# Hilltop Point
# Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

Prepared by:

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## HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

**Balance Sheet**

As of November 30, 2024

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | 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 | GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND | TOTAL |
|---|---|---|---|---|---|---|---|
| **ASSETS** | | | | | | | |
| Cash - Operating Account | $ 109,268 | $ - | $ - | $ - | $ - | $ - | $ 109,268 |
| Cash in Transit | - | 5,240 | 8,441 | - | - | - | 13,681 |
| Due From Developer | 13,498 | - | - | - | - | - | 13,498 |
| Due From Other Funds | - | - | - | 99,525 | 254,465 | - | 353,990 |
| Investments: | | | | | | | |
| Acquisition & Construction Account | - | - | - | 4,703 | 334 | - | 5,037 |
| Capitalized Interest Account | - | - | 24 | - | - | - | 24 |
| Prepayment Account | - | 1,498 | - | - | - | - | 1,498 |
| Reserve Fund | - | 165,978 | 148,683 | - | - | - | 314,661 |
| Revenue Fund | - | 91,217 | - | - | - | - | 91,217 |
| Amount To Be Provided | - | - | - | - | - | 8,375,000 | 8,375,000 |
| **TOTAL ASSETS** | **$ 122,766** | **$ 263,933** | **$ 157,148** | **$ 104,228** | **$ 254,799** | **$ 8,375,000** | **$ 9,277,874** |
| **LIABILITIES** | | | | | | | |
| Accounts Payable | $ 21,951 | $ - | $ - | $ - | $ - | $ - | $ 21,951 |
| Accrued Expenses | 4,832 | - | - | - | - | - | 4,832 |
| Due To Developer | 100,000 | - | - | - | - | - | 100,000 |
| 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 | 7,286 | 199,898 | 146,806 | - | - | - | 353,990 |
| **TOTAL LIABILITIES** | **147,567** | **199,898** | **146,806** | **-** | **-** | **8,375,000** | **8,869,271** |
| **FUND BALANCES** | | | | | | | |
| Restricted for: | | | | | | | |
| Debt Service | - | 64,035 | 10,342 | - | - | - | 74,377 |
| Capital Projects | - | - | - | 104,228 | 254,799 | - | 359,027 |
| Unassigned: | (24,801) | - | - | - | - | - | (24,801) |
| **TOTAL FUND BALANCES** | **(24,801)** | **64,035** | **10,342** | **104,228** | **254,799** | **-** | **408,603** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 122,766** | **$ 263,933** | **$ 157,148** | **$ 104,228** | **$ 254,799** | **$ 8,375,000** | **$ 9,277,874** |

## HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 14 | $ 14 | 0.00% |
| Special Assmnts- Tax Collector | 74,837 | 11,633 | (63,204) | 15.54% |
| Special Assmnts- CDD Collected | - | 16,215 | 16,215 | 0.00% |
| Developer Contribution | 315,498 | - | (315,498) | 0.00% |
| **TOTAL REVENUES** | **390,335** | **27,862** | **(362,473)** | **7.14%** |
| **EXPENDITURES** | | | | |
| **Administration** | | | | |
| Supervisor Fees | 7,200 | 1,400 | 5,800 | 19.44% |
| ProfServ-Dissemination Agent | 5,000 | 833 | 4,167 | 16.66% |
| ProfServ-Pool Maintenance | 14,400 | - | 14,400 | 0.00% |
| ProfServ-Recording Secretary | 5,000 | - | 5,000 | 0.00% |
| District Counsel | 15,000 | 8,128 | 6,872 | 54.19% |
| District Engineer | 5,400 | 1,640 | 3,760 | 30.37% |
| Administrative Services | 4,500 | 750 | 3,750 | 16.67% |
| District Manager | 25,000 | 4,592 | 20,408 | 18.37% |
| Accounting Services | 12,000 | 2,400 | 9,600 | 20.00% |
| Website Compliance | 1,800 | 101 | 1,699 | 5.61% |
| Postage, Phone, Faxes, Copies | 500 | 159 | 341 | 31.80% |
| Rentals & Leases | 500 | 100 | 400 | 20.00% |
| Public Officials Insurance | 2,500 | - | 2,500 | 0.00% |
| Legal Advertising | 3,500 | 411 | 3,089 | 11.74% |
| Bank Fees | 200 | - | 200 | 0.00% |
| Financial & Revenue Collections | 5,000 | - | 5,000 | 0.00% |
| Website Administration | 1,200 | 200 | 1,000 | 16.67% |
| Information Technology | 500 | 100 | 400 | 20.00% |
| Miscellaneous Expenses | 250 | - | 250 | 0.00% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 175 | - | 100.00% |
| **Total Administration** | 109,725 | 20,989 | 88,736 | 19.13% |
| **Electric Utility Services** | | | | |
| Electricity - Utility Ops | 1,500 | 341 | 1,159 | 22.73% |
| Electricity - Streetlights | 42,275 | 6,256 | 36,019 | 14.80% |
| Utility - Water | 10,000 | 833 | 9,167 | 8.33% |
| **Total Electric Utility Services** | 53,775 | 7,430 | 46,345 | 13.82% |
| **Stormwater Control** | | | | |
| 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 November 30, 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 |
|---|---|---|---|---|
| **Other Physical Environment** | | | | |
| 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 | 16,113 | 100,422 | 13.83% |
| 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 | 16,167 | 145,768 | 9.98% |
| **Parks and Recreations** | | | | |
| 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% |
| **Contingency** | | | | |
| Misc-Contingency | 18,800 | 4,700 | 14,100 | 25.00% |
| **Total Contingency** | 18,800 | 4,700 | 14,100 | 25.00% |
| **TOTAL EXPENDITURES** | **384,835** | **49,286** | **335,549** | **12.81%** |

## HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 30, 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 | (21,424) | (26,924) | -389.53% |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| 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 | $ 5,500 | $ (21,424) | $ (37,924) | -389.53% |
| **FUND BALANCE, BEGINNING (OCT 1, 2024)** | | **(3,377)** | | |
| **FUND BALANCE, ENDING** | | **$ (24,801)** | | |

# Bank Account Statement

Hilltop Point CDD



**Bank Account No.** 4088

**Statement No.** 11-24

**Statement Date** 11/30/2024

| | | | |
|---|---|---|---|
| **G/L Account No. 101001 Balance** | 109,267.87 | **Statement Balance** | 112,845.91 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | **Subtotal** | 112,845.91 |
| **Subtotal** | 109,267.87 | **Outstanding Checks** | -3,578.04 |
| **Negative Adjustments** | 0.00 | **Ending Balance** | 109,267.87 |
| **Ending G/L Balance** | 109,267.87 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|
| **Deposits** | | | | | | |
| | | | | | | 0.00 |
| 11/01/2024 | Payment | BD00020 | Deposit No. BD00020 | 100,000.00 | 100,000.00 | 0.00 |
| 11/05/2024 | Payment | BD00021 | Deposit No. BD00021 | 1,247.29 | 1,247.29 | 0.00 |
| 11/05/2024 | Payment | BD00022 | Deposit No. BD00022 | 1,247.29 | 1,247.29 | 0.00 |
| 11/07/2024 | Payment | BD00023 | Deposit No. BD00023 | 7,483.74 | 7,483.74 | 0.00 |
| 11/14/2024 | | JE000473 | DS payment tax collected | 17,354.35 | 17,354.35 | 0.00 |
| 11/21/2024 | | JE000474 | DS payment tax collected | 5,198.09 | 5,198.09 | 0.00 |
| 11/06/2024 | | JE000475 | DS payment tax collected | 1,567.47 | 1,567.47 | 0.00 |
| 11/06/2024 | | JE000477 | Intr earned for th emonth of 10/24 | 13.51 | 13.51 | 0.00 |
| 11/27/2024 | | JE000479 | DS payment tax collected | 11,746.87 | 11,746.87 | 0.00 |
| **Total Deposits** | | | | 145,858.61 | 145,858.61 | 0.00 |
| **Checks** | | | | | | |
| | | | | | | 0.00 |
| 10/25/2024 | Payment | 1205 | Check for Vendor V00003 | -175.00 | -175.00 | 0.00 |
| 10/25/2024 | Payment | 1206 | Check for Vendor V00034 | -43.95 | -43.95 | 0.00 |
| 10/25/2024 | Payment | 1208 | Check for Vendor V00024 | -365.50 | -365.50 | 0.00 |
| 11/01/2024 | Payment | 1209 | Check for Vendor V00017 | -16,580.00 | -16,580.00 | 0.00 |
| 11/01/2024 | Payment | 1210 | Check for Vendor V00006 | -3,244.98 | -3,244.98 | 0.00 |
| 11/01/2024 | Payment | 1211 | Check for Vendor V00023 | -3,000.00 | -3,000.00 | 0.00 |
| 11/01/2024 | Payment | 1212 | Check for Vendor V00014 | -3,825.00 | -3,825.00 | 0.00 |
| 11/01/2024 | Payment | 1213 | Check for Vendor V00025 | -7,226.50 | -7,226.50 | 0.00 |
| 11/01/2024 | Payment | 1214 | Check for Vendor V00033 | -9,769.75 | -9,769.75 | 0.00 |
| 11/01/2024 | Payment | 1215 | Check for Vendor V00022 | -7,434.76 | -7,434.76 | 0.00 |
| 11/18/2024 | Payment | DD419 | Payment of Invoice 000591 | -31.60 | -31.60 | 0.00 |
| 11/12/2024 | Payment | 1217 | Check for Vendor V00010 | -200.00 | -200.00 | 0.00 |
| 11/12/2024 | Payment | 1218 | Check for Vendor V00011 | -200.00 | -200.00 | 0.00 |
| 11/21/2024 | Payment | 1219 | Check for Vendor V00041 | -589.00 | -589.00 | 0.00 |
| 11/21/2024 | Payment | 1220 | Check for Vendor V00010 | -200.00 | -200.00 | 0.00 |
| 11/21/2024 | Payment | 1221 | Check for Vendor V00011 | -200.00 | -200.00 | 0.00 |
| 11/25/2024 | Payment | 1222 | Payment of Invoice 000607 | -200.00 | -200.00 | 0.00 |
| 11/19/2024 | | JE000461 | Bank rec adj JE for ACH | -29.57 | -29.57 | 0.00 |
| 11/19/2024 | | JE000462 | Bank rec adj JE for ACH | -35.15 | -35.15 | 0.00 |
| 11/19/2024 | | JE000465 | Bank rec adj JE for ACH | -384.65 | -384.65 | 0.00 |

| **Bank Account No.** | 4088 | | |
|---|---|---|---|
| **Statement No.** | 11-24 | **Statement Date** | 11/30/2024 |

| | | | | | |
|---|---|---|---|---|---|
| 11/19/2024 | JE000467 | Bank rec adj JE for ACH | -894.99 | -894.99 | 0.00 |
| 11/01/2024 | JE000469 | Bank rec adj JE for ACH | -1,924.45 | -1,924.45 | 0.00 |
| 11/29/2024 | JE000471 | Bank rec adj JE for ACH | -79.98 | -79.98 | 0.00 |
| **Total Checks** | | | -56,634.83 | -56,634.83 | 0.00 |

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

| | | | | |
|---|---|---|---|---|
| 08/15/2024 | Payment | 1177 | Check for Vendor V00005 | -126.16 |
| 11/18/2024 | Payment | DD416 | Payment of Invoice 000586 | -987.02 |
| 11/18/2024 | Payment | DD417 | Payment of Invoice 000587 | -168.88 |
| 11/18/2024 | Payment | DD418 | Payment of Invoice 000590 | -1,895.98 |
| 11/12/2024 | Payment | 1216 | Check for Vendor V00038 | -200.00 |
| 11/25/2024 | Payment | 1223 | Payment of Invoice 000608 | -200.00 |
| **Total Outstanding Checks** | | | | -3,578.04 |

**Outstanding Deposits**

**Total Outstanding Deposits**