

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2025

Prepared by:



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# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet  
As of July 31, 2025  
(In Whole Numbers)

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

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

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

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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	103,610	12,925	88.91%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	5,000	304	4,696	6.08%
<b>Total Other Physical Environment</b>	<b>161,935</b>	<b>117,994</b>	<b>43,941</b>	<b>72.87%</b>
<b><u>Parks and Recreations</u></b>				
Field Services	12,000	15,000	(3,000)	125.00%
Clubhouse - Facility Janitorial Service	7,200	5,200	2,000	72.22%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	720	230	75.79%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	13,557	(11,057)	542.28%
Access Control Maintenance & Repair	2,000	5,243	(3,243)	262.15%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
<b>Total Parks and Recreations</b>	<b>35,600</b>	<b>41,120</b>	<b>(5,520)</b>	<b>115.51%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	18,800	20,319	(1,519)	108.08%
<b>Total Contingency</b>	<b>18,800</b>	<b>20,319</b>	<b>(1,519)</b>	<b>108.08%</b>
<b>TOTAL EXPENDITURES</b>	<b>384,835</b>	<b>321,870</b>	<b>62,965</b>	<b>83.64%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(59,713)	(65,213)	-1085.69%
<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	\$ (59,713)	\$ (76,213)	-1085.69%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>8,210</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (51,503)</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 14,139	\$ 14,139	0.00%
Special Assmnts- Tax Collector	333,303	336,690	3,387	101.02%
<b>TOTAL REVENUES</b>	<b>333,303</b>	<b>350,829</b>	<b>17,526</b>	<b>105.26%</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	-	18,798	18,798	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>261,072</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 279,870</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 9,000	\$ 9,000	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	232,200	232,200	0.00%
<b>TOTAL REVENUES</b>	<b>229,905</b>	<b>241,200</b>	<b>11,295</b>	<b>104.91%</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	-	10,107	10,107	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>346,332</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 356,439</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 174	\$ 174	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>174</b>	<b>174</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	-	174	174	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,662</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,836</b>		

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

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



# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088  
**Statement No.** 07-25

**Statement Date** 07/31/2025

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

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

# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088

**Statement No.** 07-25

**Statement Date**

07/31/2025

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

## Adjustments

### Total Adjustments

### Outstanding Checks

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

### Total Outstanding Deposits