

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

Prepared by:



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# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL							TOTAL
	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM		
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND		
<b>ASSETS</b>								
Cash - Operating Account	\$ 40,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,895
Due From Other Funds	11,531	-	109,744	-	-	-	-	121,275
Investments:								
Acquisition & Construction Account	-	-	-	4,805	360	-	-	5,165
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	218,675	71,079	-	-	-	-	289,754
Amount To Be Provided	-	-	-	-	-	8,245,000	-	8,245,000
<b>TOTAL ASSETS</b>	<b>\$ 52,426</b>	<b>\$ 386,151</b>	<b>\$ 296,923</b>	<b>\$ 4,805</b>	<b>\$ 360</b>	<b>\$ 8,245,000</b>	<b>\$ -</b>	<b>8,985,665</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	575
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	-	119,188	-	3	2,084	-	-	121,275
<b>TOTAL LIABILITIES</b>	<b>50,575</b>	<b>119,188</b>	<b>-</b>	<b>3</b>	<b>2,084</b>	<b>8,245,000</b>	<b>-</b>	<b>8,416,850</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	266,963	296,923	-	-	-	-	563,886
Capital Projects	-	-	-	4,802	-	-	-	4,802
Unassigned:	1,851	-	-	-	(1,724)	-	-	127
<b>TOTAL FUND BALANCES</b>	<b>1,851</b>	<b>266,963</b>	<b>296,923</b>	<b>4,802</b>	<b>(1,724)</b>	<b>-</b>	<b>-</b>	<b>568,815</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 52,426</b>	<b>\$ 386,151</b>	<b>\$ 296,923</b>	<b>\$ 4,805</b>	<b>\$ 360</b>	<b>\$ 8,245,000</b>	<b>\$ -</b>	<b>8,985,665</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 465	\$ 465	0.00%
Special Assmnts- Tax Collector	74,837	127,097	52,260	169.83%
Special Assmnts- CDD Collected	-	51,139	51,139	0.00%
Developer Contribution	315,498	25,000	(290,498)	7.92%
Other Miscellaneous Revenues	-	25	25	0.00%
<b>TOTAL REVENUES</b>	<b>390,335</b>	<b>203,726</b>	<b>(186,609)</b>	<b>52.19%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	3,800	3,400	52.78%
ProfServ-Dissemination Agent	5,000	3,333	1,667	66.66%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	27,292	(12,292)	181.95%
District Engineer	5,400	4,971	429	92.06%
Administrative Services	4,500	3,030	1,470	67.33%
District Manager	25,000	17,503	7,497	70.01%
Accounting Services	12,000	6,900	5,100	57.50%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	114	386	22.80%
Rentals & Leases	500	566	(66)	113.20%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	523	2,977	14.94%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	(126)	5,126	-2.52%
Website Administration	1,200	800	400	66.67%
Information Technology	500	400	100	80.00%
Miscellaneous Expenses	250	32	218	12.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
<b>Total Administration</b>	<b>109,725</b>	<b>73,564</b>	<b>36,161</b>	<b>67.04%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	676	824	45.07%
Electricity - Streetlights	42,275	23,326	18,949	55.18%
Utility - Water	10,000	2,022	7,978	20.22%
<b>Total Electric Utility Services</b>	<b>53,775</b>	<b>26,024</b>	<b>27,751</b>	<b>48.39%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Stormwater Control</u></b>				
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	0.00%
<b>Total Stormwater Control</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
Insurance - General Liability	3,200	3,200	-	100.00%
Insurance -Property & Casualty	11,200	10,880	320	97.14%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	116,535	75,200	41,335	64.53%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	5,000	304	4,696	6.08%
<b>Total Other Physical Environment</b>	<b>161,935</b>	<b>89,584</b>	<b>72,351</b>	<b>55.32%</b>
<b><u>Parks and Recreations</u></b>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	3,800	3,400	52.78%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	560	390	58.95%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	9,720	(7,220)	388.80%
Access Control Maintenance & Repair	2,000	350	1,650	17.50%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	280	220	56.00%
<b>Total Parks and Recreations</b>	<b>35,600</b>	<b>16,110</b>	<b>19,490</b>	<b>45.25%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	18,800	4,800	14,000	25.53%
<b>Total Contingency</b>	<b>18,800</b>	<b>4,800</b>	<b>14,000</b>	<b>25.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>384,835</b>	<b>210,082</b>	<b>174,753</b>	<b>54.59%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(6,356)	(11,856)	-115.56%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	5,500	-	(5,500)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>5,500</b>	<b>-</b>	<b>(5,500)</b>	<b>0.00%</b>
Net change in fund balance	\$ 5,500	\$ (6,356)	\$ (22,856)	-115.56%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>8,207</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,851</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,395	\$ 11,395	0.00%
Special Assmnts- Tax Collector	333,303	326,527	(6,776)	97.97%
<b>TOTAL REVENUES</b>	<b>333,303</b>	<b>337,922</b>	<b>4,619</b>	<b>101.39%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	80,000	-	100.00%
Interest Expense	253,303	252,031	1,272	99.50%
<b>Total Debt Service</b>	<b>333,303</b>	<b>332,031</b>	<b>1,272</b>	<b>99.62%</b>
<b>TOTAL EXPENDITURES</b>	<b>333,303</b>	<b>332,031</b>	<b>1,272</b>	<b>99.62%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,891	5,891	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>261,072</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 266,963</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,534	\$ 7,534	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	174,150	174,150	0.00%
<b>TOTAL REVENUES</b>	<b>229,905</b>	<b>181,684</b>	<b>(48,221)</b>	<b>79.03%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	50,000	50,000	-	100.00%
Interest Expense	179,905	181,093	(1,188)	100.66%
<b>Total Debt Service</b>	<b>229,905</b>	<b>231,093</b>	<b>(1,188)</b>	<b>100.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>229,905</b>	<b>231,093</b>	<b>(1,188)</b>	<b>100.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(49,409)	(49,409)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>346,332</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 296,923</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 140	\$ 140	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>140</b>	<b>140</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	140	140	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,662</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,802</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11	\$ 11	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>11</b>	<b>11</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	11	11	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(1,735)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (1,724)</u></b>		



# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088  
**Statement No.** 05-25

**Statement Date** 05/31/2025

<b>G/L Account No. 101001 Balance</b>	40,895.40	<b>Statement Balance</b>	46,542.45
		<b>Outstanding Deposits</b>	3,268.81
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	49,811.26
<b>Subtotal</b>	40,895.40	<b>Outstanding Checks</b>	-8,915.86
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	40,895.40
<b>Ending G/L Balance</b>	40,895.40		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/06/2025	Payment	BD00029	Special Assmnts-CDD Collected	Off Roll Assessment Revenue	1,247.29	1,247.29	0.00
05/07/2025	Payment	BD00047	Special Assmnts-CDD Collected	Deposit No. BD00047	2,494.58	2,494.58	0.00
05/09/2025	Payment	BD00048	Developer Contribution	Deposit No. BD00048	25,000.00	25,000.00	0.00
05/14/2025	Payment	BD00049	Special Assmnts-CDD Collected	Deposit No. BD00049	2,494.58	2,494.58	0.00
05/21/2025	Payment	BD00050	Special Assmnts-CDD Collected	Deposit No. BD00050	4,989.16	4,989.16	0.00
05/29/2025	Payment	BD00051	Special Assmnts-CDD Collected	Deposit No. BD00051	2,494.58	2,494.58	0.00
05/19/2025	Payment	BD00053	Special Assmnts-CDD Collected	Deposit No. BD00053	1,247.29	1,247.29	0.00
05/13/2025		JE000619	Special Assmnts-Tax Collector	Pasco County Tax Distrib. - Apr'25	2,788.56	2,788.56	0.00
05/13/2025		JE000620	Interest - Tax Collector	Pasco County Tax - Q1'25 Interest Earned	102.81	102.81	0.00
<b>Total Deposits</b>					42,858.85	42,858.85	0.00

## Checks

							0.00
01/06/2025	Payment	BD00029	Special Assmnts-CDD Collected	Off Roll Assessment Revenue	-1,247.29	-1,247.29	0.00
04/24/2025	Payment	1312	INFRAMARK LLC	Check for Vendor V00014	-15.96	-15.96	0.00
04/30/2025	Payment	1316	CITY OF DADE CITY	Check for Vendor V00044	-332.50	-332.50	0.00
05/08/2025	Payment	1317	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00031	-2,400.00	-2,400.00	0.00
05/08/2025	Payment	1318	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
05/08/2025	Payment	1319	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
05/08/2025	Payment	1320	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
05/08/2025	Payment	1321	TAMPA ELECTRIC	Check for Vendor V00015	-3,768.65	-3,768.65	0.00
05/21/2025	Payment	1322	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-1,001.15	-1,001.15	0.00

## Hilltop Point CDD

**Statement Date** 05/31/2025

## Adjustments

## Outstanding Checks

## Outstanding Deposits

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