

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2023

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 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	\$ 2,144	\$ -	\$ -	\$ -	\$ -	\$ 2,144
Due From Other Funds	-	-	-	104,817	73,290	178,107
Investments:						
Acquisition & Construction Account	-	-	-	4,380	1,375,133	1,379,513
Capitalized Interest Account	-	-	-	-	183,266	183,266
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	336,355	-	-	-	336,355
TOTAL ASSETS	\$ 2,144	\$ 504,374	\$ 116,100	\$ 109,197	\$ 1,631,689	\$ 2,363,504
LIABILITIES						
Accounts Payable	\$ 16,814	\$ -	\$ -	\$ -	\$ -	\$ 16,814
Due To Other Districts	383	-	-	-	-	383
Due To Other Funds	115	104,702	73,290	-	-	178,107
TOTAL LIABILITIES	17,312	104,702	73,290	-	-	195,304
FUND BALANCES						
Restricted for:						
Debt Service	-	399,672	42,810	-	-	442,482
Capital Projects	-	-	-	109,197	1,631,689	1,740,886
Unassigned:	(15,168)	-	-	-	-	(15,168)
TOTAL FUND BALANCES	(15,168)	399,672	42,810	109,197	1,631,689	2,168,200
TOTAL LIABILITIES & FUND BALANCES	\$ 2,144	\$ 504,374	\$ 116,100	\$ 109,197	\$ 1,631,689	\$ 2,363,504

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	5,308	(305,267)	1.71%
Developer Contribution	-	49,734	49,734	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
TOTAL REVENUES	310,575	60,334	(250,241)	19.43%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	1,600	(1,600)	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	168	32	84.00%
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	31,613	37,262	45.90%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	512	988	34.13%
Electricity - Streetlights	30,000	5,885	24,115	19.62%
Total Electric Utility Services	31,500	6,397	25,103	20.31%
<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 March 31, 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	15,553	114,447	11.96%
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	18,303	155,897	10.51%
<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	56,313	254,262	18.13%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,021	4,021	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,189)		
FUND BALANCE, ENDING		\$ (15,168)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 4	\$ 4	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	336,471	1,153	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	-	231,654	231,654	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	\$ -	\$ 231,653	\$ 231,653	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 399,672		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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 March 31, 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 March 31, 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	\$ -	\$ 40	\$ 40	0.00%
TOTAL REVENUES	-	40	40	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	-	(16,406)	(16,406)	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	\$ -	\$ (16,405)	\$ (16,405)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,631,689		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 03-23
Statement Date 3/31/2023

G/L Balance (LCY)	2,144.41	Statement Balance	2,225.60
G/L Balance	2,144.41	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,225.60
Subtotal	2,144.41	Outstanding Checks	81.19
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	2,144.41	Ending Balance	2,144.41
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/9/2023	Payment	1057	ERIN MCCORMICK LAW PA	654.50	654.50	0.00
3/9/2023	Payment	1058	JOHN C. BLAKLEY	200.00	200.00	0.00
3/9/2023	Payment	1059	LEE R. THOMPSON	200.00	200.00	0.00
3/9/2023	Payment	1060	TAMPA ELECTRIC	2,095.24	2,095.24	0.00
3/17/2023	Payment	1061	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00
3/22/2023	Payment	1062	HILLTOP POINT CDD	336,351.58	336,351.58	0.00
3/23/2023	Payment	1063	YELLOWSTONE LANDSCAPE	2,354.00	2,354.00	0.00
3/21/2023		JE000071	Bank Fees - Service Charge	23.91	23.91	0.00
Total Checks				343,379.23	343,379.23	0.00
Deposits						
3/6/2023		JE000046	CK#30674#### - O&M Off Roll	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
2/23/2023	Payment	1056	BETTY VALENTI	31.19	0.00	31.19
Total Outstanding Checks.....				81.19		81.19