

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL						TOTAL
	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM	
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND	
ASSETS							
Cash - Operating Account	\$ 12,866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,866
Cash in Transit	-	63,290	8,441	-	-	-	71,731
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	18,856	-	-	99,525	253,949	-	372,330
Investments:							
Acquisition & Construction Account	-	-	-	4,564	41,911	-	46,475
Capitalized Interest Account	-	-	24	-	-	-	24
Interest Account	-	1,567	-	-	-	-	1,567
Prepayment Account	-	59,458	-	-	-	-	59,458
Reserve Fund	-	168,019	481,080	-	-	-	649,099
Revenue Fund	-	237,409	-	-	-	-	237,409
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 45,220	\$ 529,743	\$ 489,545	\$ 104,089	\$ 295,860	\$ 8,375,000	\$ 9,839,457
LIABILITIES							
Accounts Payable	\$ 725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 725
Accrued Expenses	590	-	-	-	-	-	590
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	-	109,941	262,389	-	-	-	372,330
TOTAL LIABILITIES	14,813	109,941	262,389	-	-	8,375,000	8,762,143

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	TOTAL
	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	LONG-TERM		
	FUND	FUND	PROJECT	PROJECT	DEBT		
	FUND	FUND	FUND	FUND	FUND	ACCOUNT	
						GROUP FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	419,802	227,156	-	-	-	646,958
Capital Projects	-	-	-	104,089	295,860	-	399,949
Unassigned:	30,407	-	-	-	-	-	30,407
TOTAL FUND BALANCES	30,407	419,802	227,156	104,089	295,860	-	1,077,314
TOTAL LIABILITIES & FUND BALANCES	\$ 45,220	\$ 529,743	\$ 489,545	\$ 104,089	\$ 295,860	\$ 8,375,000	\$ 9,839,457

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ -	\$ 13,681	\$ 13,681	0.00%
Special Assmnts- CDD Collected	390,335	27,706	(362,629)	7.10%
Developer Contribution	-	79,272	79,272	0.00%
TOTAL REVENUES	390,335	120,659	(269,676)	30.91%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	3,400	3,800	47.22%
ProfServ-Dissemination Agent	1,250	2,917	(1,667)	233.36%
ProfServ-Recording Secretary	1,600	600	1,000	37.50%
District Counsel	9,500	15,701	(6,201)	165.27%
District Engineer	5,400	-	5,400	0.00%
Administrative Services	4,000	2,625	1,375	65.63%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	14,583	7,417	66.29%
Accounting Services	9,500	5,250	4,250	55.26%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	291	209	58.20%
Rentals & Leases	500	350	150	70.00%
Public Officials Insurance	2,500	2,340	160	93.60%
Legal Advertising	2,500	382	2,118	15.28%
Bank Fees	200	71	129	35.50%
Financial & Revenue Collections	1,000	300	700	30.00%
Misc-Ad Valorem Taxes	-	4,780	(4,780)	0.00%
Website Administration	1,600	700	900	43.75%
Information Technology	500	350	150	70.00%
Miscellaneous Expenses	250	131	119	52.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	456	(281)	260.57%
Total Administration	76,075	56,727	19,348	74.57%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	507	993	33.80%
Electricity - Streetlights	42,257	17,476	24,781	41.36%
Total Electric Utility Services	43,757	17,983	25,774	41.10%
<u>Stormwater Control</u>				
R&M-Boundary Walls/Fences/Monuments	5,000	1,181	3,819	23.62%
Aquatic Maintenance	15,000	-	15,000	0.00%
Aquatic Plant Replacement	7,500	-	7,500	0.00%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 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
Total Stormwater Control	<u>27,500</u>	<u>1,181</u>	<u>26,319</u>	<u>4.29%</u>
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,860	340	89.38%
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	150,000	24,458	125,542	16.31%
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	15,000	-	15,000	0.00%
Total Other Physical Environment	<u>208,200</u>	<u>27,318</u>	<u>180,882</u>	<u>13.12%</u>
<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	<u>6,000</u>	<u>-</u>	<u>6,000</u>	<u>0.00%</u>
<u>Contingency</u>				
Misc-Contingency	28,803	-	28,803	0.00%
Total Contingency	<u>28,803</u>	<u>-</u>	<u>28,803</u>	<u>0.00%</u>
TOTAL EXPENDITURES	390,335	103,209	287,126	26.44%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>17,450</u>	<u>17,450</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,957		
FUND BALANCE, ENDING		<u>\$ 30,407</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 8,794	\$ 8,794	0.00%
Special Assmnts- Tax Collector	331,868	209,570	(122,298)	63.15%
Special Assmnts- CDD Collected	-	133,943	133,943	0.00%
TOTAL REVENUES	331,868	352,307	20,439	106.16%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	256,868	129,296	127,572	50.34%
Total Debt Service	331,868	129,296	202,572	38.96%
TOTAL EXPENDITURES	331,868	129,296	202,572	38.96%
Excess (deficiency) of revenues				
Over (under) expenditures	-	223,011	223,011	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		196,791		
FUND BALANCE, ENDING		\$ 419,802		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 6,165	\$ 6,165	0.00%
Special Assmnts- Tax Collector	227,161	244,093	16,932	107.45%
Special Assmnts- CDD Collected	-	116,100	116,100	0.00%
TOTAL REVENUES	227,161	366,358	139,197	161.28%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	45,000	-	45,000	0.00%
Interest Expense	182,161	91,615	90,546	50.29%
Total Debt Service	227,161	91,615	135,546	40.33%
TOTAL EXPENDITURES	227,161	91,615	135,546	40.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	274,743	274,743	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,587)		
FUND BALANCE, ENDING		\$ 227,156		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 138	\$ 138	0.00%
TOTAL REVENUES	-	138	138	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	138	138	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		103,951		
FUND BALANCE, ENDING		<u>\$ 104,089</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 25,840	\$ 25,840	0.00%
TOTAL REVENUES	-	25,840	25,840	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,367,058	(1,367,058)	0.00%
Total Construction In Progress	-	1,367,058	(1,367,058)	0.00%
TOTAL EXPENDITURES	-	1,367,058	(1,367,058)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,341,218)	(1,341,218)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,637,078		
FUND BALANCE, ENDING		\$ 295,860		

Bank Account Statement

Hilltop Point CDD

Bank Account Statement: Bank Account No.: 4088, Statement No.: 04-24

Currency Code

Statement Date	04/30/24	Statement Balance	21,018.81
Balance Last Statement	8,628.93	Outstanding Bank Transactions	0.00
Statement Ending Balance	21,018.81	Subtotal	21,018.81
		Outstanding Checks	-8,152.48
G/L Balance at 04/30/24	12,866.33	Bank Account Balance	12,866.33

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04-24							
04/04/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	1,326.90	1,326.90
04/15/24	Bank Account Ledger Entry	BD00002	Deposit No. BD00002		1	107,111.86	107,111.86
04/15/24	Bank Account Ledger Entry	1145	Check for Vendor V00007		1	-1,500.00	-1,500.00
04/15/24	Bank Account Ledger Entry	1146	Check for Vendor V00020		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	1147	Check for Vendor V00006		1	-6,788.70	-6,788.70
04/15/24	Bank Account Ledger Entry	1148	Check for Vendor V00014		1	-7,946.17	-7,946.17
04/15/24	Bank Account Ledger Entry	1149	Check for Vendor V00010		1	-400.00	-400.00
04/15/24	Bank Account Ledger Entry	1150	Check for Vendor V00025		1	-10,105.50	-10,105.50
04/15/24	Bank Account Ledger Entry	1151	Check for Vendor V00011		1	-400.00	-400.00
04/15/24	Bank Account Ledger Entry	1153	Check for Vendor V00024		1	-1,420.00	-1,420.00
04/15/24	Bank Account Ledger Entry	1154	Check for Vendor V00012		1	-116.80	-116.80
04/15/24	Bank Account Ledger Entry	1156	Check for Vendor V00015		1	-8,059.62	-8,059.62
04/17/24	Bank Account Ledger Entry	BD00003	Deposit No. BD00003		1	13,536.69	13,536.69
04/17/24	Bank Account Ledger Entry	BD00004	Deposit No. BD00004		1	143.95	143.95
04/25/24	Bank Account Ledger Entry	1158	Check for Vendor V00016		1	-2,354.00	-2,354.00
04/26/24	Bank Account Ledger Entry	BD00005	Deposit No. BD00005		1	1,326.90	1,326.90
04/26/24	Bank Account Ledger Entry	JE000332	STOP PAYMENT CHARGE		1	-35.00	-35.00
04/26/24	Bank Account Ledger Entry	DD397	Payment of Invoice 000424		1	-55.13	-55.13
04/26/24	Bank Account Ledger Entry	DD398	Payment of Invoice 000425		1	-88.82	-88.82
04/26/24	Bank Account Ledger Entry	DD399	Payment of Invoice 000436		1	-58,049.99	-58,049.99
04/26/24	Bank Account Ledger Entry	DD400	Payment of Invoice 000426		1	-5,184.55	-5,184.55
04/26/24	Bank Account Ledger Entry	DD401	Payment of Invoice 000427		1	-8,352.14	-8,352.14

Hilltop Point CDD

Statement Date	04/30/24	Statement Balance	21,018.81
Balance Last Statement	8,628.93	Outstanding Bank Transactions	0.00
Statement Ending Balance	21,018.81	Subtotal	21,018.81
		Outstanding Checks	-8,152.48
G/L Balance at 04/30/24	12,866.33	Bank Account Balance	12,866.33

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Total						12,389.88	12,389.88