

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2025

Prepared by:



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# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of February 28, 2025

(In Whole Numbers)

						GENERAL LONG-TERM DEBT ACCOUNT	
	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2		
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	GROUP FUND	TOTAL
<b>ASSETS</b>							
Cash - Operating Account	\$ 65,875	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,875
Cash in Transit	-	5,240	8,441	-	-	-	13,681
Due From Other Funds	13,564	-	109,739	-	-	-	123,303
Investments:							
Acquisition & Construction Account	-	-	-	4,755	352	-	5,107
Capitalized Interest Account	-	-	5	-	-	-	5
Prepayment Account	-	1,498	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	282,078
Revenue Fund	-	406,933	150,562	-	-	-	557,495
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
<b>TOTAL ASSETS</b>	<b>\$ 79,439</b>	<b>\$ 579,649</b>	<b>\$ 384,847</b>	<b>\$ 4,755</b>	<b>\$ 352</b>	<b>\$ 8,375,000</b>	<b>\$ 9,424,042</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,350
Accrued Expenses	3,998	-	-	-	-	-	3,998
Contracts Payable	-	-	-	-	230,641	-	230,641
Due To Developer	50,000	-	-	-	-	-	50,000
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	-	121,221	-	3	2,079	-	123,303
<b>TOTAL LIABILITIES</b>	<b>55,348</b>	<b>121,221</b>	<b>-</b>	<b>3</b>	<b>232,720</b>	<b>8,375,000</b>	<b>8,784,292</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	458,428	384,847	-	-	-	843,275
Capital Projects	-	-	-	4,752	-	-	4,752
Unassigned:	24,091	-	-	-	(232,368)	-	(208,277)
<b>TOTAL FUND BALANCES</b>	<b>24,091</b>	<b>458,428</b>	<b>384,847</b>	<b>4,752</b>	<b>(232,368)</b>	<b>-</b>	<b>639,750</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 79,439</b>	<b>\$ 579,649</b>	<b>\$ 384,847</b>	<b>\$ 4,755</b>	<b>\$ 352</b>	<b>\$ 8,375,000</b>	<b>\$ 9,424,042</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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 - Investments	\$ -	\$ 12	\$ 12	0.00%
Interest - Tax Collector	-	348	348	0.00%
Special Assmnts- Tax Collector	74,837	121,802	46,965	162.76%
Special Assmnts- CDD Collected	-	27,440	27,440	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
<b>TOTAL REVENUES</b>	<b>390,335</b>	<b>149,602</b>	<b>(240,733)</b>	<b>38.33%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	3,400	3,800	47.22%
ProfServ-Dissemination Agent	5,000	2,083	2,917	41.66%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	20,293	(5,293)	135.29%
District Engineer	5,400	4,971	429	92.06%
Administrative Services	4,500	1,887	2,613	41.93%
District Manager	25,000	11,253	13,747	45.01%
Accounting Services	12,000	4,650	7,350	38.75%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	98	402	19.60%
Rentals & Leases	500	250	250	50.00%
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	-	5,000	0.00%
Website Administration	1,200	500	700	41.67%
Information Technology	500	250	250	50.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>109,725</b>	<b>54,434</b>	<b>55,291</b>	<b>49.61%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	5,139	(3,639)	342.60%
Electricity - Streetlights	42,275	13,783	28,492	32.60%
Utility - Water	10,000	783	9,217	7.83%
<b>Total Electric Utility Services</b>	<b>53,775</b>	<b>19,705</b>	<b>34,070</b>	<b>36.64%</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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	32,629	83,906	28.00%
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>47,013</b>	<b>114,922</b>	<b>29.03%</b>
<b><u>Parks and Recreations</u></b>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	1,700	5,500	23.61%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	320	630	33.68%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	-	2,500	0.00%
Access Control Maintenance & Repair	2,000	350	1,650	17.50%
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>3,770</b>	<b>31,830</b>	<b>10.59%</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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>Contingency</u></b>				
Misc-Contingency	18,800	4,800	14,000	25.53%
<b>Total Contingency</b>	18,800	4,800	14,000	25.53%
<b>TOTAL EXPENDITURES</b>	<b>384,835</b>	<b>129,722</b>	<b>255,113</b>	<b>33.71%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	19,880	14,380	361.45%
<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	\$ 19,880	\$ 3,380	361.45%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 24,091</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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	\$ -	\$ 5,843	\$ 5,843	0.00%
Special Assmnts- Tax Collector	333,303	312,290	(21,013)	93.70%
<b>TOTAL REVENUES</b>	<b>333,303</b>	<b>318,133</b>	<b>(15,170)</b>	<b>95.45%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	126,016	127,287	49.75%
<b>Total Debt Service</b>	<b>333,303</b>	<b>126,016</b>	<b>207,287</b>	<b>37.81%</b>
<b>TOTAL EXPENDITURES</b>	<b>333,303</b>	<b>126,016</b>	<b>207,287</b>	<b>37.81%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	192,117	192,117	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>266,311</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 458,428</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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	\$ -	\$ 4,520	\$ 4,520	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	116,100	116,100	0.00%
<b>TOTAL REVENUES</b>	<b>229,905</b>	<b>120,620</b>	<b>(109,285)</b>	<b>52.47%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	90,546	89,359	50.33%
<b>Total Debt Service</b>	<b>229,905</b>	<b>90,546</b>	<b>139,359</b>	<b>39.38%</b>
<b>TOTAL EXPENDITURES</b>	<b>229,905</b>	<b>90,546</b>	<b>139,359</b>	<b>39.38%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	30,074	30,074	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>354,773</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 384,847</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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	\$ -	\$ 90	\$ 90	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>90</b>	<b>90</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	-	90	90	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>4,662</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,752</u></b>		



**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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	\$ -	\$ 8	\$ 8	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8</b>	<b>8</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	-	8	8	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>(232,376)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (232,368)</u></b>		

# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088  
**Statement No.** 02-25

**Statement Date** 02/28/2025

<b>G/L Account No. 101001 Balance</b>	65,875.29	<b>Statement Balance</b>	74,271.94
		<b>Outstanding Deposits</b>	3,348.79
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	77,620.73
<b>Subtotal</b>	65,875.29	<b>Outstanding Checks</b>	-11,745.44
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	65,875.29
<b>Ending G/L Balance</b>	65,875.29		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
11/27/2024		JE000478	Special Assmnts-Tax Collector	DS apyment tax collected	11,745.87	11,745.87	0.00
02/07/2025	Payment	BD00032	Special Assmnts-Tax Collector	Deposit No. BD00032	76,942.61	76,942.61	0.00
02/18/2025	Payment	BD00033	Special Assmnts-Tax Collector	Deposit No. BD00033	1,247.29	1,247.29	0.00
02/04/2025	Payment	BD00034	Special Assmnts-Tax Collector	Deposit No. BD00034	2,494.58	2,494.58	0.00
<b>Total Deposits</b>					92,430.35	92,430.35	0.00
<b>Checks</b>							
							0.00
11/27/2024		JE000478	Special Assmnts-Tax Collector	DS apyment tax collected	-11,745.87	-11,745.87	0.00
02/04/2025	Payment	1254	CITY OF DADE CITY CROSSCREEK	Check for Vendor V00044	-332.45	-332.45	0.00
02/04/2025	Payment	1255	ENVIRONMENTAL, INC.	Check for Vendor V00047	-1,560.00	-1,560.00	0.00
02/04/2025	Payment	1256	HILLTOP POINT CDD	Check for Vendor V00018	-91,082.54	-91,082.54	0.00
02/04/2025	Payment	1257	JOHN C. BLAKLEY	Check for Vendor V00010	-400.00	-400.00	0.00
02/04/2025	Payment	1258	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
02/04/2025	Payment	1259	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
02/05/2025	Payment	1260	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
02/05/2025	Payment	1261	TAMPA ELECTRIC	Check for Vendor V00015	-973.10	-973.10	0.00
02/10/2025	Payment	1262	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-1,012.50	-1,012.50	0.00
02/10/2025	Payment	1263	INFRAMARK LLC	Check for Vendor V00014	-3,825.00	-3,825.00	0.00
02/10/2025	Payment	1264	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
02/10/2025	Payment	1265	TAMPA ELECTRIC FIELDS	Check for Vendor V00015	-3,012.62	-3,012.62	0.00
02/18/2025	Payment	1266	CONSULTING GROUP, LLC	Check for Vendor V00032	-250.00	-250.00	0.00

# Bank Account Statement

Hilltop Point CDD

**Bank Account No.** 4088

**Statement No.** 02-25

**Statement Date**

02/28/2025

02/18/2025	Payment	1267	HILLTOP POINT CDD	Check for Vendor V00018	-56,083.47	-56,083.47	0.00
02/20/2025	Payment	1268	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-3,022.30	-3,022.30	0.00
02/20/2025	Payment	1269	INFRAMARK LLC	Check for Vendor V00014	-423.96	-423.96	0.00
02/20/2025	Payment	1270	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00024	-1,413.00	-1,413.00	0.00
02/26/2025	Payment	DD426	CHARTER COMMUNICATION S ACH	Payment of Invoice 000684	-79.98	-79.98	0.00
<b>Total Checks</b>					-191,072.79	-191,072.79	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

08/15/2024	Payment	1177	MIKE FASANO TAX COLLECTOR	Check for Vendor V00005		-126.16
11/18/2024	Payment	DD416	TAMPA ELECTRIC	Payment of Invoice 000586		-987.02
11/18/2024	Payment	DD417	TAMPA ELECTRIC	Payment of Invoice 000587		-168.88
11/18/2024	Payment	DD418	TAMPA ELECTRIC	Payment of Invoice 000590		-1,895.98
11/12/2024	Payment	1216	JARED ROSSI	Check for Vendor V00038		-200.00
11/18/2024	Payment	DD420	TAMPA ELECTRIC	Payment of Invoice 000593		-216.69
11/18/2024	Payment	DD421	TAMPA ELECTRIC	Payment of Invoice 000609		-28.47
11/18/2024	Payment	DD422	TAMPA ELECTRIC	Payment of Invoice 000624		-35.15
11/18/2024	Payment	DD423	TAMPA ELECTRIC	Payment of Invoice 000625		-1,895.98
12/19/2024	Payment	1237	BETTY VALENTI	Check for Vendor V00020		-200.00
02/04/2025	Payment	1253	ALSTON ELECTRIC LLC	Check for Vendor V00051		-100.00
02/21/2025	Payment	1271	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00024		-1,918.00
02/27/2025	Payment	1272	ADA SITE COMPLIANCE	Check for Vendor V00007		-1,500.00
02/27/2025	Payment	1273	CITY OF DADE CITY	Check for Vendor V00044		-327.52
02/27/2025	Payment	1274	ERIN MCCORMICK LAW PA	Check for Vendor V00006		-552.50
02/27/2025	Payment	1275	INFRAMARK LLC	Check for Vendor V00014		-18.87
02/27/2025	Payment	1276	JOHN C. BLAKLEY	Check for Vendor V00010		-200.00
02/27/2025	Payment	1277	LEE R. THOMPSON	Check for Vendor V00011		-200.00
02/27/2025	Payment	1278	TAMPA ELECTRIC	Check for Vendor V00015		-1,094.24
11/29/2024	Payment	DD427	CHARTER COMMUNICATION S ACH	Payment of Invoice 000638		-79.98
<b>Total Outstanding Checks</b>						-11,745.44

### 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

# Bank Account Statement

Hilltop Point CDD

<b>Bank Account No.</b>		4088		
<b>Statement No.</b>		02-25	<b>Statement Date</b>	02/28/2025
<hr/>				
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	
<b>Total Outstanding Deposits</b>			3,348.79	