

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2024

Prepared by:



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# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet  
As of July 31, 2024  
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	LONG-TERM DEBT ACCOUNT GROUP FUND	
<b>ASSETS</b>							
Cash - Operating Account	\$ 7,837	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,837
Cash in Transit	-	5,240	8,441	-	-	-	13,681
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	18,857	-	-	99,525	254,465	-	372,847
Investments:							
Acquisition & Construction Account	-	-	-	4,624	30,570	-	35,194
Capitalized Interest Account	-	-	24	-	-	-	24
Interest Account	-	7	-	-	-	-	7
Prepayment Account	-	6,317	-	-	-	-	6,317
Reserve Fund	-	166,159	349,574	-	-	-	515,733
Revenue Fund	-	96,403	-	-	-	-	96,403
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
<b>TOTAL ASSETS</b>	<b>40,192</b>	<b>\$ 274,126</b>	<b>\$ 358,039</b>	<b>\$ 104,149</b>	<b>\$ 285,035</b>	<b>\$ 8,375,000</b>	<b>\$ 9,436,541</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 26,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,510
Accrued Expenses	10,814	-	-	-	-	-	10,814
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	262,906	-	-	-	372,847
<b>TOTAL LIABILITIES</b>	<b>50,822</b>	<b>109,941</b>	<b>262,906</b>	<b>-</b>	<b>-</b>	<b>8,375,000</b>	<b>8,798,669</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	164,185	95,133	-	-	-	259,318
Capital Projects	-	-	-	104,149	285,035	-	389,184
Unassigned:	(10,630)	-	-	-	-	-	(10,630)
<b>TOTAL FUND BALANCES</b>	<b>(10,630)</b>	<b>164,185</b>	<b>95,133</b>	<b>104,149</b>	<b>285,035</b>	<b>-</b>	<b>637,872</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 40,192</b>	<b>\$ 274,126</b>	<b>\$ 358,039</b>	<b>\$ 104,149</b>	<b>\$ 285,035</b>	<b>\$ 8,375,000</b>	<b>\$ 9,436,541</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 13	\$ 13	0.00%
Special Assmnts- Tax Collector	-	13,681	13,681	0.00%
Special Assmnts- CDD Collected	390,335	35,508	(354,827)	9.10%
Developer Contribution	-	79,272	79,272	0.00%
<b>TOTAL REVENUES</b>	<b>390,335</b>	<b>128,474</b>	<b>(261,861)</b>	<b>32.91%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	5,000	2,200	69.44%
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	26,528	(17,028)	279.24%
District Engineer	5,400	-	5,400	0.00%
Administrative Services	4,000	3,750	250	93.75%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	20,832	1,168	94.69%
Accounting Services	9,500	7,500	2,000	78.95%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	291	209	58.20%
Rentals & Leases	500	500	-	100.00%
Public Officials Insurance	2,500	2,340	160	93.60%
Legal Advertising	2,500	501	1,999	20.04%
Bank Fees	200	71	129	35.50%
Financial & Revenue Collections	1,000	363	637	36.30%
Misc-Ad Valorem Taxes	-	4,780	(4,780)	0.00%
Website Administration	1,600	1,000	600	62.50%
Information Technology	500	500	-	100.00%
Miscellaneous Expenses	250	131	119	52.40%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	(522)	697	-298.29%
<b>Total Administration</b>	<b>76,075</b>	<b>78,582</b>	<b>(2,507)</b>	<b>103.30%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	3,369	(1,869)	224.60%
Electricity - Streetlights	42,257	24,656	17,601	58.35%
<b>Total Electric Utility Services</b>	<b>43,757</b>	<b>28,025</b>	<b>15,732</b>	<b>64.05%</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>Stormwater Control</u></b>				
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%
<b>Total Stormwater Control</b>	<b>27,500</b>	<b>1,181</b>	<b>26,319</b>	<b>4.29%</b>
<b><u>Other Physical Environment</u></b>				
Electricity - Utility Ops	-	32	(32)	0.00%
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	40,175	109,825	26.78%
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	1,207	13,793	8.05%
<b>Total Other Physical Environment</b>	<b>208,200</b>	<b>44,274</b>	<b>163,926</b>	<b>21.27%</b>
<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>	<b>6,000</b>	<b>-</b>	<b>6,000</b>	<b>0.00%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	28,803	-	28,803	0.00%
<b>Total Contingency</b>	<b>28,803</b>	<b>-</b>	<b>28,803</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>390,335</b>	<b>152,062</b>	<b>238,273</b>	<b>38.96%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(23,588)	(23,588)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>12,958</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (10,630)</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,474	\$ 12,474	0.00%
Special Assmnts- Tax Collector	331,868	209,570	(122,298)	63.15%
Special Assmnts- CDD Collected	-	133,943	133,943	0.00%
<b>TOTAL REVENUES</b>	<b>331,868</b>	<b>355,987</b>	<b>24,119</b>	<b>107.27%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	130,000	(55,000)	173.33%
Interest Expense	256,868	258,593	(1,725)	100.67%
<b>Total Debt Service</b>	<b>331,868</b>	<b>388,593</b>	<b>(56,725)</b>	<b>117.09%</b>
<b>TOTAL EXPENDITURES</b>	<b>331,868</b>	<b>388,593</b>	<b>(56,725)</b>	<b>117.09%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(32,606)	(32,606)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>196,791</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 164,185</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 10,757	\$ 10,757	0.00%
Special Assmnts- Tax Collector	227,161	244,093	16,932	107.45%
Special Assmnts- CDD Collected	-	116,100	116,100	0.00%
<b>TOTAL REVENUES</b>	<b>227,161</b>	<b>370,950</b>	<b>143,789</b>	<b>163.30%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	45,000	-	45,000	0.00%
Interest Expense	182,161	228,230	(46,069)	125.29%
<b>Total Debt Service</b>	<b>227,161</b>	<b>228,230</b>	<b>(1,069)</b>	<b>100.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>227,161</b>	<b>228,230</b>	<b>(1,069)</b>	<b>100.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	142,720	142,720	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(47,587)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 95,133</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 198	\$ 198	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>198</b>	<b>198</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	-	198	198	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>103,951</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 104,149</u></b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 26,976	\$ 26,976	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>26,976</b>	<b>26,976</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,379,019	(1,379,019)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,379,019</b>	<b>(1,379,019)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,379,019</b>	<b>(1,379,019)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,352,043)	(1,352,043)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,637,078</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 285,035</b>		



# Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088  
Statement No. 07-24  
Statement Date 07/31/2024

GL Balance (LCY)	7,836.57
GL Balance	7,836.57
Positive Adjustments	0.00
Subtotal	7,836.57
Negative Adjustments	0.00
Ending G/L Balance	7,836.57

Statement Balance	7,836.57
Outstanding Deposits	0.00
Subtotal	7,836.57
Outstanding Checks	0.00
Ending Balance	7,836.57

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
07/09/2024		JE000390	Bank intrest	12.75	12.75	0.00
Total Deposits				12.75	12.75	0.00
Checks						
07/25/2024	Payment	DD410	Payment of Invoice 000517	-52.12	-52.12	0.00
07/25/2024	Payment	DD411	Payment of Invoice 000518	-31.73	-31.73	0.00
07/25/2024	Payment	DD412	Payment of Invoice 000519	-1,890.98	-1,890.98	0.00
07/25/2024	Payment	DD413	Payment of Invoice 000520	-554.76	-554.76	0.00
Total Checks				-2,529.59	-2,529.59	0.00

## Outstanding Deposits

Total Outstanding Deposits