

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 June 30, 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	
<b>ASSETS</b>						
Cash - Operating Account	\$ 4,201	\$ -	\$ -	\$ -	\$ -	\$ 4,201
Due From Other Funds	-	-	-	104,817	164,904	269,721
Investments:						
Acquisition & Construction Account	-	-	-	4,380	1,369,781	1,374,161
Capitalized Interest Account	-	-	-	-	91,655	91,655
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	130,338	-	-	-	130,338
<b>TOTAL ASSETS</b>	<b>\$ 4,201</b>	<b>\$ 298,357</b>	<b>\$ 116,100</b>	<b>\$ 109,197</b>	<b>\$ 1,626,340</b>	<b>\$ 2,154,195</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 22,360	\$ -	\$ -	\$ -	\$ -	\$ 22,360
Due To Other Funds	115	104,702	164,904	-	-	269,721
<b>TOTAL LIABILITIES</b>	<b>22,475</b>	<b>104,702</b>	<b>164,904</b>	<b>-</b>	<b>-</b>	<b>292,081</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	193,655	-	-	-	193,655
Capital Projects	-	-	-	109,197	1,626,340	1,735,537
Unassigned:	(18,274)	-	(48,804)	-	-	(67,078)
<b>TOTAL FUND BALANCES</b>	<b>(18,274)</b>	<b>193,655</b>	<b>(48,804)</b>	<b>109,197</b>	<b>1,626,340</b>	<b>1,862,114</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 4,201</b>	<b>\$ 298,357</b>	<b>\$ 116,100</b>	<b>\$ 109,197</b>	<b>\$ 1,626,340</b>	<b>\$ 2,154,195</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- CDD Collected	310,575	18,338	(292,237)	5.90%
Developer Contribution	-	65,856	65,856	0.00%
Reimbursement for Legal Svcs	-	5,292	5,292	0.00%
Other Miscellaneous Revenues	-	50	50	0.00%
<b>TOTAL REVENUES</b>	<b>310,575</b>	<b>89,536</b>	<b>(221,039)</b>	<b>28.83%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	3,400	(3,400)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	1,800	(200)	112.50%
District Counsel	9,500	7,869	1,631	82.83%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	3,375	(375)	112.50%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	18,750	(2,083)	112.50%
Accounting Services	9,500	6,750	2,750	71.05%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	59	441	11.80%
Rentals & Leases	500	450	50	90.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,578	1,922	45.09%
Bank Fees	200	237	(37)	118.50%
Financial & Revenue Collections	2,333	958	1,375	41.06%
Website Administration	1,600	900	700	56.25%
Information Technology	400	450	(50)	112.50%
Miscellaneous Expenses	250	150	100	60.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>68,875</b>	<b>50,651</b>	<b>18,224</b>	<b>73.54%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	709	791	47.27%
Electricity - Streetlights	30,000	11,633	18,367	38.78%
<b>Total Electric Utility Services</b>	<b>31,500</b>	<b>12,342</b>	<b>19,158</b>	<b>39.18%</b>
<b><u>Stormwater Control</u></b>				
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%

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b>Total Stormwater Control</b>	27,500	-	27,500	0.00%
<b><u>Other Physical Environment</u></b>				
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	22,615	107,385	17.40%
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%
<b>Total Other Physical Environment</b>	174,200	25,628	148,572	14.71%
<b><u>Parks and Recreations</u></b>				
Field Services	4,500	-	4,500	0.00%
Dog Waste Station Service & Supplies	1,500	-	1,500	0.00%
<b>Total Parks and Recreations</b>	6,000	-	6,000	0.00%
<b><u>Contingency</u></b>				
Misc-Contingency	2,500	-	2,500	0.00%
<b>Total Contingency</b>	2,500	-	2,500	0.00%
<b>TOTAL EXPENDITURES</b>	<b>310,575</b>	<b>88,621</b>	<b>221,954</b>	<b>28.53%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	915	915	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(19,189)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (18,274)</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8	\$ 8	0.00%
Special Assmnts- Tax Collector	-	336,467	336,467	0.00%
Special Assmnts- CDD Collected	335,318	-	(335,318)	0.00%
<b>TOTAL REVENUES</b>	<b>335,318</b>	<b>336,475</b>	<b>1,157</b>	<b>100.35%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	131,021	75,000	56,021	57.24%
Interest Expense	204,297	235,838	(31,541)	115.44%
<b>Total Debt Service</b>	<b>335,318</b>	<b>310,838</b>	<b>24,480</b>	<b>92.70%</b>
<b>TOTAL EXPENDITURES</b>	<b>335,318</b>	<b>310,838</b>	<b>24,480</b>	<b>92.70%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	25,637	25,637	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(1)	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 25,636	\$ 25,636	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>168,019</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 193,655</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4</b>	<b>4</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	164,907	(164,907)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>164,907</b>	<b>(164,907)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>164,907</b>	<b>(164,907)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(164,903)	(164,903)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(1)	(1)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(1)</b>	<b>(1)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (164,904)	\$ (164,904)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>116,100</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (48,804)</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1	1	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 2	\$ 2	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>109,195</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 109,197</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 62	\$ 62	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>62</b>	<b>62</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
District Counsel	-	15,192	(15,192)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>15,192</b>	<b>(15,192)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	6,625	(6,625)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>6,625</b>	<b>(6,625)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>21,817</b>	<b>(21,817)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(21,755)	(21,755)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1	1	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (21,754)	\$ (21,754)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,648,094</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,626,340</b>		



# HILLTOP POINT CDD

## Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING  
Statement No. 06-23  
Statement Date 6/30/2023

G/L Balance (LCY)	4,201.37	Statement Balance	6,613.63
G/L Balance	4,201.37	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	6,613.63
Subtotal	4,201.37	Outstanding Checks	2,412.26
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	4,201.37	Ending Balance	4,201.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
10/1/2022		JE000019	Outstanding check# 1013; Ballantrae	50.00	50.00	0.00
5/2/2023	Payment	1068	BETTY VALENTI	200.00	200.00	0.00
6/15/2023	Payment	1075	BETTY VALENTI	200.00	200.00	0.00
6/15/2023	Payment	1076	INFRAMARK LLC	7,418.37	7,418.37	0.00
6/15/2023	Payment	1077	JOHN C. BLAKLEY	200.00	200.00	0.00
6/15/2023	Payment	1078	LEE R. THOMPSON	200.00	200.00	0.00
6/15/2023	Payment	1079	YELLOWSTONE LANDSCAPE	4,708.00	4,708.00	0.00
6/22/2023	Payment	1080	TAMPA ELECTRIC	1,980.21	1,980.21	0.00
6/22/2023	Payment	1081	YELLOWSTONE LANDSCAPE	2,354.00	2,354.00	0.00
6/21/2023		JE000134	Bank Fees	26.88	26.88	0.00
Total Checks				17,337.46	17,337.46	0.00
<b>Deposits</b>						
6/9/2023		JE000099	CK#131620##### - Dev Fund 030823 G/L	16,121.61	16,121.61	0.00
6/26/2023		JE000119	CK##### - TECO Final Bill Refund G/L	41.98	41.98	0.00
6/27/2023		JE000120	CK#33062#### - Off Roll O&M G/L	1,326.90	1,326.90	0.00
6/27/2023		JE000121	CK#33062#### - Off Roll O&M G/L	1,326.90	1,326.90	0.00
Total Deposits				18,817.39	18,817.39	0.00
<b>Outstanding Checks</b>						
6/29/2023	Payment	1082	MIKE FASANO TAX COLLECTOR	58.26	0.00	58.26
6/29/2023	Payment	1083	YELLOWSTONE LANDSCAPE	2,354.00	0.00	2,354.00
Total Outstanding Checks.....				2,412.26		2,412.26