

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

				SERIES 2022-1	SERIES 2022-2	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2022-1	SERIES 2022-2	PROJECT	PROJECT	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
ASSETS								
Cash - Operating Account	\$ 56,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,831
Due From Developer	2,034	-	-	-	-	-	-	2,034
Due From Other Funds	-	-	118,184	-	-	-	-	118,184
Investments:								
Acquisition & Construction Account	-	-	-	4,874	366	-	-	5,240
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	234,455	132,376	-	-	-	-	366,831
Prepaid Insurance	17,185	-	-	-	-	-	-	17,185
Fixed Assets								
Construction Work In Process	-	-	-	-	-	7,468,754	-	7,468,754
Amount To Be Provided	-	-	-	-	-	-	7,990,000	7,990,000
TOTAL ASSETS	\$ 76,050	\$ 401,931	\$ 366,660	\$ 4,874	\$ 366	\$ 7,468,754	\$ 7,990,000	\$ 16,308,635
LIABILITIES								
Accounts Payable	\$ 602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 602
Due To Developer	50,000	-	-	-	-	-	-	50,000
Bonds Payable - Series 2022A-1	-	-	-	-	-	-	4,720,000	4,720,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	-	3,270,000	3,270,000
Due To Other Funds	2,147	113,949	-	3	2,085	-	-	118,184
TOTAL LIABILITIES	52,749	113,949	-	3	2,085	-	7,990,000	8,158,786
FUND BALANCES								
Nonspendable:								
Prepaid Insurance	17,185	-	-	-	-	-	-	17,185
Restricted for:								
Debt Service	-	287,982	366,660	-	-	-	-	654,642
Capital Projects	-	-	-	4,871	-	-	-	4,871
Unassigned:	6,116	-	-	-	(1,719)	7,468,754	-	7,473,151
TOTAL FUND BALANCES	23,301	287,982	366,660	4,871	(1,719)	7,468,754	-	8,149,849
TOTAL LIABILITIES & FUND BALANCES	\$ 76,050	\$ 401,931	\$ 366,660	\$ 4,874	\$ 366	\$ 7,468,754	\$ 7,990,000	\$ 16,308,635

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 99	\$ 99	0.00%
Interest - Tax Collector	-	465	465	0.00%
Special Assmnts- Tax Collector	74,837	128,088	53,251	171.16%
Special Assmnts- CDD Collected	-	97,289	97,289	0.00%
Developer Contribution	315,498	209,760	(105,738)	66.49%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	435,726	45,391	111.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	5,400	1,800	75.00%
ProfServ - Dissemination Agent	5,000	5,000	-	100.00%
Pool Maintenance - Contract	14,400	-	14,400	0.00%
ProfServ - Recording Secretary	5,000	4,500	500	90.00%
ProfServ-Trustee Fees	-	7,835	(7,835)	0.00%
Assessment Roll	-	5,000	(5,000)	0.00%
District Counsel	15,000	38,962	(23,962)	259.75%
District Engineer	5,400	9,050	(3,650)	167.59%
Administrative Services	4,500	5,530	(1,030)	122.89%
District Management	25,000	25,837	(837)	103.35%
Accounting Services	12,000	17,500	(5,500)	145.83%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	184	316	36.80%
Rentals & Leases	500	2,018	(1,518)	403.60%
Insurance - Public Officials	2,500	2,500	-	100.00%
Legal Advertising	3,500	1,591	1,909	45.46%
Bank Fees	200	786	(586)	393.00%
Financial & Revenue Collections	5,000	(56)	5,056	-1.12%
Website Administration	1,200	2,400	(1,200)	200.00%
ProfServ - Information Technology	500	700	(200)	140.00%
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	136,975	(27,250)	124.83%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	1,644	(144)	109.60%
Electricity Utility Services - Streetlights	42,275	40,830	1,445	96.58%
Water Utility Services	10,000	3,825	6,175	38.25%
Total Electric Utility Services	53,775	46,299	7,476	86.10%

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending September 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
<u>Garbage/Solid Waste Services</u>				
Garbage	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	5,936	(936)	118.72%
Total Stormwater Control	5,000	5,936	(936)	118.72%
<u>Other Physical Environment</u>				
Amenity Pest Control	3,000	325	2,675	10.83%
Insurance - General Liability	3,200	3,200	-	100.00%
Insurance -Property & Casualty	11,200	10,880	320	97.14%
Landscape - Annuals	7,500	1,132	6,368	15.09%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	116,535	112,209	4,326	96.29%
Plant Replacement Program	5,000	10,420	(5,420)	208.40%
Irrigation Maintenance	6,000	5,200	800	86.67%
Entry & Walls Maintenance	5,000	304	4,696	6.08%
Total Other Physical Environment	164,935	143,670	21,265	87.11%
<u>Parks and Recreations</u>				
Field Services	12,000	18,000	(6,000)	150.00%
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/Internet/Phone	950	880	70	92.63%
Amenity R&M	5,000	5,499	(499)	109.98%
Splash Pool Maintenance	2,500	18,312	(15,812)	732.48%
Access Control Maintenance & Repair	2,000	9,192	(7,192)	459.60%
Amenity Access - Key Fobs	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	35,600	59,183	(23,583)	166.24%

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
<u>Contingency</u>				
Miscellaneous Contingency	18,800	20,362	(1,562)	108.31%
Total Contingency	18,800	20,362	(1,562)	108.31%
TOTAL EXPENDITURES	390,335	412,425	(22,090)	105.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	23,301	23,301	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 23,301		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 17,012	\$ 17,012	0.00%
Special Assmnts- Tax Collector	333,303	331,450	(1,853)	99.44%
TOTAL REVENUES	333,303	348,462	15,159	104.55%
<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	-	16,431	16,431	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		271,551		
FUND BALANCE, ENDING		\$ 287,982		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,781	\$ 10,781	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	223,759	223,759	0.00%
TOTAL REVENUES	229,905	234,540	4,635	102.02%
<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	-	3,447	3,447	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		363,213		
FUND BALANCE, ENDING		\$ 366,660		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 209	\$ 209	0.00%
TOTAL REVENUES	-	209	209	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	209	209	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		\$ 4,871		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16	\$ 16	0.00%
TOTAL REVENUES	-	16	16	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16	16	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,735)		
FUND BALANCE, ENDING		<u>\$ (1,719)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101001 Balance	56,831.12	Statement Balance	93,070.83
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	56,831.12	Subtotal	93,070.83
Negative Adjustments	0.00	Outstanding Checks	-36,239.71
Ending G/L Balance	56,831.12	Ending Balance	56,831.12

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/03/2025	Payment	BD00066	Developer Contribution	Deposit No. BD00066	36,928.00	36,928.00	0.00
09/11/2025	Payment	BD00067	Special Assmnts-CDD Collected	Deposit No. BD00067	1,247.29	1,247.29	0.00
09/30/2025	Payment	BD00068	Developer Contribution	Deposit No. BD00068	46,062.35	46,062.35	0.00
09/18/2025		JE000734	Special Assmnts-CDD Collected	Truist Bank	7,483.74	7,483.74	0.00
09/23/2025		JE000735	Special Assmnts-CDD Collected	Truist Bank	2,494.58	2,494.58	0.00
09/30/2025		JE000746	Interest - Investments	Interest Income	97.99	97.99	0.00
Total Deposits					94,313.95	94,313.95	0.00
Checks							
							0.00
08/27/2025	Payment	1370	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-2,323.90	-2,323.90	0.00
08/27/2025	Payment	1372	REDWIRE LLC	Check for Vendor V00033	-1,856.21	-1,856.21	0.00
08/28/2025	Payment	1374	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
08/28/2025	Payment	1375	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
09/02/2025	Payment	1376	CITY OF DADE CITY	Check for Vendor V00044	-545.73	-545.73	0.00
09/10/2025	Payment	1378	CONSOLIDATED LAND SERVICES, INC.	Check for Vendor V00056	-5,499.41	-5,499.41	0.00
09/10/2025	Payment	1379	COOPER POOLS INC.	Check for Vendor V00053	-1,990.00	-1,990.00	0.00
09/10/2025	Payment	1380	INFRAMARK LLC	Check for Vendor V00014	-8,366.30	-8,366.30	0.00
09/10/2025	Payment	1381	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
09/10/2025	Payment	1382	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
09/10/2025	Payment	1383	TAMPA ELECTRIC	Check for Vendor V00015	-3,845.98	-3,845.98	0.00
09/17/2025	Payment	1384	CONSOLIDATED LAND SERVICES, INC.	Check for Vendor V00056	-9,899.62	-9,899.62	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 09-25

Statement Date

09/30/2025

09/17/2025	Payment	1385	INFRAMARK LLC	Check for Vendor V00014	-485.00	-485.00	0.00
09/17/2025	Payment	1386	STANTEC	Check for Vendor V00024	-760.00	-760.00	0.00
09/19/2025	Payment	1387	CONSULTING SERVICES, INC.	Check for Vendor V00010	-200.00	-200.00	0.00
09/19/2025	Payment	1388	JOHN C. BLAKLEY	Check for Vendor V00011	-200.00	-200.00	0.00
09/29/2025	Payment	300003	LEE R. THOMPSON	CHARTER			
			COMMUNICATION	Inv: 0162402090925	-79.98	-79.98	0.00
09/22/2025		JE000747	S ACH				
			Bank Fees	Bank Fees	-254.83	-254.83	0.00
Total Checks					-44,884.96	-44,884.96	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/27/2025	Payment	1371	INFRAMARK LLC	Check for Vendor V00014			-6,650.00
09/29/2025	Payment	1389	EGIS INSURANCE	Check for Vendor V00017			-17,185.00
09/29/2025	Payment	1390	ADVISORS	Check for Vendor V00045			-495.00
09/30/2025	Payment	1391	STEADFAST	Check for Vendor V00006			-3,570.00
09/30/2025	Payment	1392	MAINTENANCE	ERIN MCCORMICK			-2,862.80
09/30/2025	Payment	1393	LAW PA	Check for Vendor V00006			-5,476.91
09/30/2025	Payment	1393	INFRAMARK LLC	Check for Vendor V00014			-36,239.71
Total Outstanding Checks							

Outstanding Deposits

Total Outstanding Deposits