	LEE R. THOMPSON	LT-073025	BOARD 7/30/25	Supervisor Fees	511100-51101	\$200.00
001	1361	08/06/25	TAMPA ELECTRIC	072925 211030340973	ELECTRIC 06/24/25-07/23/25	Electricity - Utility Ops	543007-53100	\$42.61
001	1361	08/06/25	TAMPA ELECTRIC	072925 211030874344	ELECTRIC 06/24/25-07/23/25	Electricity - Utility Ops	543007-53100	\$22.54
001	1361	08/06/25	TAMPA ELECTRIC	072925 221008717698	ELECTRIC 06/24/25-07/23/25	Electricity - Utility Ops	543007-53100	\$50.16
001	1361	08/06/25	TAMPA ELECTRIC	072925 221009022809	ELECTRIC 06/24/25 - 07/23/25	Electricity - Utility Ops	543007-53100	\$979.19
001	1361	08/06/25	TAMPA ELECTRIC	072925 221008717680	ELECTRIC 06/24/25-07/23/25	Electricity - Utility Ops	543007-53100	\$43.18
001	1361	08/06/25	TAMPA ELECTRIC	072925 221008701015	ELECTRIC 06/24/25-07/23/25	Electricity - Utility Ops	543007-53100	\$1,921.15
001	1361	08/06/25	TAMPA ELECTRIC	072925 211032797113	ELECTRIC 06/24/25-07/23/25	Electricity - Utility Ops	543007-53100	\$666.05
001	1361	08/06/25	TAMPA ELECTRIC	073025 211034931876	ELECTRIC 06/25/25 - 07/24/25	ELECTRIC	543007-53100	\$21.88
001	1362	08/06/25	COOPER POOLS INC.	2025-970	07/31/25 - ADA Chair Battery	07/31 - ADA Chair Battery Replacement	546074-57200	\$344.94
001	1362	08/06/25	COOPER POOLS INC.	2025-953	08/01 - Pool Maintenance	Contracts-Pools	534078-57200	\$2,054.39
001	1363	08/06/25	JNJ AMENITY SERVICES LLC	0579	Aug 25 - Janitorial Services	Clubhouse - Facility Janitorial Service	531131-57200	\$700.00
001	1364	08/06/25	REDWIRE LLC	599957	July 25 - Final 50% of original install	Final half of original install	549900-57200	\$9,769.75
001	1365	08/06/25	STEADFAST MAINTENANCE	SA-13196	July 25 - Landscape Maintenance	Landscape Maintenance - July 25	546300-53908	\$7,478.00
001	1366	08/14/25	TAMPA BAY TIMES	49482-080625	08/06 - Legal Advertising	LEGAL AD 08/06	548002-51301	\$141.20
001	1367	08/20/25	COOPER POOLS INC.	2025-1087	ADA CHAIR COVER	Misc-Contingency	549900-57200	\$710.94
001	1368	08/20/25	REDWIRE LLC	603248	08/01 - 08/31 - Access Control	Access Control	549912-57200	\$585.00
001	1369	08/20/25	U.S. BANK	7834014	07/25 - Trustee Payment	ProfServ-Trustee Fees	531045-51301	\$3,178.63
001	1369	08/20/25	U.S. BANK	7839267	07/25 - Trustee Payment	ProfServ-Trustee Fees	531045-51301	\$4,656.13
001	1370	08/27/25	ERIN MCCORMICK LAW PA	10844	DISTRICT COUNSEL THROUGH 08/16/25	DISTRICT COUNSEL	531146-51301	\$2,323.90
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Accounting Services - August 25	532001-51301	\$1,000.00
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Administrative Services - August 25	531148-51301	\$458.33
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Management Services - Aug 25	531150-51301	\$2,083.33
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Assessment Roll - August 25	531141-51301	\$416.67
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Technology / Data Storage - Aug 25	531020-51301	\$100.00
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Website Maintenance / Admin - Aug 25	549936-51301	\$200.00
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Dissemination Services - August 25	531012-51301	\$416.67
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Rentals / Leases - Aug 25	544025-51301	\$100.00
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Recording Secretary - Aug 25	531036-51301	\$375.00
001	1371	08/27/25	INFRAMARK LLC	155356	DISTRICT MANAGEMENT AUGUST 2025	Management Services - Aug 25	531150-51301	\$1,500.00
001	1372	08/27/25	REDWIRE LLC	595524	06/11 - Access Control Fobs	06/11 - Access Fobs	549999-57200	\$350.00
001	1372	08/27/25	REDWIRE LLC	595526	ACCESS CONTROL-ACCESS REPAIR	Access Control	549912-57200	\$317.25
001	1372	08/27/25	REDWIRE LLC	604676	ROUTER REPAIR 08/12/25	08/12 - Router Repair	549999-57200	\$603.96
001	1372	08/27/25	REDWIRE LLC	607670	09/01 - Access Control	Access Control Maintenance	549912-57200	\$585.00
001	1373	08/27/25	STEADFAST MAINTENANCE	SA-14014	LANDSCAPE MAINTENANCE AUGUST 2025	Landscape Maintenance	546300-53908	\$7,478.00
001	1374	08/28/25	JOHN C. BLAKLEY	JB-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	1375	08/28/25	LEE R. THOMPSON	LT-082725	BOARD 8/27/25	Supervisor Fees	511100-51101	\$200.00
001	300002	08/19/25	CHARTER COMMUNICATIONS ACH	0162402080925	INTERNET 08/09/25-09/08/25	INTERNET	541016-57200	\$79.98
Fund Total								\$52,553.83

Total Checks Paid	\$52,553.83
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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					
CHARTER COMMUNICATIONS ACH	8/9/2025	0162402080925	\$79.98	\$79.98	INTERNET
COOPER POOLS INC.	8/1/2025	2025-953	\$2,054.39	\$2,054.39	08/01 - Pool Maintenance
INFRAMARK LLC	8/1/2025	155356	\$1,000.00		Accounting Services - August 25
INFRAMARK LLC	8/1/2025	155356	\$458.33		Administrative Services - August 25
INFRAMARK LLC	8/1/2025	155356	\$2,083.33		Management Services - Aug 25
INFRAMARK LLC	8/1/2025	155356	\$416.67		Assessment Roll - August 25
INFRAMARK LLC	8/1/2025	155356	\$100.00		Technology / Data Storage - Aug 25
INFRAMARK LLC	8/1/2025	155356	\$200.00		Website Maintenance / Admin - Aug 25
INFRAMARK LLC	8/1/2025	155356	\$416.67		Dissemination Services - August 25
INFRAMARK LLC	8/1/2025	155356	\$100.00		Rentals / Leases - Aug 25
INFRAMARK LLC	8/1/2025	155356	\$375.00		Recording Secretary - Aug 25
INFRAMARK LLC	8/1/2025	155356	\$1,500.00	\$6,650.00	Management Services - Aug 25
REDWIRE LLC	8/25/2025	607670	\$585.00	\$585.00	Access Control Maintenance
STEADFAST MAINTENANCE	8/1/2025	SA-14014	\$7,478.00	\$7,478.00	LANDSCAPE MAINTENANCE AUGUST 2025
Monthly Contract Subtotal			\$16,847.37	\$16,847.37	
Variable Contract					
CITY OF DADE CITY	8/22/2025	082225-2701	\$545.73	\$545.73	WATER
ERIN MCCORMICK LAW PA	8/16/2025	10844	\$2,323.90	\$2,323.90	DISTRICT COUNSEL
TAMPA ELECTRIC	7/29/2025	072925 211030340973	\$42.61	\$42.61	ELECTRIC 06/24/25-07/23/25
TAMPA ELECTRIC	7/29/2025	072925 211030874344	\$22.54	\$22.54	ELECTRIC 06/24/25-07/23/25
TAMPA ELECTRIC	7/29/2025	072925 221008717698	\$50.16	\$50.16	ELECTRIC 06/24/25-07/23/25
TAMPA ELECTRIC	7/29/2025	072925 221009022809	\$979.19	\$979.19	ELECTRIC 06/24/25 - 07/23/25
TAMPA ELECTRIC	7/29/2025	072925 221008717680	\$43.18	\$43.18	ELECTRIC 06/24/25-07/23/25
TAMPA ELECTRIC	7/29/2025	072925 221008701015	\$1,921.15	\$1,921.15	ELECTRIC 06/24/25-07/23/25
TAMPA ELECTRIC	7/29/2025	072925 211032797113	\$666.05	\$666.05	ELECTRIC 06/24/25-07/23/25
Variable Contract Subtotal			\$6,594.51	\$6,594.51	
Utilities					

HILLTOP POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	7/30/2025	073025 211034931876	\$21.88	\$21.88	ELECTRIC
Utilities Subtotal			\$21.88	\$21.88	
Regular Services					
JOHN C. BLAKLEY	8/27/2025	JB-082725	\$200.00	\$200.00	BOARD 8/27/25
LEE R. THOMPSON	8/27/2025	LT-082725	\$200.00	\$200.00	BOARD 8/27/25
U.S. BANK	7/25/2025	7834014	\$3,178.63	\$3,178.63	07/25 - Trustee Payment
U.S. BANK	7/25/2025	7839267	\$4,656.13	\$4,656.13	07/25 - Trustee Payment
Regular Services Subtotal			\$8,234.76	\$8,234.76	
Additional Services					
COOPER POOLS INC.	7/31/2025	2025-970	\$344.94	\$344.94	07/31 - ADA Chair Battery Replacement
COOPER POOLS INC.	8/18/2025	2025-1087	\$710.94	\$710.94	ADA CHAIR COVER
REDWIRE LLC	6/11/2025	595524	\$350.00	\$350.00	06/11 - Access Fobs
REDWIRE LLC	6/11/2025	595526	\$317.25	\$317.25	ACCESS CONTROL-ACCESS REPAIR
REDWIRE LLC	8/12/2025	604676	\$603.96	\$603.96	08/12 - Router Repair
TAMPA BAY TIMES	8/6/2025	49482-080625	\$141.20	\$141.20	LEGAL AD 08/06
Additional Services Subtotal			\$2,468.29	\$2,468.29	
TOTAL			\$34,166.81	\$34,166.81	

August 9, 2025
Invoice Number: 0162402080925
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 08/09/25 through 09/08/25
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 08/26/25	
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.

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 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 08102025 NNNNNNNN 01 000816 0003

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

August 9, 2025

HILLTOP POINT CDD

Invoice Number: 0162402080925
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: HILLTOP POINT CDD
 Account Number: 0162402080925
 Security Code: 8337 13 002 0162402
 2005

**Contact Us**

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

8633 2390 DY RP 09 08102025 NNNNNNNN 01 000816 0003

Charge Details

Previous Balance	79.98
EFT Payment 07/26	-79.98
Remaining Balance	\$0.00

Payments received after 08/09/25 will appear on your next bill.

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

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.: 2025-953
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		24"X 36" Sign Florida Pool Rules	24"X 36" Sign Florida Pool Rules	1	\$64.39	\$64.39
2.		Monthly Commercial Maintenance	Monthly Commercial Maintenance August 2025	1	\$1,990.00	\$1,990.00

Total \$2,054.39

Ways to pay



View and pay



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

155356

DATE

8/1/2025

CUSTOMER ID

C2413

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/1/2025

BILL TO

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

Services provided for the Month of: August 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.



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

607670

Date

8/25/2025

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

8/25/2025

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

09/01/2025 - 09/30/2025

CCTV Maintenance

1.00

\$85.00

\$85.00

09/01/2025 - 09/30/2025

Video Verification Monitoring

1.00

\$400.00

\$400.00

09/01/2025 - 09/30/2025

Subtotal:

\$585.00

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

8/25/2025

607670

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	06/21/2025	07/21/2025	30	08/22/2025	10/01/2025	09/16/2025

-----CURRENT-----				-----PREVIOUS-----				CURRENT BALANCE	\$0.00
DATE	READING	DATE	READING	USAGE					
08/18/2025	169	07/21/2025	165	400	WATER			48.24	
08/18/2025	6543	07/21/2025	5738	80500	IRRIGATION			290.39	
				400	SEWER			157.98	
					GARBAGE			15.26	
					Utility Tax			33.86	

AMOUNT DUE \$545.73
AMOUNT DUE AFTER 09/16/2025 \$550.73

CONSUMPTION COMPARISON RATE TABLE: 105			
	THIS YEAR	LAST YEAR	
CONSUMPTION:	400	000	
DAYS IN PERIOD:	28	0	
AVG DAILY USE:	14	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



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

03384270100054573000550738

Account Number	Amount Due
03-38427-01	\$545.73
Due Date	After Due Date Pay
09/16/2025	\$550.73
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
08/16/2025	10844
Terms	Service Through
	08/16/2025

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
07/23/2025	Erin R McCormick	Review of email from Bryan Radcliff and email to Bryan Radcliff, Zeep Panaseny, Kelly Dattler, Leah Popelka, Tatiana Pagan, Chloe Firebaugh and Scott Griffith regarding Hilltop Point Resolutions; preparation of Hilltop Point Assessment Resolution, Appropriation Resolution and Budget Funding Agreement; email to Kelly Dattler, Bryan Radcliff and Tatiana Pagan regarding final versions of budgets to use; review of Agenda for upcoming Board meeting and email comments to Bryan Radcliff, Kelly Dattler and Tatiana Pagan	2.50	\$ 1,062.50
07/29/2025	Erin R McCormick	Prepare for Board of Supervisors meeting;	0.70	\$ 297.50
07/30/2025	Erin R McCormick	Travel to and attend Board of Supervisors meeting	2.20	\$ 935.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
07/30/2025	Erin R McCormick	Mileage and tolls to Board of Supervisors meeting	\$ 28.90

Total Hours	5.40 hrs
Total Work	\$ 2,295.00
Total Expenses	\$ 28.90
Total Invoice Amount	\$ 2,323.90
Previous Balance	\$ 2,913.85

3314 Henderson Boulevard | Suite 100 D | Tampa, FL 33609

o:813.579.2653 | erin@emccormicklaw.com



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
08/16/2025	10844
Terms	Service Through
	08/16/2025

7/30/2025 Payment - Check Split Payment	(\$2,913.85)
Balance (Amount Due)	\$ 2,323.90



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

Statement Date: July 29, 2025

Amount Due: \$42.61

Due Date: August 19, 2025
Account #: 211030340973

Account Summary

Current Service Period: June 24, 2025 - July 23, 2025

Previous Amount Due	\$43.43
Payment(s) Received Since Last Statement	-\$43.43
Current Month's Charges	\$42.61

Amount Due by August 19, 2025 \$42.61

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

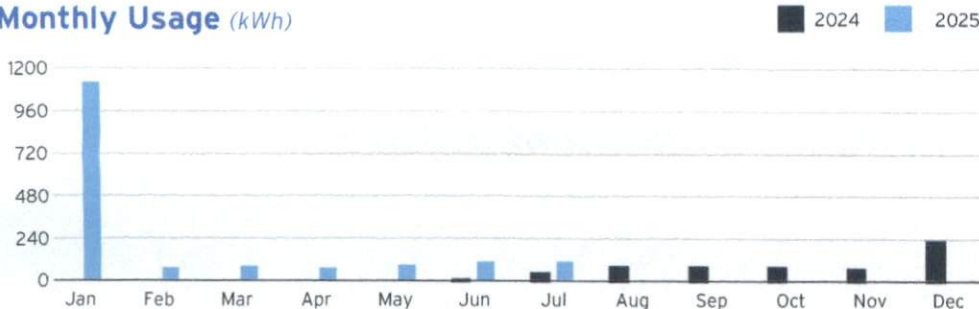
Your Energy Insight

- 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 #: 211030340973
Due Date: August 19, 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: \$42.61

Payment Amount: \$ _____

606940087905

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.

6069400879052110303409730000000042614



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

Account #: 211030340973
Statement Date: July 29, 2025
Charges Due: August 19, 2025

Meter Read

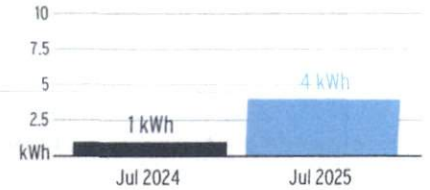
Service Period: Jun 24, 2025 - Jul 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000776314	07/23/2025	2,240	2,129	111 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	111 kWh @ \$0.08641/kWh	\$9.59
Fuel Charge	111 kWh @ \$0.03391/kWh	\$3.76
Storm Protection Charge	111 kWh @ \$0.00577/kWh	\$0.64
Clean Energy Transition Mechanism	111 kWh @ \$0.00418/kWh	\$0.46
Storm Surcharge	111 kWh @ \$0.02121/kWh	\$2.35
Florida Gross Receipt Tax		\$0.92
Electric Service Cost		\$36.62
Franchise Fee		\$2.40
Municipal Public Service Tax		\$3.59
Total Electric Cost, Local Fees and Taxes		\$42.61

Total Current Month's Charges

\$42.61

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

Ways To Pay Your Bill

Contact Us

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	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
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			

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



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

Statement Date: July 29, 2025

Amount Due: \$22.54

Due Date: August 19, 2025
Account #: 211030874344

Account Summary

Current Service Period: June 24, 2025 - July 23, 2025

Previous Amount Due	\$24.58
Payment(s) Received Since Last Statement	-\$32.11
Credit balance after payments and credits	-\$7.53
Current Month's Charges	\$30.07

Amount Due by August 19, 2025 \$22.54

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.



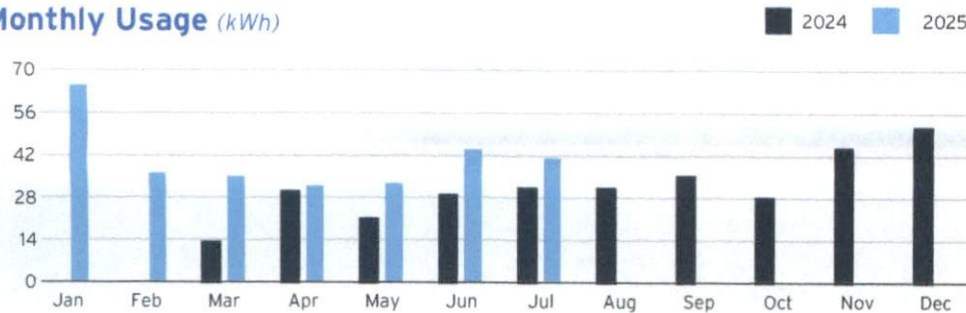
Scan here to view your account online.

STOP POWER SURGES!
50% OFF install plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

ZapCap SYSTEMS | **TECO**
TAMPA ELECTRIC
AN EMERA COMPANY

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: August 19, 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: \$22.54

Payment Amount: \$ _____

688421200581

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.

6884212005812110308743440000000022542



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

Account #: 211030874344
Statement Date: July 29, 2025
Charges Due: August 19, 2025

Meter Read

Meter Location: ENTRY

Service Period: Jun 24, 2025 - Jul 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000900389	07/23/2025	626	585	41 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	41 kWh @ \$0.08641/kWh	\$3.54
Fuel Charge	41 kWh @ \$0.03391/kWh	\$1.39
Storm Protection Charge	41 kWh @ \$0.00577/kWh	\$0.24
Clean Energy Transition Mechanism	41 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	41 kWh @ \$0.02121/kWh	\$0.87
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.75
Franchise Fee		\$1.69
Municipal Public Service Tax		\$2.63
Total Electric Cost, Local Fees and Taxes		\$30.07

Total Current Month's Charges

\$30.07

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.	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
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469	All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	

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

Statement Date: July 29, 2025

Amount Due: \$50.16

Due Date: August 19, 2025
Account #: 221008717698

Account Summary

Current Service Period: June 24, 2025 - July 23, 2025

Previous Amount Due	\$52.56
Payment(s) Received Since Last Statement	-\$52.56

Current Month's Charges	\$50.16
-------------------------	---------

Amount Due by August 19, 2025 \$50.16

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.

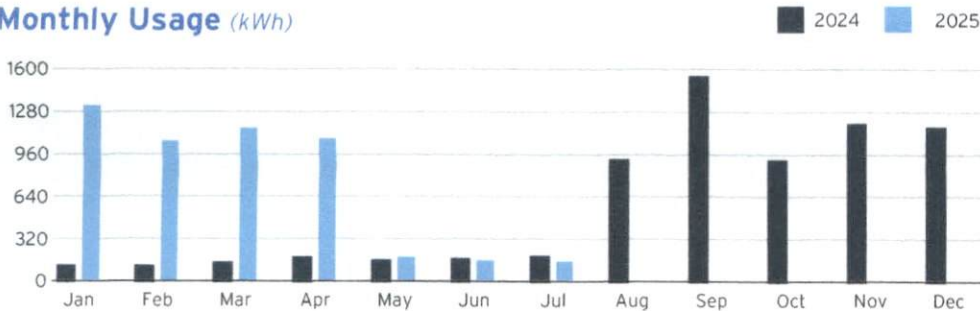


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008717698

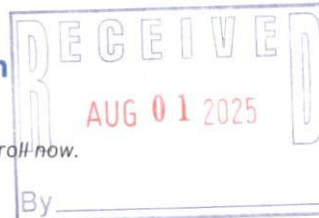
Due Date: August 19, 2025



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: \$50.16

Payment Amount: \$ _____

637804210211

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.

6378042102112210087176980000000050167



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

Account #: 221008717698
Statement Date: July 29, 2025
Charges Due: August 19, 2025

Meter Read

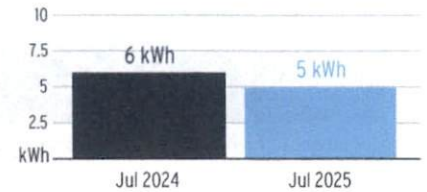
Service Period: Jun 24, 2025 - Jul 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000809854	07/23/2025	12,436	12,283	153 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?

We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	153 kWh @ \$0.08641/kWh	\$13.22
Fuel Charge	153 kWh @ \$0.03391/kWh	\$5.19
Storm Protection Charge	153 kWh @ \$0.00577/kWh	\$0.88
Clean Energy Transition Mechanism	153 kWh @ \$0.00418/kWh	\$0.64
Storm Surcharge	153 kWh @ \$0.02121/kWh	\$3.25
Florida Gross Receipt Tax		\$1.08
Electric Service Cost		\$43.16
Franchise Fee		\$2.83
Municipal Public Service Tax		\$4.17
Total Electric Cost, Local Fees and Taxes		\$50.16

Total Current Month's Charges

\$50.16

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.

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

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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

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

Statement Date: July 29, 2025

Amount Due: \$43.18

Due Date: August 19, 2025

Account #: 221008717680

Account Summary

Current Service Period: June 24, 2025 - July 23, 2025

Previous Amount Due	\$44.85
Payment(s) Received Since Last Statement	-\$44.85
Current Month's Charges	\$43.18

Amount Due by August 19, 2025 \$43.18

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.

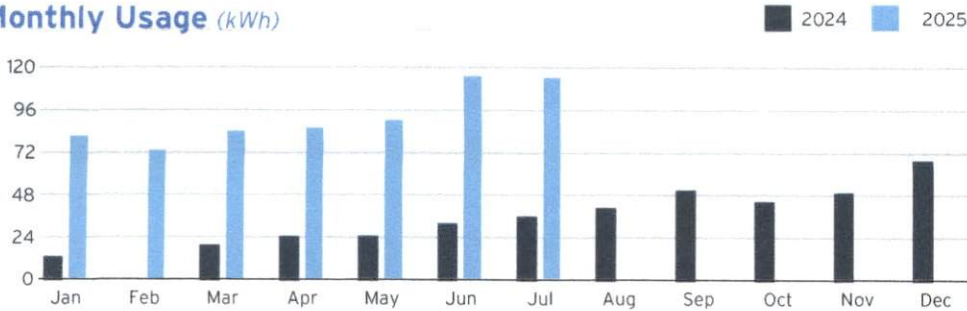


Your average daily kWh used was **0% higher** than it was in your previous period.



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS[®] AN EMERA COMPANY



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

Account #: 221008717680

Due Date: August 19, 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: \$43.18

Payment Amount: \$ _____

637804210210

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.

637804210210221008717680000000043188



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

Account #: 221008717680
Statement Date: July 29, 2025
Charges Due: August 19, 2025

Meter Read

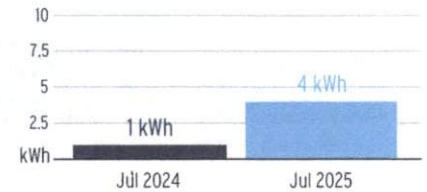
Service Period: Jun 24, 2025 - Jul 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000809852	07/23/2025	1,111		997		114 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
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Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	114 kWh @ \$0.08641/kWh	\$9.85
Fuel Charge	114 kWh @ \$0.03391/kWh	\$3.87
Storm Protection Charge	114 kWh @ \$0.00577/kWh	\$0.66
Clean Energy Transition Mechanism	114 kWh @ \$0.00418/kWh	\$0.48
Storm Surcharge	114 kWh @ \$0.02121/kWh	\$2.42
Florida Gross Receipt Tax		\$0.93

Electric Service Cost	\$37.11
Franchise Fee	\$2.43
Municipal Public Service Tax	\$3.64
Total Electric Cost, Local Fees and Taxes	\$43.18

Total Current Month's Charges

\$43.18

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



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



Phone

Toll Free:
866-689-6469

All Other Correspondences:
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Contact Us

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: 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

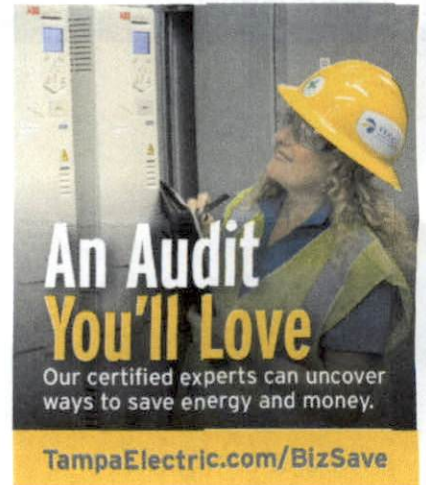
Current Month's Charges	\$1,921.15
-------------------------	------------

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

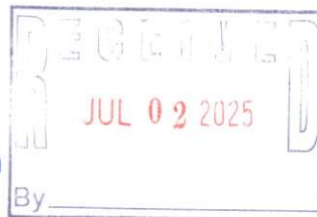
Due Date: July 18, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$1,921.15

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

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: July 29, 2025

Amount Due: \$666.05

Due Date: August 19, 2025

Account #: 211032797113

Account Summary

Current Service Period: June 24, 2025 - July 23, 2025

Previous Amount Due	\$701.46
Payment(s) Received Since Last Statement	-\$701.46

Current Month's Charges	\$666.05
-------------------------	----------

Amount Due by August 19, 2025	\$666.05
-------------------------------	----------

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

Your Energy Insight

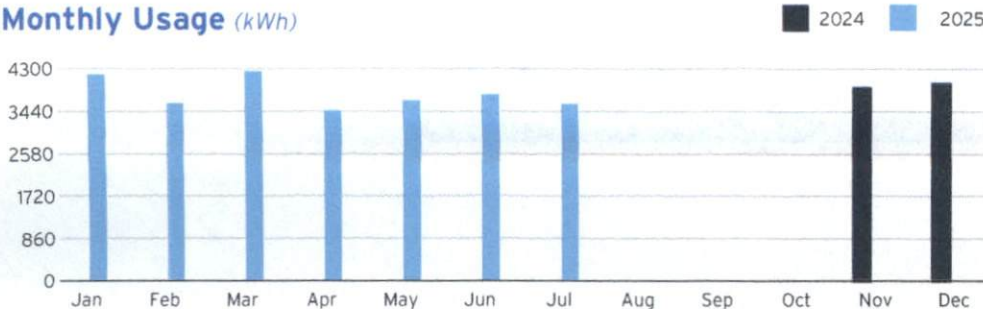


Your average daily kWh used was **1.69% higher** than it was in your previous period.



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 #: 211032797113

Due Date: August 19, 2025

Amount Due: \$666.05

Payment Amount: \$ _____

698296677591



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.



00006426 FTECO107292522455310 00000 02 01000000 13420 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.

6982966775912110327971130000000666054



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

Account #: 211032797113
Statement Date: July 29, 2025
Charges Due: August 19, 2025

Meter Read

Meter Location: AMENITY

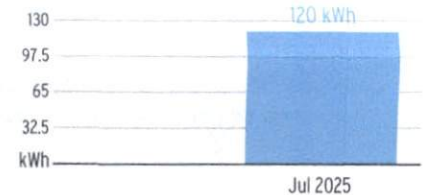
Service Period: Jun 24, 2025 - Jul 23, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000922033	07/23/2025	54,306	50,718	3,588 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	3,588 kWh @ \$0.08641/kWh	\$310.04
Fuel Charge	3,588 kWh @ \$0.03391/kWh	\$121.67
Storm Protection Charge	3,588 kWh @ \$0.00577/kWh	\$20.70
Clean Energy Transition Mechanism	3,588 kWh @ \$0.00418/kWh	\$15.00
Storm Surcharge	3,588 kWh @ \$0.02121/kWh	\$76.10
Florida Gross Receipt Tax		\$14.42

Electric Service Cost **\$576.83**

Franchise Fee \$37.78

Municipal Public Service Tax \$51.44

Total Electric Cost, Local Fees and Taxes **\$666.05**

Total Current Month's Charges

\$666.05

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 30, 2025

Amount Due: \$21.88

Due Date: August 20, 2025
Account #: 211034931876

Account Summary

Current Service Period: June 25, 2025 - July 24, 2025

Previous Amount Due	\$145.93
Payment(s) Received Since Last Statement	-\$145.93
Miscellaneous Credits	-\$2.09
Credit balance after payments and credits	-\$2.09
Current Month's Charges	\$23.97

Amount Due by August 20, 2025 \$21.88

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

Your Energy Insight

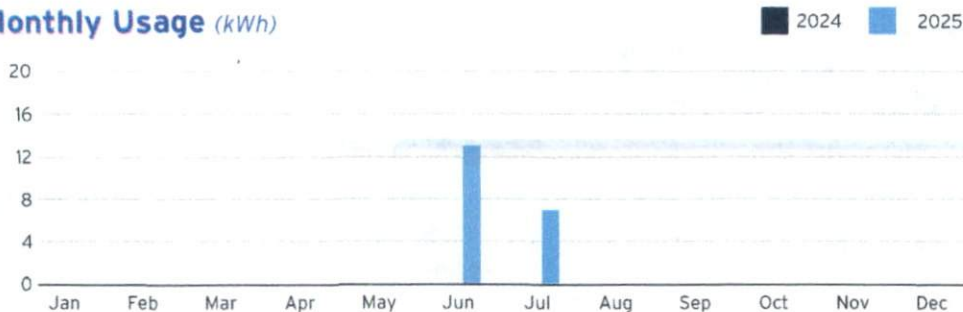


Your average daily kWh used was **50% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

STOP POWER SURGES!
50% OFF install
plus 1st month free!

Limited time offer at
TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



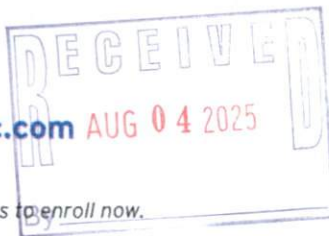
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

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

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



Account #: 211034931876

Due Date: August 20, 2025

Amount Due: \$21.88

Payment Amount: \$ _____

605088237595

00003759 FTECO107302522094810 00000 02 01000000 10974 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.

6050882375952110349318760000000021880



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

Account #: 211034931876
Statement Date: July 30, 2025
Charges Due: August 20, 2025

Meter Read

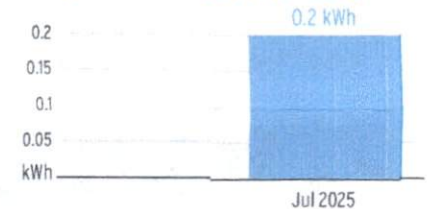
Service Period: Jun 25, 2025 - Jul 24, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000945878	07/24/2025	90	83	7 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.47
Franchise Fee		\$1.34
Municipal Public Service Tax		\$2.16
Total Electric Cost, Local Fees and Taxes		\$23.97

Total Current Month's Charges

\$23.97

Miscellaneous Credits	
Sales Tax Credit	-\$2.09
Total Current Month's Credits	-\$2.09

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Ways To Pay Your Bill



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Find list of Payment Agents at TampaElectric.com



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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Hilltop Point CDD

Board Meeting Date: 08/27/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input checked="" type="checkbox"/>	NOT PAID
2	Aaron Spinks	<input checked="" type="checkbox"/>	NOT PAID
3	Jarred Rossi	<input checked="" type="checkbox"/>	NOT PAID
4	Lee Thompson	<input checked="" type="checkbox"/>	\$200
5	John Blakley	<input checked="" type="checkbox"/>	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

08/27/2025
Date

*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Hilltop Point CDD

Board Meeting Date: 08/27/2025

	Name	In Attendance (Please 'X')	Paid
1	Tatiana Pagan	<input type="checkbox"/>	NOT PAID
2	Aaron Spinks	<input type="checkbox"/>	NOT PAID
3	Jarred Rossi	<input type="checkbox"/>	NOT PAID
4	Lee Thompson	<input checked="" type="checkbox"/>	\$200
5	John Blakley	<input type="checkbox"/>	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Bryan Radcliff
District Manager Signature

08/27/2025
Date

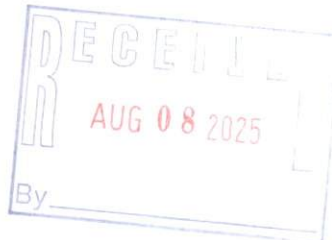
*****PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7834014
Account Number: 247867000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Hilltop Point Community Devel Distr
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States



**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-2 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$3,178.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-2 REVENUE FUND**

Invoice Number: 7834014
Account Number: 247867000
Current Due: \$3,178.63

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 247867000
Invoice # 7834014
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7834014
Invoice Date: 07/25/2025
Account Number: 247867000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

3/3

HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-2 REVENUE FUND

Accounts Included 247867000 247867001 247867002 247867003 247867004 247867005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

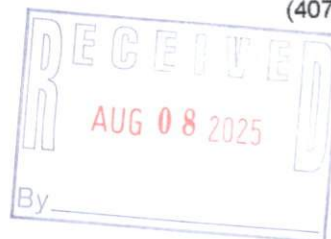
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	2,950.00	100.00%	\$2,950.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$2,950.00
Incidental Expenses 07/01/2025 to 06/30/2026	2,950.00	0.0775		\$228.63
Subtotal Incidental Expenses				\$228.63
TOTAL AMOUNT DUE				\$3,178.63





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7839267
Account Number: 229682000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807



Hilltop Point Community Devel Distr
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-1 REVENUE FUND**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,656.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-1 REVENUE FUND**

Invoice Number: 7839267
Account Number: 229682000
Current Due: \$4,656.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 229682000
Invoice # 7839267
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7839267
Invoice Date: 07/25/2025
Account Number: 229682000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

HILLTOP POINT COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2022-1 REVENUE FUND

Accounts Included 229682000 229682001 229682002 229682003 229682004 229682005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,950.00
19190 Other 2 amortization schedules 2024	400.00	1.00		\$400.00
Subtotal Extraordinary Services - In Arrears 07/01/2024 - 06/30/2025				\$400.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,656.13



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.: 2025-970
Terms: Net 30
Invoice date: 07/31/2025
Due date: 08/30/2025

Technician: Joey
PO#: ADA Chair Remote

#	Date	Product or service	Description	Qty	Rate	Amount
1.		NLA SR SMITH HAND CONTROL 2CHANNEL 4 BUTTON	NLA SR SMITH HAND CONTROL 2CHANNEL 4 BUTTON	1	\$344.94	\$344.94

Total \$344.94

Ways to pay



View and pay

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 Technician: Nick
Invoice no.: 2025-1087
Terms: Net 30
Invoice date: 08/18/2025
Due date: 09/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/18/2025	SR SMITH DECK COVER PAL/PAL2/SPLASH, TAN	SR SMITH DECK COVER PAL/PAL2/SPLASH, TAN	1	\$810.94	\$810.94

Ways to pay



Total	\$810.94
Payment	-\$100.00
Balance due	\$710.94

View and pay



FEID #27-1194163
1136 Thomasville Road
Tallahassee, FL 32303
850.219.9473

Invoice

Invoice Number	Date
595524	6/11/2025
Customer Number	Due Date
W4C5596	7/11/2025
Registration Code:	2AD3CD

To: **M/I Homes Inc**
4343 Anchor Plaza Pkwy, Suite 200
Tampa, FL 33634

Remit To: **Redwire**
1136 Thomasville Road
Tallahassee, FL 32303-6272

Amount Enclosed:

Net Due:\$350.00

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
M/I Homes Inc	W4C5596		6/11/2025	7/11/2025

Quantity	Description	Rate	Amount
Hilltop Point CDD Clubhouse, 38459 Barrel Dr., Dade City, FL			
0.50	Access Control System-Fobs	700.00	350.00
		Subtotal:	\$350.00
	Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	\$350.00

Date	Invoice #	Description	Amount	Balance Due
6/11/2025	595524	Installation (25287-1)	\$350.00	\$350.00

Completion date: 12.27.24 Key Fobs issued invoice for the 50% remainder



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

595526

Date

6/11/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$317.25

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

0

Invoice Date

6/11/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

Access Control-Access Repair

0.50

\$634.50

\$317.25

Subtotal:

\$317.25

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

6/11/2025

595526

Installation

\$317.25

\$317.25

completion date 11/22/24 invoice for the remaining 50%



redwire

FEID #27-1194163

Remittance Address:

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

Invoice

Invoice Number

604676

Date

8/12/2025

Customer Number

W4C5596

Terms

Net 30

Total Due:\$603.96

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

8/12/2025

Terms

Net 30

Description

Quantity

Rate

Amount

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

Minimum One Hour Service Labor

1.00

\$165.00

\$165.00

Additional Service Labor Hours

2.00

\$165.00

\$330.00

Network Router

1.00

\$29.96

\$29.96

Trip Charge

1.00

\$79.00

\$79.00

Subtotal:

\$603.96

Tax

\$0.00

Payments/Credits Applied

\$0.00

Date

Invoice #

Description

Amount

Balance Due

8/12/2025

604676

Service

\$603.96

\$603.96

Installed a new router purchased in order for their cameras to work on DDNS.

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	
8/6/25-8/6/25	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
8/6/2025	Deirdre Bonett	TB320570
Total Amount Due	Invoice Number	
\$141.20	49482-080625	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
8/6/25	8/6/25	49482	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meetings Schedule Affidavit Fee	2	1.00x61.00 L	\$139.20 \$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	
8/6/25-8/6/25	HILLTOP CDD	
Billing Date	Sales Rep	Customer Account
8/6/2025	Deirdre Bonett	TB320570
Total Amount Due	Invoice Number	
\$141.20	49482-080625	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

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