

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
January 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 January 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	\$ 170,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	170,509
Cash in Transit	-	5,240	8,441	-	-	-	-	13,681
Due From Other Funds	-	-	109,739	-	-	-	-	109,739
Investments:								
Acquisition & Construction Account	-	-	-	4,738	351	-	-	5,089
Capitalized Interest Account	-	-	5	-	-	-	-	5
Prepayment Account	-	1,498	-	-	-	-	-	1,498
Reserve Fund	-	165,978	116,100	-	-	-	-	282,078
Revenue Fund	-	258,272	149,793	-	-	-	-	408,065
Amount To Be Provided	-	-	-	-	-	8,375,000		8,375,000
TOTAL ASSETS	\$ 170,509	\$ 430,988	\$ 384,078	\$ 4,738	\$ 351	\$ 8,375,000	\$	9,365,664
LIABILITIES								
Accounts Payable	\$ 24,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,985
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	77,518	30,139	-	3	2,079	-	-	109,739
TOTAL LIABILITIES	156,501	30,139	-	3	232,720	8,375,000		8,794,363
FUND BALANCES								
Restricted for:								
Debt Service	-	400,849	384,078	-	-	-	-	784,927
Capital Projects	-	-	-	4,735	-	-	-	4,735
Unassigned:	14,008	-	-	-	(232,369)	-	-	(218,361)
TOTAL FUND BALANCES	14,008	400,849	384,078	4,735	(232,369)	-		571,301
TOTAL LIABILITIES & FUND BALANCES	\$ 170,509	\$ 430,988	\$ 384,078	\$ 4,738	\$ 351	\$ 8,375,000	\$	9,365,664

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	97,201	22,364	129.88%
Special Assmnts- CDD Collected	-	27,440	27,440	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
TOTAL REVENUES	390,335	125,003	(265,332)	32.02%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	2,800	4,400	38.89%
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	15,706	(706)	104.71%
District Engineer	5,400	3,558	1,842	65.89%
Administrative Services	4,500	1,875	2,625	41.67%
District Manager	25,000	10,842	14,158	43.37%
Accounting Services	12,000	4,650	7,350	38.75%
Website Compliance	1,800	101	1,699	5.61%
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%
Total Administration	109,725	45,911	63,814	41.84%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	1,153	347	76.87%
Electricity - Streetlights	42,275	13,783	28,492	32.60%
Utility - Water	10,000	456	9,544	4.56%
Total Electric Utility Services	53,775	15,392	38,383	28.62%
<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	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	54	4,946	1.08%
Total Other Physical Environment	161,935	46,763	115,172	28.88%
<u>Parks and Recreations</u>				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	7,200	700	6,500	9.72%
Amenity Center Cleaning & Supplies	750	1,400	(650)	186.67%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	240	710	25.26%
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	2,340	33,260	6.57%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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>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	115,206	269,629	29.94%
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	9,797	4,297	178.13%
<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>\$ 9,797</u>	<u>\$ (6,703)</u>	<u>178.13%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,211		
FUND BALANCE, ENDING		<u>\$ 14,008</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 4,348	\$ 4,348	0.00%
Special Assmnts- Tax Collector	333,303	256,206	(77,097)	76.87%
TOTAL REVENUES	333,303	260,554	(72,749)	78.17%
<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	-	134,538	134,538	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		266,311		
FUND BALANCE, ENDING		\$ 400,849		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 3,751	\$ 3,751	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
Special Assmnts- CDD Collected	-	116,100	116,100	0.00%
TOTAL REVENUES	229,905	119,851	(110,054)	52.13%
<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	-	29,305	29,305	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		354,773		
FUND BALANCE, ENDING		\$ 384,078		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 73	\$ 73	0.00%
TOTAL REVENUES	-	73	73	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	73	73	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		4,662		
FUND BALANCE, ENDING		\$ 4,735		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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	\$ -	\$ 7	\$ 7	0.00%
TOTAL REVENUES	-	7	7	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7	7	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(232,376)		
FUND BALANCE, ENDING		<u>\$ (232,369)</u>		

Hilltop Point CDD

Page 1
Z-SPAWAR

Statement Date 01/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
01/07/2025		JE000512	Interest - Tax Collector	Interest - Tax Collector	348.22	348.22	0.00
01/10/2025		JE000514	Special Assmnts-Tax Collector	Pasco County tax rev	11,869.23	11,869.23	0.00
01/28/2025	Payment	BD00030	Special Assmnts-CDD Collected	008137	1,247.29	1,247.29	0.00
01/06/2025	Payment	BD00031	Special Assmnts-CDD Collected	Deposit No. BD00031	2,494.58	2,494.58	0.00
Total Deposits					15,959.32	15,959.32	0.00
Checks							
12/10/2024	Payment	1232	MR. PRESSURE WASHING LLC	Check for Vendor V00040	-1,500.00	-1,500.00	0.00
01/10/2025		JE000511	Due To Developer	Developer Loan Payment	-50,000.00	-50,000.00	0.00
01/13/2025	Payment	1244	CITY OF DADE CITY	Check for Vendor V00044	-123.09	-123.09	0.00
01/13/2025	Payment	1245	INFRAMARK LLC	Check for Vendor V00014	-3,825.00	-3,825.00	0.00
01/13/2025	Payment	1246	TAMPA BAY TIMES	Check for Vendor V00012	-112.40	-112.40	0.00
01/13/2025	Payment	1247	TAMPA ELECTRIC	Check for Vendor V00015	-3,796.04	-3,796.04	0.00
01/14/2025	Payment	1248	HILLTOP POINT CDD	Check for Vendor V00018	-8,651.48	-8,651.48	0.00
01/22/2025	Payment	1249	ERIN MCCORMICK LAW PA	Check for Vendor V00006	-3,361.39	-3,361.39	0.00
01/22/2025	Payment	1250	JNJ AMENITY SERVICES LLC	Check for Vendor V00037	-700.00	-700.00	0.00
01/22/2025	Payment	1251	JOHN C. BLAKLEY	Check for Vendor V00010	-200.00	-200.00	0.00
01/22/2025	Payment	1252	LEE R. THOMPSON CHARTER	Check for Vendor V00011	-200.00	-200.00	0.00
01/28/2025	Payment	DD425	COMMUNICATION S ACH	Payment of Invoice 000660	-79.98	-79.98	0.00
Total Checks					-72,549.38	-72,549.38	0.00
Adjustments							
Total Adjustments							

Bank Account Statement

Hilltop Point CDD

Wednesday, February 5, 2025

Page 2

Z-SPAWAR

Bank Account No. 4088

Statement No. 01-25

Statement Date

01/31/2025

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
Total Outstanding Checks					-5,754.33

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