

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

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 December 31, 2024

(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	\$ 225,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225,599
Cash in Transit	-	161,712	8,441	-	-	-	170,153
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	-	-	-	99,525	254,465	-	353,990
Investments:							
Acquisition & Construction Account	-	-	-	4,721	336	-	5,057
Capitalized Interest Account	-	-	24	-	-	-	24
Prepayment Account	-	1,498	-	-	-	-	1,498
Reserve Fund	-	165,978	149,238	-	-	-	315,216
Revenue Fund	-	92,183	-	-	-	-	92,183
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 239,097	\$ 421,371	\$ 157,703	\$ 104,246	\$ 254,801	\$ 8,375,000	\$ 9,552,218
LIABILITIES							
Accounts Payable	\$ 3,111	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,111
Accrued Expenses	3,998	-	-	-	-	-	3,998
Due To Developer	100,000	-	-	-	-	-	100,000
Deferred Revenue	13,498	-	-	-	-	-	13,498
Bonds Payable - Series 2022A-1	-	-	-	-	-	5,010,000	5,010,000
Bonds Payable - Series 2022A-2	-	-	-	-	-	3,365,000	3,365,000
Due To Other Funds	72,225	134,959	146,806	-	-	-	353,990
TOTAL LIABILITIES	192,832	134,959	146,806	-	-	8,375,000	8,849,597

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL						TOTAL
	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	LONG-TERM	
						DEBT ACCOUNT GROUP FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	286,412	10,897	-	-	-	297,309
Capital Projects	-	-	-	104,246	254,801	-	359,047
Unassigned:	46,265	-	-	-	-	-	46,265
TOTAL FUND BALANCES	46,265	286,412	10,897	104,246	254,801	-	702,621
TOTAL LIABILITIES & FUND BALANCES	\$ 239,097	\$ 421,371	\$ 157,703	\$ 104,246	\$ 254,801	\$ 8,375,000	\$ 9,552,218

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ -	\$ 15	\$ 15	0.00%
Special Assmnts- Tax Collector	74,837	93,983	19,146	125.58%
Special Assmnts- CDD Collected	-	23,699	23,699	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
TOTAL REVENUES	390,335	117,697	(272,638)	30.15%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	2,000	5,200	27.78%
ProfServ-Dissemination Agent	5,000	1,250	3,750	25.00%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	12,345	2,655	82.30%
District Engineer	5,400	3,558	1,842	65.89%
Administrative Services	4,500	1,125	3,375	25.00%
District Manager	25,000	6,675	18,325	26.70%
Accounting Services	12,000	3,150	8,850	26.25%
Website Compliance	1,800	101	1,699	5.61%
Postage, Phone, Faxes, Copies	500	98	402	19.60%
Rentals & Leases	500	150	350	30.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	411	3,089	11.74%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	-	5,000	0.00%
Website Administration	1,200	300	900	25.00%
Information Technology	500	150	350	30.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	109,725	31,488	78,237	28.70%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	818	682	54.53%
Electricity - Streetlights	42,275	10,322	31,953	24.42%
Utility - Water	10,000	-	10,000	0.00%
Total Electric Utility Services	53,775	11,140	42,635	20.72%
<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 December 31, 2024
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	0.00%
Insurance -Property & Casualty	11,200	-	11,200	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	116,535	16,113	100,422	13.83%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	5,000	54	4,946	1.08%
Total Other Physical Environment	161,935	16,167	145,768	9.98%
<u>Parks and Recreations</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	-	7,200	0.00%
Amenity Center Cleaning & Supplies	750	700	50	93.33%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	160	790	16.84%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	-	2,500	0.00%
Access Control Maintenance & Repair	2,000	-	2,000	0.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
Pool Permits	500	-	500	0.00%
Total Parks and Recreations	35,600	860	34,740	2.42%
<u>Contingency</u>				
Misc-Contingency	18,800	4,700	14,100	25.00%
Total Contingency	18,800	4,700	14,100	25.00%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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
TOTAL EXPENDITURES	384,835	64,355	320,480	16.72%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	53,342	47,842	969.85%
<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>\$ 53,342</u>	<u>\$ 36,842</u>	<u>969.85%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(7,077)		
FUND BALANCE, ENDING		<u>\$ 46,265</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ -	\$ 3,382	\$ 3,382	0.00%
Special Assmnts- Tax Collector	333,303	247,555	(85,748)	74.27%
TOTAL REVENUES	333,303	250,937	(82,366)	75.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	126,016	127,287	49.75%
Total Debt Service	333,303	126,016	207,287	37.81%
TOTAL EXPENDITURES	333,303	126,016	207,287	37.81%
Excess (deficiency) of revenues				
Over (under) expenditures	-	124,921	124,921	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		161,491		
FUND BALANCE, ENDING		\$ 286,412		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ -	\$ 3,196	\$ 3,196	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
TOTAL REVENUES	229,905	3,196	(226,709)	1.39%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	90,546	89,359	50.33%
Total Debt Service	229,905	90,546	139,359	39.38%
TOTAL EXPENDITURES	229,905	90,546	139,359	39.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(87,350)	(87,350)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		98,247		
FUND BALANCE, ENDING		\$ 10,897		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ -	\$ 56	\$ 56	0.00%
TOTAL REVENUES	-	56	56	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	56	56	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		104,190		
FUND BALANCE, ENDING		<u>\$ 104,246</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2024
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	\$ -	\$ 5	\$ 5	0.00%
TOTAL REVENUES	-	5	5	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5	5	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		254,796		
FUND BALANCE, ENDING		<u>\$ 254,801</u>		

Bank Account Statement

Hilltop Point CDD

Thursday, January 9, 2025

Page 1

Z-SPAWAR

Bank Account No. 4088

Statement No. 12-24

Statement Date

12/31/2024

G/L Account No. 101001 Balance 225,598.90

Positive Adjustments 0.00

Subtotal 225,598.90

Negative Adjustments 0.00

Ending G/L Balance 225,598.90

Statement Balance 229,504.44

Outstanding Deposits 3,348.79

Subtotal 232,853.23

Outstanding Checks -7,254.33

Ending Balance 225,598.90

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
12/05/2024	Payment	BD00025	Deposit No. BD00025	1,247.29	1,247.29	0.00
12/05/2024	Payment	BD00026	Deposit No. BD00026	1,247.29	1,247.29	0.00
12/09/2024	Payment	BD00027	Deposit No. BD00027	1,247.29	1,247.29	0.00
12/13/2024		JE000490	Tax Revenue/Debt Service	178,802.45	178,802.45	0.00
12/24/2024	Payment	BD00028	Deposit No. BD00028	1,247.29	1,247.29	0.00
12/09/2024		JE000502	DS payment Pacsotan collected	124,958.90	124,958.90	0.00
12/03/2024		JE000503	Off Roll Assessment Revenue	1,247.29	1,247.29	0.00
12/30/2024		JE000504	Off Roll Tax Rev	1,247.29	1,247.29	0.00
Total Deposits				311,245.09	311,245.09	0.00
Checks						
						0.00
11/25/2024	Payment	1223	Payment of Invoice 000608	-200.00	-200.00	0.00
12/10/2024	Payment	1224	Check for Vendor V00039	-207.81	-207.81	0.00
12/10/2024	Payment	1225	Check for Vendor V00042	-125.00	-125.00	0.00
12/10/2024	Payment	1226	Check for Vendor V00034	-53.95	-53.95	0.00
12/10/2024	Payment	1227	Check for Vendor V00006	-4,882.74	-4,882.74	0.00
12/10/2024	Payment	1228	Check for Vendor V00023	-900.00	-900.00	0.00
12/10/2024	Payment	1229	Check for Vendor V00014	-4,250.00	-4,250.00	0.00
12/10/2024	Payment	1230	Check for Vendor V00037	-2,135.00	-2,135.00	0.00
12/10/2024	Payment	1231	Check for Vendor V00025	-8,886.50	-8,886.50	0.00
12/10/2024	Payment	1233	Check for Vendor V00033	-1,508.08	-1,508.08	0.00
12/10/2024	Payment	1234	Check for Vendor V00024	-1,274.00	-1,274.00	0.00
12/10/2024	Payment	1235	Check for Vendor V00012	-203.20	-203.20	0.00
12/10/2024	Payment	1236	Check for Vendor V00015	-4,785.92	-4,785.92	0.00
12/19/2024	Payment	1238	Check for Vendor V00006	-4,216.98	-4,216.98	0.00
12/19/2024	Payment	1239	Check for Vendor V00018	-130,329.11	-130,329.11	0.00
12/19/2024	Payment	1240	Check for Vendor V00014	-4,004.99	-4,004.99	0.00
12/19/2024	Payment	1241	Check for Vendor V00010	-200.00	-200.00	0.00
12/19/2024	Payment	1242	Check for Vendor V00011	-200.00	-200.00	0.00
12/20/2024	Payment	1243	Check for Vendor V00018	-26,143.30	-26,143.30	0.00
12/26/2024	Payment	DD424	Payment of Invoice 000641	-79.98	-79.98	0.00
Total Checks				-194,586.56	-194,586.56	0.00

Bank Account Statement

Hilltop Point CDD

Thursday, January 9, 2025

Page 2

Z-SPAWAR

Bank Account No. 4088

Statement No. 12-24

Statement Date

12/31/2024

Adjustments

Total Adjustments

Outstanding Checks

08/15/2024	Payment	1177	Check for Vendor V00005	-126.16
11/18/2024	Payment	DD416	Payment of Invoice 000586	-987.02
11/18/2024	Payment	DD417	Payment of Invoice 000587	-168.88
11/18/2024	Payment	DD418	Payment of Invoice 000590	-1,895.98
11/12/2024	Payment	1216	Check for Vendor V00038	-200.00
12/10/2024	Payment	1232	Check for Vendor V00040	-1,500.00
11/18/2024	Payment	DD420	Payment of Invoice 000593	-216.69
11/18/2024	Payment	DD421	Payment of Invoice 000609	-28.47
11/18/2024	Payment	DD422	Payment of Invoice 000624	-35.15
11/18/2024	Payment	DD423	Payment of Invoice 000625	-1,895.98
12/19/2024	Payment	1237	Check for Vendor V00020	-200.00
Total Outstanding Checks				-7,254.33

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
12/01/2024	JE000472	Rev Bank rec adj JE for ACH	79.98
Total Outstanding Deposits			3,348.79