

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	\$ 5,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,802	
Due From Other Funds	-	-	-	-	104,817	164,638		269,455	
Investments:									
Acquisition & Construction Account	-	-	-	-	4,390	1,372,918		1,377,308	
Capitalized Interest Account	-	-	-	-	-	92,130		92,130	
Reserve Fund	-	168,019	116,100	-	-	-		284,119	
Revenue Fund	-	131,022	-	-	-	-		131,022	
TOTAL ASSETS	\$ 5,802	\$ 299,041	\$ 116,100	\$ 109,207	\$ 1,629,686	\$ 2,159,836			
LIABILITIES									
Accounts Payable	\$ 3,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,714	
Due To Other Funds	115	104,702	164,638	-	-	-	-	269,455	
TOTAL LIABILITIES	3,829	104,702	164,638	-	-	-	-	273,169	
FUND BALANCES									
Restricted for:									
Debt Service	-	194,339	-	-	-	-	-	194,339	
Capital Projects	-	-	-	109,207	1,629,686			1,738,893	
Unassigned:	1,973	-	(48,538)	-	-	-	-	(46,565)	
TOTAL FUND BALANCES	1,973	194,339	(48,538)	109,207	1,629,686	1,886,667			
TOTAL LIABILITIES & FUND BALANCES	\$ 5,802	\$ 299,041	\$ 116,100	\$ 109,207	\$ 1,629,686	\$ 2,159,836			

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	20,992	(289,583)	6.76%
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	115,855	(194,720)	37.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	3,400	(3,400)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	2,000	(400)	125.00%
District Counsel	9,500	7,869	1,631	82.83%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	3,750	(750)	125.00%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	20,833	(4,166)	125.00%
Accounting Services	9,500	7,500	2,000	78.95%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	65	435	13.00%
Rentals & Leases	500	500	-	100.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,578	1,922	45.09%
Bank Fees	200	263	(63)	131.50%
Financial & Revenue Collections	2,333	1,058	1,275	45.35%
Website Administration	1,600	1,000	600	62.50%
Information Technology	400	500	(100)	125.00%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	68,875	54,391	14,484	78.97%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	686	814	45.73%
Electricity - Streetlights	30,000	11,633	18,367	38.78%
Total Electric Utility Services	31,500	12,319	19,181	39.11%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	24,969	105,031	19.21%
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	27,982	146,218	16.06%
<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	94,692	215,883	30.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	21,163	21,163	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,190)		
FUND BALANCE, ENDING		\$ 1,973		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 692	\$ 692	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	337,159	1,841	100.55%
<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	-	26,321	26,321	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	\$ -	\$ 26,320	\$ 26,320	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		168,019		
FUND BALANCE, ENDING		\$ 194,339		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 270	\$ 270	0.00%
TOTAL REVENUES	-	270	270	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	-	(164,637)	(164,637)	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	\$ -	\$ (164,638)	\$ (164,638)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		116,100		
FUND BALANCE, ENDING		\$ (48,538)		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 11	\$ 11	0.00%
TOTAL REVENUES	-	11	11	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	11	11	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	\$ -	\$ 12	\$ 12	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		109,195		
FUND BALANCE, ENDING		\$ 109,207		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 3,408	\$ 3,408	0.00%
TOTAL REVENUES	-	3,408	3,408	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	-	6,625	(6,625)	0.00%
Total Construction In Progress	-	6,625	(6,625)	0.00%
TOTAL EXPENDITURES	-	21,817	(21,817)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(18,409)	(18,409)	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	\$ -	\$ (18,408)	\$ (18,408)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,648,094		
FUND BALANCE, ENDING		\$ 1,629,686		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING
Statement No. 07-23
Statement Date 7/31/2023

G/L Balance (LCY)	5,801.65	Statement Balance	9,681.28
G/L Balance	5,801.65	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	9,681.28
Subtotal	5,801.65	Outstanding Checks	3,879.63
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	5,801.65	Ending Balance	5,801.65
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
6/29/2023	Payment	1082	MIKE FASANO TAX COLLECTOR		58.26	58.26	0.00
6/29/2023	Payment	1083	YELLOWSTONE LANDSCAPE		2,354.00	2,354.00	0.00
7/6/2023	Payment	1084	TAMPA BAY TIMES		1,049.50	1,049.50	0.00
7/13/2023	Payment	1085	TAMPA BAY TIMES		122.00	122.00	0.00
7/13/2023	Payment	1086	TAMPA ELECTRIC		1,994.04	1,994.04	0.00
7/27/2023	Payment	1089	INFRAMARK LLC		15,115.29	15,115.29	0.00
7/27/2023	Payment	1090	JOHN C. BLAKLEY		200.00	200.00	0.00
7/27/2023	Payment	1092	YELLOWSTONE LANDSCAPE		2,354.00	2,354.00	0.00
7/21/2023		JE000152	Bank Fees		26.33	26.33	0.00
Total Checks					23,273.42	23,273.42	0.00
Deposits							
7/10/2023		JE000122	CK##### - TECO Bill Refund	G/L	22.31	22.31	0.00
7/21/2023		JE000138	CK#33631#### - O&M	G/L	1,326.90	1,326.90	0.00
7/21/2023		JE000139	CK#33629#### - O&M	G/L	1,326.90	1,326.90	0.00
7/25/2023		JE000140	CK#131878##### - Dev Fund	G/L	23,664.96	23,664.96	0.00
Total Deposits					26,341.07	26,341.07	0.00
Outstanding Checks							
7/27/2023	Payment	1087	BETTY VALENTI		200.00	0.00	200.00
7/27/2023	Payment	1088	ERIN MCCORMICK LAW PA		3,479.63	0.00	3,479.63
7/27/2023	Payment	1091	LEE R. THOMPSON		200.00	0.00	200.00
Total Outstanding Checks.....					3,879.63		3,879.63