

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	
ASSETS							
Cash - Operating Account	\$ 22,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,912
Cash in Transit	-	5,240	8,441	-	-	-	13,681
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	18,857	-	-	99,525	254,465	-	372,847
Investments:							
Acquisition & Construction Account	-	-	-	4,684	333	-	5,017
Capitalized Interest Account	-	-	24	-	-	-	24
Prepayment Account	-	1,498	-	-	-	-	1,498
Reserve Fund	-	165,978	238,046	-	-	-	404,024
Revenue Fund	-	215,917	-	-	-	-	215,917
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 55,267	\$ 388,633	\$ 246,511	\$ 104,209	\$ 254,798	\$ 8,375,000	\$ 9,424,418
LIABILITIES							
Accounts Payable	\$ 53,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 53,469
Accrued Expenses	4,832	-	-	-	-	-	4,832
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	-	226,041	146,806	-	-	-	372,847
TOTAL LIABILITIES	71,799	226,041	146,806	-	-	8,375,000	8,819,646
FUND BALANCES							
Restricted for:							
Debt Service	-	162,592	99,705	-	-	-	262,297
Capital Projects	-	-	-	104,209	254,798	-	359,007
Unassigned:	(16,532)	-	-	-	-	-	(16,532)
TOTAL FUND BALANCES	(16,532)	162,592	99,705	104,209	254,798	-	604,772
TOTAL LIABILITIES & FUND BALANCES	\$ 55,267	\$ 388,633	\$ 246,511	\$ 104,209	\$ 254,798	\$ 8,375,000	\$ 9,424,418

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Special Assmnts- Tax Collector	\$ 74,837	\$ 1,910	\$ (72,927)	2.55%
Special Assmnts- CDD Collected	-	6,236	6,236	0.00%
Developer Contribution	315,498	-	(315,498)	0.00%
TOTAL REVENUES	390,335	8,146	(382,189)	2.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	600	6,600	8.33%
ProfServ-Dissemination Agent	5,000	417	4,583	8.34%
ProfServ-Pool Maintenance	14,400	-	14,400	0.00%
ProfServ-Recording Secretary	5,000	-	5,000	0.00%
District Counsel	15,000	3,245	11,755	21.63%
District Engineer	5,400	366	5,034	6.78%
Administrative Services	4,500	375	4,125	8.33%
District Manager	25,000	2,508	22,492	10.03%
Accounting Services	12,000	750	11,250	6.25%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	500	50	450	10.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	103	3,397	2.94%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	5,000	-	5,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Information Technology	500	50	450	10.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	109,725	8,739	100,986	7.96%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	248	1,252	16.53%
Electricity - Streetlights	42,275	3,052	39,223	7.22%
Utility - Water	10,000	833	9,167	8.33%
Total Electric Utility Services	53,775	4,133	49,642	7.69%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>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	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	8,887	107,648	7.63%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	161,935	8,887	153,048	5.49%
<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	-	750	0.00%
Contracts-Security Alarms	2,200	-	2,200	0.00%
Telephone, Cable & Internet Service	950	-	950	0.00%
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	-	35,600	0.00%
<u>Contingency</u>				
Misc-Contingency	18,800	(457)	19,257	-2.43%
Total Contingency	18,800	(457)	19,257	-2.43%
TOTAL EXPENDITURES	384,835	21,302	363,533	5.54%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
Excess (deficiency) of revenues				
Over (under) expenditures	5,500	(13,156)	(18,656)	-239.20%
<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>\$ (13,156)</u>	<u>\$ (29,656)</u>	<u>-239.20%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		(3,376)		
FUND BALANCE, ENDING		<u>\$ (16,532)</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,101	\$ 1,101	0.00%
Special Assmnts- Tax Collector	333,303	-	(333,303)	0.00%
TOTAL REVENUES	333,303	1,101	(332,202)	0.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	253,303	-	253,303	0.00%
Total Debt Service	333,303	-	333,303	0.00%
TOTAL EXPENDITURES	333,303	-	333,303	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,101	1,101	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		161,491		
FUND BALANCE, ENDING		\$ 162,592		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,458	\$ 1,458	0.00%
Special Assmnts- Tax Collector	229,905	-	(229,905)	0.00%
TOTAL REVENUES	229,905	1,458	(228,447)	0.63%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	50,000	-	50,000	0.00%
Interest Expense	179,905	-	179,905	0.00%
Total Debt Service	229,905	-	229,905	0.00%
TOTAL EXPENDITURES	229,905	-	229,905	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,458	1,458	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		98,247		
FUND BALANCE, ENDING		\$ 99,705		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 19	\$ 19	0.00%
TOTAL REVENUES	-	19	19	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19	19	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		104,190		
FUND BALANCE, ENDING		<u>\$ 104,209</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 2	\$ 2	0.00%
TOTAL REVENUES	-	2	2	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2	2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		254,796		
FUND BALANCE, ENDING		<u>\$ 254,798</u>		

Hilltop Point CDD

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Z-SPAWAR

Statement Date 10/31/2024

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
10/15/2024	Payment	BD00016	Deposit No. BD00016	4,989.16	4,989.16	0.00
10/17/2024	Payment	BD00017	Deposit No. BD00017	1,536.76	1,536.76	0.00
10/29/2024	Payment	BD00018	Deposit No. BD00018	1,247.29	1,247.29	0.00
10/25/2024	Payment	BD00019	Deposit No. BD00019	1,910.00	1,910.00	0.00
Total Deposits				9,683.21	9,683.21	0.00
Checks						
						0.00
10/03/2024	Payment	1201	Check for Vendor V00033	-1,585.28	-1,585.28	0.00
10/03/2024	Payment	1202	Check for Vendor V00028	-1,103.50	-1,103.50	0.00
10/03/2024	Payment	1203	Check for Vendor V00035	-600.00	-600.00	0.00
10/03/2024	Payment	1204	Check for Vendor V00036	-600.00	-600.00	0.00
10/25/2024	Payment	1207	Check for Vendor V00037	-1,265.00	-1,265.00	0.00
10/17/2024		JE000439	Rev. Special Assmnts- M/I Agency Ltd	-1,079.98	-1,079.98	0.00
Total Checks				-6,233.76	-6,233.76	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/15/2024	Payment	1177	Check for Vendor V00005			-126.16
10/25/2024	Payment	1205	Check for Vendor V00003			-175.00
10/25/2024	Payment	1206	Check for Vendor V00034			-43.95
10/25/2024	Payment	1208	Check for Vendor V00024			-365.50
Total Outstanding Checks						-710.61
Outstanding Deposits						
Total Outstanding Deposits						