

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 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	\$ 17,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,573
Due From Other Funds	13,564	-	109,744	-	-	-	-	123,308
Investments:								
Acquisition & Construction Account	-	-	-	4,788	359	-	-	5,147
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	422,658	210,486	-	-	-	-	633,144
Amount To Be Provided	-	-	-	-	-	8,375,000	-	8,375,000
TOTAL ASSETS	\$ 31,137	\$ 590,134	\$ 436,330	\$ 4,788	\$ 359	\$ 8,375,000	\$ -	\$ 9,437,748
LIABILITIES								
Accounts Payable	\$ 7,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,752
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	57,752	121,221	-	3	2,084	8,375,000	-	8,556,060
FUND BALANCES								
Restricted for:								
Debt Service	-	468,913	436,330	-	-	-	-	905,243
Capital Projects	-	-	-	4,785	-	-	-	4,785
Unassigned:	(26,615)	-	-	-	(1,725)	-	-	(28,340)
TOTAL FUND BALANCES	(26,615)	468,913	436,330	4,785	(1,725)	-	-	881,688
TOTAL LIABILITIES & FUND BALANCES	\$ 31,137	\$ 590,134	\$ 436,330	\$ 4,788	\$ 359	\$ 8,375,000	\$ -	\$ 9,437,748

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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 - Tax Collector	\$ -	\$ 362	\$ 362	0.00%
Special Assmnts- Tax Collector	74,837	126,341	51,504	168.82%
Special Assmnts- CDD Collected	-	37,419	37,419	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
Other Miscellaneous Revenues	-	25	25	0.00%
TOTAL REVENUES	390,335	164,147	(226,188)	42.05%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	3,800	3,400	52.78%
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	26,291	(11,291)	175.27%
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	114	386	22.80%
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	(126)	5,126	-2.52%
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	325	(150)	185.71%
Total Administration	109,725	64,748	44,977	59.01%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	2,136	(636)	142.40%
Electricity - Streetlights	42,275	23,326	18,949	55.18%
Utility - Water	10,000	1,447	8,553	14.47%
Total Electric Utility Services	53,775	26,909	26,866	50.04%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	0.00%
Total Stormwater Control	5,000	-	5,000	0.00%
<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	75,200	41,335	64.53%
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	89,584	72,351	55.32%
<u>Parks and Recreations</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	3,100	4,100	43.06%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	480	470	50.53%
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	280	220	56.00%
Total Parks and Recreations	35,600	12,930	22,670	36.32%
<u>Contingency</u>				
Misc-Contingency	18,800	4,800	14,000	25.53%
Total Contingency	18,800	4,800	14,000	25.53%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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
TOTAL EXPENDITURES	384,835	198,971	185,864	51.70%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(34,824)	(40,324)	-633.16%
<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>\$ (34,824)</u>	<u>\$ (51,324)</u>	<u>-633.16%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,209		
FUND BALANCE, ENDING		<u>\$ (26,615)</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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	\$ -	\$ 9,363	\$ 9,363	0.00%
Special Assmnts- Tax Collector	333,303	324,494	(8,809)	97.36%
TOTAL REVENUES	333,303	333,857	554	100.17%
<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	-	207,841	207,841	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		261,072		
FUND BALANCE, ENDING		\$ 468,913		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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	\$ -	\$ 6,394	\$ 6,394	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	180,544	(49,361)	78.53%
<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	-	89,998	89,998	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		346,332		
FUND BALANCE, ENDING		\$ 436,330		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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	\$ -	\$ 123	\$ 123	0.00%
TOTAL REVENUES	-	123	123	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	123	123	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		\$ 4,785		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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	\$ -	\$ 10	\$ 10	0.00%
TOTAL REVENUES	-	10	10	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	10	10	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1,735)		
FUND BALANCE, ENDING		<u>\$ (1,725)</u>		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 04_25

Statement Date

04/30/2025

G/L Account No. 101001 Balance	17,573.15	Statement Balance	20,407.13
		Outstanding Deposits	3,268.81
Positive Adjustments	0.00		
Subtotal	17,573.15	Subtotal	23,675.94
Negative Adjustments	0.00	Outstanding Checks	-6,102.79
Ending G/L Balance	17,573.15	Ending Balance	17,573.15

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/03/2025	Payment	BD00042	Special Assmnts-CDD Collected	Deposit No. BD00042	1,247.29	1,247.29	0.00
04/09/2025	Payment	BD00043	Special Assmnts-Tax Collector	Deposit No. BD00043 - Pasco County Mar'25 Tax D	14,063.19	14,063.19	0.00
04/16/2025	Payment	BD00044	Special Assmnts-CDD Collected	Deposit No. BD00044	1,247.29	1,247.29	0.00
04/23/2025	Payment	BD00045	Special Assmnts-CDD Collected	Deposit No. BD00045	1,247.29	1,247.29	0.00
04/29/2025	Payment	BD00046	Special Assmnts-CDD Collected	Deposit No. BD00046 - M/I Title Agency, Ltd - Buchan	1,247.29	1,247.29	0.00
Total Deposits					19,052.35	19,052.35	0.00
Checks							
							0.00
02/04/2025	Payment	1253	ALSTON ELECTRIC LLC	Check for Vendor V00051	-100.00	-100.00	0.00
03/17/2025	Payment	1298	INFRAMARK LLC	Check for Vendor V00014	-3,825.00	-3,825.00	0.00
03/26/2025	Payment	1302	INFRAMARK LLC	Check for Vendor V00014	-49.44	-49.44	0.00
04/01/2025	Payment	1304	CITY OF DADE CITY	Check for Vendor V00044	-330.99	-330.99	0.00
04/01/2025	Payment	1305	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
04/01/2025	Payment	1306	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00
04/04/2025	Payment	1307	STEADFAST MAINTENANCE	Check for Vendor V00045	-8,590.00	-8,590.00	0.00
04/04/2025	Payment	1308	TAMPA ELECTRIC	Check for Vendor V00015	-2,864.53	-2,864.53	0.00
04/15/2025	Payment	1309	HILLTOP POINT CDD	Check for Vendor V00018	-10,250.66	-10,250.66	0.00
04/17/2025	Payment	1310	FLORIDA DEPARTMENT OF HEALTH	Check for Vendor V00052	-280.00	-280.00	0.00
04/24/2025	Payment	1311	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-5,251.15	-5,251.15	0.00
04/24/2025	Payment	1313	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
04/24/2025	Payment	1314	STEADFAST MAINTENANCE	Check for Vendor V00045	-7,478.00	-7,478.00	0.00

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088

Statement No. 04_25

Statement Date

04/30/2025

04/24/2025	Payment	1315	PASCO CNTY PROPERTY APPRAISER CHARTER	Check for Vendor V00004	-150.00	-150.00	0.00
04/30/2025	Payment	300000	COMMUNICATION S ACH	Inv: 0162402040925	-79.98	-79.98	0.00
Total Checks					-48,127.75	-48,127.75	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
04/24/2025	Payment	1312	INFRAMARK LLC	Check for Vendor V00014			-15.96
04/30/2025	Payment	1316	CITY OF DADE CITY	Check for Vendor V00044			-332.50
Total Outstanding Checks							-6,102.79

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