

Hilltop Point Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2024

Prepared by:



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HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL						TOTAL
	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM	
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND	
ASSETS							
Cash - Operating Account	\$ 20,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,047
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	-	-	-	4,665	332	-	4,997
Capitalized Interest Account	-	-	24	-	-	-	24
Prepayment Account	-	1,498	-	-	-	-	1,498
Reserve Fund	-	165,978	352,688	-	-	-	518,666
Revenue Fund	-	98,716	-	-	-	-	98,716
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
TOTAL ASSETS	\$ 52,402	\$ 271,432	\$ 361,153	\$ 104,190	\$ 254,797	\$ 8,375,000	\$ 9,418,974
LIABILITIES							
Accounts Payable	\$ 29,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,582
Accrued Expenses	3,998	-	-	-	-	-	3,998
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	47,078	109,941	262,906	-	-	8,375,000	8,794,925

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL						TOTAL
	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	LONG-TERM	
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECT FUND	CAPITAL PROJECT FUND	DEBT ACCOUNT GROUP FUND	
FUND BALANCES							
Restricted for:							
Debt Service	-	161,491	98,247	-	-	-	259,738
Capital Projects	-	-	-	104,190	254,797	-	358,987
Unassigned:	5,324	-	-	-	-	-	5,324
TOTAL FUND BALANCES	5,324	161,491	98,247	104,190	254,797	-	624,049
TOTAL LIABILITIES & FUND BALANCES	\$ 52,402	\$ 271,432	\$ 361,153	\$ 104,190	\$ 254,797	\$ 8,375,000	\$ 9,418,974

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>				
Interest - Tax Collector	\$ -	\$ 13	\$ 13	0.00%
Special Assmnts- Tax Collector	-	13,681	13,681	0.00%
Special Assmnts- CDD Collected	390,335	47,052	(343,283)	12.05%
Developer Contribution	-	154,490	154,490	0.00%
Developer Contribution - CIP	-	122,282	122,282	0.00%
TOTAL REVENUES	390,335	337,518	(52,817)	86.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	7,200	5,600	1,600	77.78%
ProfServ-Dissemination Agent	1,250	5,000	(3,750)	400.00%
ProfServ-Recording Secretary	1,600	600	1,000	37.50%
District Counsel	9,500	30,856	(21,356)	324.80%
District Engineer	5,400	676	4,724	12.52%
Administrative Services	4,000	4,875	(875)	121.88%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	27,083	(5,083)	123.10%
Accounting Services	9,500	13,250	(3,750)	139.47%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	314	186	62.80%
Rentals & Leases	500	650	(150)	130.00%
Public Officials Insurance	2,500	4,840	(2,340)	193.60%
Insurance -Property & Casualty	-	10,880	(10,880)	0.00%
Legal Advertising	2,500	2,227	273	89.08%
Bank Fees	200	71	129	35.50%
Financial & Revenue Collections	1,000	426	574	42.60%
Misc-Ad Valorem Taxes	-	4,780	(4,780)	0.00%
Website Administration	1,600	1,300	300	81.25%
Information Technology	500	650	(150)	130.00%
Miscellaneous Expenses	250	222	28	88.80%
Office Supplies	100	92	8	92.00%
Dues, Licenses, Subscriptions	175	(522)	697	-298.29%
Total Administration	76,075	115,370	(39,295)	151.65%
<u>Electric Utility Services</u>				
Electricity - Utility Ops	1,500	6,891	(5,391)	459.40%
Electricity - Streetlights	42,257	27,570	14,687	65.24%
Total Electric Utility Services	43,757	34,461	9,296	78.76%

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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>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%
Total Stormwater Control	27,500	1,181	26,319	4.29%
<u>Other Physical Environment</u>				
Electricity - Utility Ops	-	32	(32)	0.00%
Insurance - General Liability	3,200	6,060	(2,860)	189.38%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
R&M-Boundary Walls/Fences/Monuments	-	44	(44)	0.00%
Landscape - Annuals	7,500	-	7,500	0.00%
Landscape - Mulch	7,500	-	7,500	0.00%
Landscape Maintenance	150,000	47,401	102,599	31.60%
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	18,322	(3,322)	122.15%
Total Other Physical Environment	208,200	71,859	136,341	34.51%
<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	28,803	-	28,803	0.00%
Total Contingency	28,803	-	28,803	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	122,281	(122,281)	0.00%
Total Construction In Progress	-	122,281	(122,281)	0.00%
TOTAL EXPENDITURES	390,335	345,152	45,183	88.42%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,634)	(7,634)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,958		
FUND BALANCE, ENDING		\$ 5,324		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 14,845	\$ 14,845	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	358,358	26,490	107.98%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	75,000	135,000	(60,000)	180.00%
Interest Expense	256,868	258,658	(1,790)	100.70%
Total Debt Service	331,868	393,658	(61,790)	118.62%
TOTAL EXPENDITURES	331,868	393,658	(61,790)	118.62%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(35,300)	(35,300)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		196,791		
FUND BALANCE, ENDING		\$ 161,491		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 13,871	\$ 13,871	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	374,064	146,903	164.67%
<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	-	145,834	145,834	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(47,587)		
FUND BALANCE, ENDING		\$ 98,247		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 239	\$ 239	0.00%
TOTAL REVENUES	-	239	239	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	239	239	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		103,951		
FUND BALANCE, ENDING		<u>\$ 104,190</u>		

HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 27,192	\$ 27,192	0.00%
TOTAL REVENUES	-	27,192	27,192	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,409,473	(1,409,473)	0.00%
Total Construction In Progress	-	1,409,473	(1,409,473)	0.00%
TOTAL EXPENDITURES	-	1,409,473	(1,409,473)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,382,281)	(1,382,281)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,637,078		
FUND BALANCE, ENDING		\$ 254,797		

Hilltop Point CDD

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Bank Account No.	4088
Statement No.	09-24
Statement Date	09/30/2024

Statement Balance	20,172.68
Outstanding Deposits	0.00
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Subtotal	20,172.68
Outstanding Checks	-126.16
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Ending Balance	20,046.52

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
09/09/2024	Payment	BD00015	Deposit No. BD00015	5,068.77	5,068.77	0.00
Total Deposits				5,068.77	5,068.77	0.00
Checks						
09/12/2024	Payment	1189	Check for Vendor V00006	-3,888.00	-3,888.00	0.00
09/12/2024	Payment	1190	Check for Vendor V00025	-7,226.50	-7,226.50	0.00
09/12/2024	Payment	1191	Check for Vendor V00012	-676.40	-676.40	0.00
09/19/2024	Payment	1192	Check for Vendor V00020	-200.00	-200.00	0.00
09/19/2024	Payment	1193	Check for Vendor V00010	-200.00	-200.00	0.00
09/19/2024	Payment	1194	Check for Vendor V00011	-200.00	-200.00	0.00
09/19/2024	Payment	1195	Check for Vendor V00015	-3,208.05	-3,208.05	0.00
09/19/2024	Payment	1196	Check for Vendor V00031	-1,108.00	-1,108.00	0.00
09/19/2024	Payment	1197	Check for Vendor V00014	-3,833.10	-3,833.10	0.00
09/19/2024	Payment	1198	Check for Vendor V00024	-440.00	-440.00	0.00
09/19/2024	Payment	1199	Check for Vendor V00012	-1,049.50	-1,049.50	0.00
09/19/2024	Payment	1200	Check for Vendor V00026	-90,615.58	-90,615.58	0.00
Total Checks				-112,645.13	-112,645.13	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/15/2024	Payment	1177	Check for Vendor V00005			-126.16
Total Outstanding Checks						-126.16
Outstanding Deposits						

Bank Account Statement

Hilltop Point CDD

Monday, October 7, 2024
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Z-SPAWAR

Bank Account No. 4088
Statement No. 09-24
Statement Date 09/30/2024

Total Outstanding Deposits