

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2024

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS							
Cash - Operating Account	\$ 10,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,353
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	-	-	-	4,604	30,435	-	35,039
Capitalized Interest Account	-	-	24	-	-	-	24
Interest Account	-	7	-	-	-	-	7
Prepayment Account	-	6,317	-	-	-	-	6,317
Reserve Fund	-	166,159	348,077	-	-	-	514,236
Revenue Fund	-	95,392	-	-	-	-	95,392
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 42,708	\$ 273,115	\$ 356,542	\$ 104,129	\$ 284,900	\$ 8,375,000	\$ 9,436,394
LIABILITIES							
Accounts Payable	\$ 4,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,102
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	262,906	-	-	-	372,847
TOTAL LIABILITIES	18,190	109,941	262,906	-	-	8,375,000	8,766,037

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 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	
FUND BALANCES							
Restricted for:							
Debt Service	-	163,174	93,636	-	-	-	256,810
Capital Projects	-	-	-	104,129	284,900	-	389,029
Unassigned:	24,518	-	-	-	-	-	24,518
TOTAL FUND BALANCES	24,518	163,174	93,636	104,129	284,900	-	670,357
TOTAL LIABILITIES & FUND BALANCES	\$ 42,708	\$ 273,115	\$ 356,542	\$ 104,129	\$ 284,900	\$ 8,375,000	\$ 9,436,394

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	35,508	(354,827)	9.10%
Developer Contribution	-	79,272	79,272	0.00%
TOTAL REVENUES	390,335	128,461	(261,874)	32.91%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	4,000	3,200	55.56%
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	17,366	(7,866)	182.80%
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	(522)	697	-298.29%
Total Administration	76,075	58,014	18,061	76.26%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	872	628	58.13%
Electricity - Streetlights	42,257	24,656	17,601	58.35%
Total Electric Utility Services	43,757	25,528	18,229	58.34%
<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 June 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	29,319	120,681	19.55%
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>32,179</u>	<u>176,021</u>	<u>15.46%</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	116,902	273,433	29.95%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>11,559</u>	<u>11,559</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,959		
FUND BALANCE, ENDING		\$ 24,518		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 11,463	\$ 11,463	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	354,976	23,108	106.96%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	130,000	(55,000)	173.33%
Interest Expense	256,868	258,593	(1,725)	100.67%
Total Debt Service	331,868	388,593	(56,725)	117.09%
TOTAL EXPENDITURES	331,868	388,593	(56,725)	117.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(33,617)	(33,617)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		196,791		
FUND BALANCE, ENDING		\$ 163,174		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 9,260	\$ 9,260	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	369,453	142,292	162.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	45,000	-	45,000	0.00%
Interest Expense	182,161	228,230	(46,069)	125.29%
Total Debt Service	227,161	228,230	(1,069)	100.47%
TOTAL EXPENDITURES	227,161	228,230	(1,069)	100.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	141,223	141,223	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,587)		
FUND BALANCE, ENDING		\$ 93,636		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 178	\$ 178	0.00%
TOTAL REVENUES	-	178	178	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	178	178	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		103,951		
FUND BALANCE, ENDING		<u>\$ 104,129</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 26,841	\$ 26,841	0.00%
TOTAL REVENUES	-	26,841	26,841	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,379,019	(1,379,019)	0.00%
Total Construction In Progress	-	1,379,019	(1,379,019)	0.00%
TOTAL EXPENDITURES	-	1,379,019	(1,379,019)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,352,178)	(1,352,178)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,637,078		
FUND BALANCE, ENDING		\$ 284,900		

Bank Account Statement

Hilltop Point CDD

Bank Account No. 4088
Statement No. 06-24
Statement Date 06/30/24

GL Balance (LCY)	10,303.41
GL Balance	10,303.41
Positive Adjustments	0.00
Subtotal	10,303.41
Negative Adjustments	0.00
Ending G/L Balance	10,303.41

Statement Balance	10,353.41
Outstanding Deposits	0.00
Subtotal	10,353.41
Outstanding Checks	0.00
Ending Balance	10,353.41

Posting Date	Document	Document No.	Description	Amount	Cleared	Difference
	Type				Amount	
Adjustments						
06/06/2024	0	DD406	Payment of Invoice 000482	-72.61		
06/06/2024	0	DD407	Payment of Invoice 000483	-54.47		
06/06/2024	0	DD408	Payment of Invoice 000484	-2,365.26		
06/06/2024	0	DD409	Payment of Invoice 000485	-1,867.51		
06/24/2024	0	BD00009	Deposit No. BD00009	1,247.00		
06/28/2024	0	BD00010	Deposit No. BD00010	1,326.90		
Total Adjustments				-1,785.95		