

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	<u>\$ 5,500</u>	<u>\$ (22,725)</u>	<u>\$ (39,225)</u>	<u>-413.18%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,208		
FUND BALANCE, ENDING		<u>\$ (14,517)</u>		

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