

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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	\$ 43,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	43,023
Cash in Transit	-	5,240	8,441	-	-	-	-	13,681
Due From Other Funds	13,564	-	109,744	-	-	-	-	123,308
Investments:								
Acquisition & Construction Account	-	-	-	4,771	358	-	-	5,129
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	410,329	209,481	-	-	-	-	619,810
Amount To Be Provided	-	-	-	-	-	8,375,000		8,375,000
TOTAL ASSETS	\$ 56,587	\$ 583,045	\$ 443,766	\$ 4,771	\$ 358	\$ 8,375,000	\$	9,463,527
LIABILITIES								
Accounts Payable	\$ 8,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,509
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	2,084	-		123,308
TOTAL LIABILITIES	62,507	121,221	-	3	232,725	8,375,000		8,791,456
FUND BALANCES								
Restricted for:								
Debt Service	-	461,824	443,766	-	-	-		905,590
Capital Projects	-	-	-	4,768	-	-		4,768
Unassigned:	(5,920)	-	-	-	(232,367)	-		(238,287)
TOTAL FUND BALANCES	(5,920)	461,824	443,766	4,768	(232,367)	-		672,071
TOTAL LIABILITIES & FUND BALANCES	\$ 56,587	\$ 583,045	\$ 443,766	\$ 4,771	\$ 358	\$ 8,375,000	\$	9,463,527

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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 - Investments	\$ -	\$ 14	\$ 14	0.00%
Interest - Tax Collector	-	348	348	0.00%
Special Assmnts- Tax Collector	74,837	122,529	47,692	163.73%
Special Assmnts- CDD Collected	-	32,430	32,430	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	155,346	(234,989)	39.80%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	3,400	3,800	47.22%
ProfServ-Dissemination Agent	5,000	2,500	2,500	50.00%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	21,040	(6,040)	140.27%
District Engineer	5,400	4,971	429	92.06%
Administrative Services	4,500	2,280	2,220	50.67%
District Manager	25,000	13,337	11,663	53.35%
Accounting Services	12,000	5,400	6,600	45.00%
Website Compliance	1,800	1,601	199	88.94%
Postage, Phone, Faxes, Copies	500	98	402	19.60%
Rentals & Leases	500	300	200	60.00%
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	600	600	50.00%
Information Technology	500	300	200	60.00%
Miscellaneous Expenses	250	32	218	12.80%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	109,725	59,057	50,668	53.82%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	1,918	(418)	127.87%
Electricity - Streetlights	42,275	20,680	21,595	48.92%
Utility - Water	10,000	1,114	8,886	11.14%
Total Electric Utility Services	53,775	23,712	30,063	44.09%
<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 March 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	51,654	64,881	44.32%
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	66,038	95,897	40.78%
<u>Parks and Recreations</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	2,400	4,800	33.33%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	400	550	42.11%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
Splash Pool Maintenance	2,500	7,320	(4,820)	292.80%
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%
Total Parks and Recreations	35,600	11,870	23,730	33.34%
<u>Contingency</u>				
Misc-Contingency	18,800	4,800	14,000	25.53%
Total Contingency	18,800	4,800	14,000	25.53%
TOTAL EXPENDITURES	384,835	165,477	219,358	43.00%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(10,131)	(15,631)	-184.20%
<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>\$ (10,131)</u>	<u>\$ (26,631)</u>	<u>-184.20%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,211		
FUND BALANCE, ENDING		<u>\$ (5,920)</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 7,285	\$ 7,285	0.00%
Special Assmnts- Tax Collector	333,303	314,244	(19,059)	94.28%
TOTAL REVENUES	333,303	321,529	(11,774)	96.47%
<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	-	195,513	195,513	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		266,311		
FUND BALANCE, ENDING		\$ 461,824		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 5,389	\$ 5,389	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	174,150	174,150	0.00%
TOTAL REVENUES	229,905	179,539	(50,366)	78.09%
<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	-	88,993	88,993	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		354,773		
FUND BALANCE, ENDING		\$ 443,766		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 106	\$ 106	0.00%
TOTAL REVENUES	-	106	106	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	106	106	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		\$ 4,768		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 9	\$ 9	0.00%
TOTAL REVENUES	-	9	9	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	9	9	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(232,376)		
FUND BALANCE, ENDING		<u>\$ (232,367)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 03-25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	43,022.57	Statement Balance	49,482.53
		Outstanding Deposits	3,268.81
Positive Adjustments	0.00	Subtotal	52,751.34
Subtotal	43,022.57	Outstanding Checks	-9,728.77
Negative Adjustments	0.00	Ending Balance	43,022.57
Ending G/L Balance	43,022.57		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/01/2024		JE000472	Postage, Phone, Faxes, Copies	Rev Bank rec adj JE for ACH	79.98	79.98	0.00
03/05/2025	Payment	BD00035	Special Assmnts-CDD Collected	Deposit No. BD00035	1,247.29	1,247.29	0.00
03/05/2025	Payment	BD00036	Special Assmnts-CDD Collected	Deposit No. BD00036	1,247.29	1,247.29	0.00
03/10/2025	Payment	BD00038	Special Assmnts-Tax Collector	Deposit No. BD00038 - Pasco County Tax Disburse	2,680.27	2,680.27	0.00
03/19/2025	Payment	BD00039	Other Miscellaneous Revenues	Deposit No. BD00039 - Key Fob Purchase	25.00	25.00	0.00
03/31/2025	Payment	BD00040	Special Assmnts-CDD Collected	Deposit No. BD00040	1,247.29	1,247.29	0.00
03/31/2025	Payment	BD00041	Special Assmnts-CDD Collected	Deposit No. BD00041	1,247.29	1,247.29	0.00
Total Deposits					7,774.41	7,774.41	0.00
Checks							
							0.00
02/21/2025	Payment	1271	STANTEC CONSULTING SERVICES, INC.	Check for Vendor V00024	-1,918.00	-1,918.00	0.00
02/27/2025	Payment	1272	ADA SITE COMPLIANCE	Check for Vendor V00007	-1,500.00	-1,500.00	0.00
02/27/2025	Payment	1273	CITY OF DADE CITY	Check for Vendor V00044	-327.52	-327.52	0.00
02/27/2025	Payment	1274	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-552.50	-552.50	0.00
02/27/2025	Payment	1275	INFRAMARK LLC	Check for Vendor V00014	-18.87	-18.87	0.00
02/27/2025	Payment	1276	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
02/27/2025	Payment	1277	LEE R. THOMPSON	Check for Vendor V00011	-200.00	-200.00	0.00
02/27/2025	Payment	1278	TAMPA ELECTRIC	Check for Vendor V00015	-1,094.24	-1,094.24	0.00
03/04/2025	Payment	1279	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
11/29/2024	Payment	DD427	CHARTER COMMUNICATION S ACH	Payment of Invoice 000638	-79.98	-79.98	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 03-25

Statement Date

03/31/2025

03/05/2025	Payment	1280	CROSSCREEK ENVIRONMENTAL, INC.	Check for Vendor V00047	-3,640.00	-3,640.00	0.00
03/05/2025	Payment	1281	CORLIN SERVICES LLC	Check for Vendor V00042	-299.98	-299.98	0.00
03/05/2025	Payment	1282	REDWIRE LLC	Check for Vendor V00033	-350.00	-350.00	0.00
03/17/2025	Payment	1295	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00031	-7,320.00	-7,320.00	0.00
03/17/2025	Payment	1296	HILLTOP POINT CDD	Check for Vendor V00018	-1,953.65	-1,953.65	0.00
03/17/2025	Payment	1297	TAMPA ELECTRIC	Check for Vendor V00015	-3,675.95	-3,675.95	0.00
03/20/2025	Payment	1299	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-746.15	-746.15	0.00
03/26/2025	Payment	DD428	CHARTER COMMUNICATION S ACH	Payment of Invoice 000714	-79.98	-79.98	0.00
03/26/2025	Payment	1303	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,907.00	-7,907.00	0.00
Total Checks					-32,563.82	-32,563.82	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
03/17/2025	Payment	1298	INFRAMARK LLC	Check for Vendor V00014			-3,825.00
03/26/2025	Payment	1302	INFRAMARK LLC	Check for Vendor V00014			-49.44
Total Outstanding Checks							-9,728.77

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
Total Outstanding Deposits			3,268.81