

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	\$ 27,731	\$ -	\$ -	\$ -	\$ -	\$ 27,731
Due From Other Funds	-	-	-	104,817	164,215	269,032
Investments:						
Acquisition & Construction Account	-	-	-	4,406	1,375,334	1,379,740
Capitalized Interest Account	-	-	-	-	92,888	92,888
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	132,110	-	-	-	132,110
TOTAL ASSETS	\$ 27,731	\$ 300,129	\$ 116,100	\$ 109,223	\$ 1,632,437	\$ 2,185,620
LIABILITIES						
Accounts Payable	\$ 9,908	\$ -	\$ -	\$ -	\$ -	\$ 9,908
Due To Other Funds	115	104,702	164,215	-	-	269,032
TOTAL LIABILITIES	10,023	104,702	164,215	-	-	278,940
FUND BALANCES						
Restricted for:						
Debt Service	-	195,427	-	-	-	195,427
Capital Projects	-	-	-	109,223	1,632,437	1,741,660
Unassigned:	17,708	-	(48,115)	-	-	(30,407)
TOTAL FUND BALANCES	17,708	195,427	(48,115)	109,223	1,632,437	1,906,680
TOTAL LIABILITIES & FUND BALANCES	\$ 27,731	\$ 300,129	\$ 116,100	\$ 109,223	\$ 1,632,437	\$ 2,185,620

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	59,206	(251,369)	19.06%
Developer Contribution	-	89,521	89,521	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	310,575	154,069	(156,506)	49.61%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	4,400	(4,400)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	2,200	(600)	137.50%
District Counsel	9,500	12,127	(2,627)	127.65%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	11,560	(8,560)	385.33%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	22,917	(6,250)	137.50%
Accounting Services	9,500	8,250	1,250	86.84%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	288	212	57.60%
Rentals & Leases	500	550	(50)	110.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,578	1,922	45.09%
Bank Fees	200	290	(90)	145.00%
Financial & Revenue Collections	2,333	1,158	1,175	49.64%
Website Administration	1,600	1,100	500	68.75%
Information Technology	400	550	(150)	137.50%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	71,043	(2,168)	103.15%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	2,672	(1,172)	178.13%
Electricity - Streetlights	30,000	13,122	16,878	43.74%
Total Electric Utility Services	31,500	15,794	15,706	50.14%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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>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%
<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	27,323	102,677	21.02%
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	263	737	26.30%
Total Other Physical Environment	174,200	30,336	143,864	17.41%
<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	117,173	193,402	37.73%
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,896	36,896	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,188)		
FUND BALANCE, ENDING		\$ 17,708		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 1,780	\$ 1,780	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	338,247	2,929	100.87%
<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	-	27,409	27,409	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	\$ -	\$ 27,408	\$ 27,408	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 195,427		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 693	\$ 693	0.00%
TOTAL REVENUES	-	693	693	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	-	(164,214)	(164,214)	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	\$ -	\$ (164,215)	\$ (164,215)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ (48,115)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 27	\$ 27	0.00%
TOTAL REVENUES	-	27	27	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	27	27	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	\$ -	\$ 28	\$ 28	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		\$ 109,223		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 8,739	\$ 8,739	0.00%
TOTAL REVENUES	-	8,739	8,739	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	-	9,205	(9,205)	0.00%
Total Construction In Progress	-	9,205	(9,205)	0.00%
TOTAL EXPENDITURES	-	24,397	(24,397)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,658)	(15,658)	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	\$ -	\$ (15,657)	\$ (15,657)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,632,437		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No.	4088	TRUIST- GF OPERATING
Statement No.	08-23	
Statement Date	8/31/2023	

G/L Balance (LCY)	27,731.13	Statement Balance	17,715.93
G/L Balance	27,731.13	Outstanding Deposits	10,615.20
Positive Adjustments	0.00		
		Subtotal	28,331.13
Subtotal	27,731.13	Outstanding Checks	600.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	27,731.13	Ending Balance	27,731.13
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
7/27/2023	Payment	1087	BETTY VALENTI		200.00	200.00	0.00
7/27/2023	Payment	1088	ERIN MCCORMICK LAW PA		3,479.63	3,479.63	0.00
7/27/2023	Payment	1091	LEE R. THOMPSON		200.00	200.00	0.00
8/3/2023	Payment	1093	INFRAMARK LLC		3,714.13	3,714.13	0.00
8/10/2023	Payment	1094	BETTY VALENTI		200.00	200.00	0.00
8/10/2023	Payment	1095	JOHN C. BLAKLEY		200.00	200.00	0.00
8/10/2023	Payment	1096	LEE R. THOMPSON		200.00	200.00	0.00
8/10/2023	Payment	1097	TAMPA ELECTRIC		1,556.15	1,556.15	0.00
8/10/2023	Payment	1098	U.S. BANK		7,434.76	7,434.76	0.00
8/10/2023	Payment	1099	YELLOWSTONE LANDSCAPE		2,354.00	2,354.00	0.00
8/21/2023		JE000162	Bank Fees		26.28	26.28	0.00
Total Checks					19,564.95	19,564.95	0.00
Deposits							
8/1/2023		JE000141	CK#33958#### - O&M	G/L	1,326.90	1,326.90	0.00
8/1/2023		JE000142	CK#33957#### - O&M	G/L	1,326.90	1,326.90	0.00
8/1/2023		JE000143	CK#48514##### - O&M	G/L	24,945.80	24,945.80	0.00
Total Deposits					27,599.60	27,599.60	0.00
Outstanding Checks							
8/29/2023	Payment	1100	BETTY VALENTI		200.00	0.00	200.00
8/29/2023	Payment	1101	JOHN C. BLAKLEY		200.00	0.00	200.00
8/29/2023	Payment	1102	LEE R. THOMPSON		200.00	0.00	200.00
Total Outstanding Checks.....					600.00		600.00
Outstanding Deposits							
8/24/2023		JE000153	CK#34497#### - O&M	G/L	1,326.90	0.00	1,326.90
8/24/2023		JE000154	CK#34498#### - O&M	G/L	1,326.90	0.00	1,326.90
8/24/2023		JE000155	CK#34529#### - O&M	G/L	1,326.90	0.00	1,326.90

HILLTOP POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
8/24/2023		JE000156	CK#34530#### - O&M	G/L	1,326.90	0.00	1,326.90
8/28/2023		JE000157	CK#34595#### - Off Roll O&M	G/L	1,326.90	0.00	1,326.90
8/28/2023		JE000158	CK#34591#### - Off Roll O&M	G/L	1,326.90	0.00	1,326.90
8/28/2023		JE000159	CK#34578#### - Off Roll O&M	G/L	2,653.80	0.00	2,653.80
Total Outstanding Deposits.....					10,615.20		10,615.20