

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022-1		SERIES 2022-2		SERIES 2022-1		SERIES 2022-2		TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	PROJECT	PROJECT		
	FUND	FUND	FUND	FUND	FUND	FUND	FUND		
ASSETS									
Cash - Operating Account	\$ 4,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,834	
Due From Other Funds	-	-	-	-	104,817	164,904		269,721	
Investments:									
Acquisition & Construction Account	-	-	-	-	4,380	1,370,081		1,374,461	
Capitalized Interest Account	-	-	-	-	-	91,654		91,654	
Reserve Fund	-	168,019	116,100	-	-	-		284,119	
Revenue Fund	-	130,337	-	-	-	-		130,337	
TOTAL ASSETS	\$ 4,834	\$ 298,356	\$ 116,100	\$ 109,197	\$ 109,197	\$ 1,626,639	\$ 1,626,639	\$ 2,155,126	
LIABILITIES									
Accounts Payable	\$ 22,709	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,709	
Due To Other Funds	115	104,702	164,904	-	-	-	-	269,721	
TOTAL LIABILITIES	22,824	104,702	164,904	-	-	-	-	292,430	
FUND BALANCES									
Restricted for:									
Debt Service	-	193,654	-	-	-	-	-	193,654	
Capital Projects	-	-	-	109,197	1,626,639			1,735,836	
Unassigned:	(17,990)	-	(48,804)	-	-	-	-	(66,794)	
TOTAL FUND BALANCES	(17,990)	193,654	(48,804)	109,197	1,626,639	1,626,639	1,626,639	1,862,696	
TOTAL LIABILITIES & FUND BALANCES	\$ 4,834	\$ 298,356	\$ 116,100	\$ 109,197	\$ 109,197	\$ 1,626,639	\$ 1,626,639	\$ 2,155,126	

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	15,684	(294,891)	5.05%
Developer Contribution	-	49,734	49,734	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
TOTAL REVENUES	310,575	70,710	(239,865)	22.77%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	2,800	(2,800)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	1,400	200	87.50%
District Counsel	9,500	4,389	5,111	46.20%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	2,625	375	87.50%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	14,583	2,084	87.50%
Accounting Services	9,500	5,250	4,250	55.26%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	47	453	9.40%
Rentals & Leases	500	350	150	70.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	407	3,093	11.63%
Bank Fees	200	210	(10)	105.00%
Financial & Revenue Collections	2,333	700	1,633	30.00%
Website Administration	1,600	700	900	43.75%
Information Technology	400	350	50	87.50%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	37,886	30,989	55.01%
<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 May 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	20,261	109,739	15.59%
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	205	795	20.50%
Total Other Physical Environment	174,200	23,216	150,984	13.33%
<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	69,511	241,064	22.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,199	1,199	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,189)		
FUND BALANCE, ENDING		\$ (17,990)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 7	\$ 7	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	336,474	1,156	100.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	131,021	75,000	56,021	57.24%
Interest Expense	204,297	235,838	(31,541)	115.44%
Total Debt Service	335,318	310,838	24,480	92.70%
TOTAL EXPENDITURES	335,318	310,838	24,480	92.70%
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,636	25,636	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	\$ -	\$ 25,635	\$ 25,635	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 193,654		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	164,907	(164,907)	0.00%
Total Debt Service	-	164,907	(164,907)	0.00%
TOTAL EXPENDITURES	-	164,907	(164,907)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(164,903)	(164,903)	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	\$ -	\$ (164,904)	\$ (164,904)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ (48,804)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	<u>\$ -</u>	<u>\$ 2</u>	<u>\$ 2</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		<u>\$ 109,197</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 53	\$ 53	0.00%
TOTAL REVENUES	-	53	53	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	-	6,317	(6,317)	0.00%
Total Construction In Progress	-	6,317	(6,317)	0.00%
TOTAL EXPENDITURES	-	21,509	(21,509)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,456)	(21,456)	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	\$ -	\$ (21,455)	\$ (21,455)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,626,639		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 05_23
Statement Date 5/31/2023

G/L Balance (LCY)	4,833.70	Statement Balance	5,083.70
G/L Balance	4,833.70	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	5,083.70
Subtotal	4,833.70	Outstanding Checks	250.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	4,833.70	Ending Balance	4,833.70
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
4/25/2023	Payment	1067	TAMPA ELECTRIC	2,028.17	2,028.17	0.00
5/2/2023	Payment	1069	ERIN MCCORMICK LAW PA	423.50	423.50	0.00
5/2/2023	Payment	1070	JOHN C. BLAKLEY	400.00	400.00	0.00
5/2/2023	Payment	1071	LEE R. THOMPSON	400.00	400.00	0.00
5/11/2023	Payment	1072	TAMPA ELECTRIC	2,012.42	2,012.42	0.00
5/19/2023	Payment	1073	PASCO CNTY PROPERTY APPRAISER	150.00	150.00	0.00
5/25/2023	Payment	1074	ERIN MCCORMICK LAW PA	1,169.63	1,169.63	0.00
5/31/2023		JE000100	Bank Service Fee	23.10	23.10	0.00
Total Checks				6,606.82	6,606.82	0.00
Deposits						
4/27/2023		JE000083	CK#31754#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
5/2/2023		JE000084	CK#31964#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
5/2/2023		JE000085	CK#32030#### - Off Roll O&M	G/L 1,326.90	1,326.90	0.00
5/19/2023		JE000097	CK#32356#### - O&M	G/L 1,326.90	1,326.90	0.00
5/23/2023		JE000098	CK#47576##### - Off Roll	G/L 3,741.86	3,741.86	0.00
Total Deposits				9,049.46	9,049.46	0.00
Outstanding Checks						
10/1/2022		JE000019	Outstanding check# 1013; Ballantrae	50.00	0.00	50.00
5/2/2023	Payment	1068	BETTY VALENTI	200.00	0.00	200.00
Total Outstanding Checks.....				250.00		250.00