

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 June 30, 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	\$ 12,807	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,807
Cash in Transit	8,130	2,033	-	-	-	-	-	10,163
Due From Other Funds	3,401	-	109,744	-	-	-	-	113,145
Investments:								
Acquisition & Construction Account	-	-	-	4,822	362	-	-	5,184
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	220,067	129,804	-	-	-	-	349,871
Amount To Be Provided	-	-	-	-	-	-	8,245,000	8,245,000
<b>TOTAL ASSETS</b>	<b>\$ 24,338</b>	<b>\$ 389,576</b>	<b>\$ 355,648</b>	<b>\$ 4,822</b>	<b>\$ 362</b>	<b>\$ 8,245,000</b>	<b>\$ 9,019,746</b>	
<b>LIABILITIES</b>								
Accounts Payable	\$ 24,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,693
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	-	111,058	-	3	2,084	-	-	113,145
<b>TOTAL LIABILITIES</b>	<b>74,693</b>	<b>111,058</b>	<b>-</b>	<b>3</b>	<b>2,084</b>	<b>8,245,000</b>	<b>8,432,838</b>	
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	278,518	355,648	-	-	-	-	634,166
Capital Projects	-	-	-	4,819	-	-	-	4,819
Unassigned:	(50,355)	-	-	-	(1,722)	-	-	(52,077)
<b>TOTAL FUND BALANCES</b>	<b>(50,355)</b>	<b>278,518</b>	<b>355,648</b>	<b>4,819</b>	<b>(1,722)</b>	<b>-</b>	<b>586,908</b>	
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 24,338</b>	<b>\$ 389,576</b>	<b>\$ 355,648</b>	<b>\$ 4,822</b>	<b>\$ 362</b>	<b>\$ 8,245,000</b>	<b>\$ 9,019,746</b>	

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	128,088	53,251	171.16%
Special Assmnts- CDD Collected	-	71,096	71,096	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>224,674</b>	<b>(165,661)</b>	<b>57.56%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	4,200	3,000	58.33%
ProfServ-Dissemination Agent	5,000	4,167	833	83.34%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	3,750	1,250	75.00%
Assessment Roll	-	4,167	(4,167)	0.00%
District Counsel	15,000	27,292	(12,292)	181.95%
District Engineer	5,400	5,161	239	95.57%
Administrative Services	4,500	4,613	(113)	102.51%
District Manager	25,000	21,670	3,330	86.68%
Accounting Services	12,000	13,900	(1,900)	115.83%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	134	366	26.80%
Rentals & Leases	500	1,666	(1,166)	333.20%
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	(56)	5,056	-1.12%
Website Administration	1,200	2,000	(800)	166.67%
Information Technology	500	500	-	100.00%
Miscellaneous Expenses	250	32	218	12.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	605	(430)	345.71%
<b>Total Administration</b>	<b>109,725</b>	<b>98,425</b>	<b>11,300</b>	<b>89.70%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	834	666	55.60%
Electricity - Streetlights	42,275	26,858	15,417	63.53%
Utility - Water	10,000	2,591	7,409	25.91%
<b>Total Electric Utility Services</b>	<b>53,775</b>	<b>30,283</b>	<b>23,492</b>	<b>56.31%</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	96,132	20,403	82.49%
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>110,516</b>	<b>51,419</b>	<b>68.25%</b>
<b><u>Parks and Recreations</u></b>				
Field Services	12,000	15,000	(3,000)	125.00%
Clubhouse - Facility Janitorial Service	7,200	4,500	2,700	62.50%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	640	310	67.37%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	11,167	(8,667)	446.68%
Access Control Maintenance & Repair	2,000	3,246	(1,246)	162.30%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
<b>Total Parks and Recreations</b>	<b>35,600</b>	<b>35,953</b>	<b>(353)</b>	<b>100.99%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	18,800	8,060	10,740	42.87%
<b>Total Contingency</b>	<b>18,800</b>	<b>8,060</b>	<b>10,740</b>	<b>42.87%</b>
<b>TOTAL EXPENDITURES</b>	<b>384,835</b>	<b>283,237</b>	<b>101,598</b>	<b>73.60%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(58,563)	(64,063)	-1064.78%
<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	\$ (58,563)	\$ (75,063)	-1064.78%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>8,208</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (50,355)</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 12,787	\$ 12,787	0.00%
Special Assmnts- Tax Collector	333,303	336,690	3,387	101.02%
<b>TOTAL REVENUES</b>	<b>333,303</b>	<b>349,477</b>	<b>16,174</b>	<b>104.85%</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	-	17,446	17,446	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>261,072</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 278,518</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 8,209	\$ 8,209	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	232,200	232,200	0.00%
<b>TOTAL REVENUES</b>	<b>229,905</b>	<b>240,409</b>	<b>10,504</b>	<b>104.57%</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	-	9,316	9,316	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>346,332</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 355,648</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 157	\$ 157	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>157</b>	<b>157</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	-	157	157	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,662</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,819</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 13	\$ 13	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>13</b>	<b>13</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	-	13	13	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(1,735)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (1,722)</u></b>		



# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088  
**Statement No.** 06-25

**Statement Date** 06/30/2025

<b>G/L Account No. 101001 Balance</b>	12,806.96	<b>Statement Balance</b>	49,537.43
		<b>Outstanding Deposits</b>	6,160.18
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	12,806.96	<b>Subtotal</b>	55,697.61
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-42,890.65
<b>Ending G/L Balance</b>	12,806.96	<b>Ending Balance</b>	12,806.96

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
06/03/2025	Payment	BD00052	Special Assmnts-CDD Collected	Deposit No. BD00052	1,247.29	1,247.29	0.00
06/10/2025		JE000607	Special Assmnts-Tax Collector	Pasco County Tax Distrib. - May'25	8,365.68	8,365.68	0.00
06/17/2025	Payment	BD00054	Special Assmnts-Tax Collector	Deposit No. BD00054	2,788.56	2,788.56	0.00
06/18/2025	Payment	BD00055	Special Assmnts-CDD Collected	Deposit No. BD00055	16,214.77	16,214.77	0.00
06/26/2025	Payment	BD00056	Special Assmnts-CDD Collected	Deposit No. BD00056	2,494.58	2,494.58	0.00
<b>Total Deposits</b>					31,110.88	31,110.88	0.00
<b>Checks</b>							
							0.00
05/21/2025	Payment	1323	INFRAMARK LLC	Check for Vendor V00014	-7,650.00	-7,650.00	0.00
05/28/2025	Payment	1324	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
05/29/2025	Payment	1326	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
05/29/2025	Payment	1327	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
06/04/2025	Payment	1328	CITY OF DADE CITY	Check for Vendor V00044	-575.35	-575.35	0.00
06/04/2025	Payment	1329	GRAU AND ASSOCIATES	Check for Vendor V00023	-3,000.00	-3,000.00	0.00
06/04/2025	Payment	1330	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00024	-190.00	-190.00	0.00
06/04/2025	Payment	1331	TAMPA ELECTRIC	Check for Vendor V00015	-3,689.23	-3,689.23	0.00
06/19/2025	Payment	1332	COOPER POOLS INC.	Check for Vendor V00053	-1,446.92	-1,446.92	0.00
06/19/2025	Payment	1334	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005	-70.32	-70.32	0.00
06/19/2025	Payment	1335	REDWIRE LLC	Check for Vendor V00033	-2,836.10	-2,836.10	0.00
06/19/2025	Payment	1336	STEADFAST MAINTENANCE CHARTER	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
06/26/2025	Payment	DD430	COMMUNICATION S ACH	Payment of Invoice 000778	-79.98	-79.98	0.00

# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088  
**Statement No.** 06-25

**Statement Date** 06/30/2025

---

<b>Total Checks</b>				-28,115.90	-28,115.90	0.00
---------------------	--	--	--	------------	------------	------

## Adjustments

### Total Adjustments

### Outstanding Checks

05/29/2025	Payment	1325	INFRAMARK LLC	Check for Vendor V00014	-165.86
06/09/2025		JE000608	Special Assmnts- Tax Collector	REV WRONG DATE: Pasco County Tax Distrib. - Apr'25	-2,788.56
06/09/2025		JE000609	Interest - Tax Collector	REV WRONG DATE: Pasco County Tax - Q1'25 Interest	-102.81
06/19/2025	Payment	1333	HILLTOP POINT CDD	Check for Vendor V00018	-10,162.90
06/25/2025	Payment	1337	INFRAMARK LLC	Check for Vendor V00014	-29,270.52
06/27/2025	Payment	1338	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00
06/27/2025	Payment	1339	LEE R. THOMPSON	Check for Vendor V00011	-200.00
<b>Total Outstanding Checks</b>					-42,890.65

### 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
06/09/2025	JE000605	Pasco County Tax - Q1'25	102.81
06/09/2025	JE000606	Pasco County Tax Distrib. -	2,788.56
<b>Total Outstanding Deposits</b>			6,160.18