

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	
ASSETS						
Cash - Operating Account	\$ 1,890	\$ -	\$ -	\$ -	\$ -	\$ 1,890
Due From Other Funds	-	-	-	104,817	73,290	178,107
Investments:						
Acquisition & Construction Account	-	-	-	4,380	1,375,139	1,379,519
Capitalized Interest Account	-	-	-	-	183,267	183,267
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	336,356	-	-	-	336,356
TOTAL ASSETS	\$ 1,890	\$ 504,375	\$ 116,100	\$ 109,197	\$ 1,631,696	\$ 2,363,258
LIABILITIES						
Accounts Payable	\$ 19,274	\$ -	\$ -	\$ -	\$ -	\$ 19,274
Due To Other Funds	115	104,702	73,290	-	-	178,107
TOTAL LIABILITIES	19,389	104,702	73,290	-	-	197,381
FUND BALANCES						
Restricted for:						
Debt Service	-	399,673	42,810	-	-	442,483
Capital Projects	-	-	-	109,197	1,631,696	1,740,893
Unassigned:	(17,499)	-	-	-	-	(17,499)
TOTAL FUND BALANCES	(17,499)	399,673	42,810	109,197	1,631,696	2,165,877
TOTAL LIABILITIES & FUND BALANCES	\$ 1,890	\$ 504,375	\$ 116,100	\$ 109,197	\$ 1,631,696	\$ 2,363,258

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
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- CDD Collected	310,575	7,961	(302,614)	2.56%
Developer Contribution	-	49,734	49,734	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
TOTAL REVENUES	310,575	62,987	(247,588)	20.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	2,200	(2,200)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	1,200	400	75.00%
District Counsel	9,500	3,220	6,280	33.89%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	2,250	750	75.00%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	12,500	4,167	75.00%
Accounting Services	9,500	4,500	5,000	47.37%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	43	457	8.60%
Rentals & Leases	500	300	200	60.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	407	3,093	11.63%
Bank Fees	200	187	13	93.50%
Financial & Revenue Collections	2,333	600	1,733	25.72%
Website Administration	1,600	600	1,000	37.50%
Information Technology	400	300	100	75.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	32,232	36,643	46.80%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	599	901	39.93%
Electricity - Streetlights	30,000	7,810	22,190	26.03%
Total Electric Utility Services	31,500	8,409	23,091	26.70%
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	15,000	-	15,000	0.00%
Landscape- Storm Clean Up & Tree Removal	5,000	-	5,000	0.00%
Aquatic Maintenance	7,500	-	7,500	0.00%
Total Stormwater Control	27,500	-	27,500	0.00%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
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	2,750	450	85.94%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	130,000	17,907	112,093	13.77%
Plant Replacement Program	5,000	-	5,000	0.00%
Irrigation Maintenance	6,000	-	6,000	0.00%
Entry & Walls Maintenance	1,500	-	1,500	0.00%
Miscellaneous Services	1,000	-	1,000	0.00%
Total Other Physical Environment	174,200	20,657	153,543	11.86%
<u>Parks and Recreations</u>				
Field Services	4,500	-	4,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
Total Parks and Recreations	6,000	-	6,000	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	310,575	61,298	249,277	19.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,689	1,689	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,188)		
FUND BALANCE, ENDING		\$ (17,499)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
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	\$ -	\$ 5	\$ 5	0.00%
Special Assmnts- Tax Collector	-	336,467	336,467	0.00%
Special Assmnts- CDD Collected	335,318	-	(335,318)	0.00%
TOTAL REVENUES	335,318	336,472	1,154	100.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	131,021	-	131,021	0.00%
Interest Expense	204,297	104,817	99,480	51.31%
Total Debt Service	335,318	104,817	230,501	31.26%
TOTAL EXPENDITURES	335,318	104,817	230,501	31.26%
Excess (deficiency) of revenues				
Over (under) expenditures	-	231,655	231,655	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ 231,654	\$ 231,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 399,673		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
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	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	73,292	(73,292)	0.00%
Total Debt Service	-	73,292	(73,292)	0.00%
TOTAL EXPENDITURES	-	73,292	(73,292)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(73,289)	(73,289)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1)	(1)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(1)	(1)	0.00%
Net change in fund balance	\$ -	\$ (73,290)	\$ (73,290)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ 42,810		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
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	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	\$ -	\$ 2	\$ 2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		\$ 109,197		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
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	\$ -	\$ 47	\$ 47	0.00%
TOTAL REVENUES	-	47	47	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
District Counsel	-	15,192	(15,192)	0.00%
Total Administration	-	15,192	(15,192)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	1,254	(1,254)	0.00%
Total Construction In Progress	-	1,254	(1,254)	0.00%
TOTAL EXPENDITURES	-	16,446	(16,446)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(16,399)	(16,399)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1	1	0.00%
TOTAL FINANCING SOURCES (USES)	-	1	1	0.00%
Net change in fund balance	\$ -	\$ (16,398)	\$ (16,398)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,631,696		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 4-23
Statement Date 4/30/2023

G/L Balance (LCY)	1,889.79	Statement Balance	2,641.06
G/L Balance	1,889.79	Outstanding Deposits	1,326.90
Positive Adjustments	0.00		
		Subtotal	3,967.96
Subtotal	1,889.79	Outstanding Checks	2,078.17
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	1,889.79	Ending Balance	1,889.79
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/23/2023	Payment	1056	BETTY VALENTI	31.19	31.19	0.00
4/6/2023	Payment	1064	TAMPA ELECTRIC	78.10	78.10	0.00
4/13/2023	Payment	1065	JOHN C. BLAKLEY	200.00	200.00	0.00
4/13/2023	Payment	1066	LEE R. THOMPSON	200.00	200.00	0.00
4/13/2023		JE000086	Transfer to 6049	383.00	383.00	0.00
4/21/2023		JE000087	Service Charges - Prior Period	19.15	19.15	0.00
Total Checks				911.44	911.44	0.00
Deposits						
4/24/2023		JE000082	CK#31731#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
Total Deposits				1,326.90	1,326.90	0.00
Outstanding Checks						
10/1/2022		JE000019	Outstanding check# 1013; Ballantrae	50.00	0.00	50.00
4/25/2023	Payment	1067	TAMPA ELECTRIC	2,028.17	0.00	2,028.17
Total Outstanding Checks.....				2,078.17		2,078.17
Outstanding Deposits						
4/27/2023		JE000083	CK#31754#### - Off Roll O&M	G/L 1,326.90	0.00	1,326.90
Total Outstanding Deposits.....				1,326.90		1,326.90