

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2023

Prepared by:



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# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL LONG-TERM DEBT ACCOUNT						TOTAL
	GENERAL	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2		
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	GROUP FUND	
		FUND	FUND	PROJECT FUND	PROJECT FUND		
<b>ASSETS</b>							
Cash - Operating Account	\$ 16,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,257
Cash in Transit	-	3,417	7,437	-	-	-	10,854
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	-	-	-	99,525	257,525	-	357,050
Investments:							
Acquisition & Construction Account	-	-	-	4,465	1,032,249	-	1,036,714
Capitalized Interest Account	-	-	2,733	-	842	-	3,575
Reserve Fund	-	168,019	116,628	-	-	-	284,647
Revenue Fund	-	69,323	-	-	-	-	69,323
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
<b>TOTAL ASSETS</b>	<b>\$ 29,755</b>	<b>\$ 240,759</b>	<b>\$ 126,798</b>	<b>\$ 103,990</b>	<b>\$ 1,290,616</b>	<b>\$ 8,375,000</b>	<b>\$ 10,166,918</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 13,358	\$ 4,617	\$ 7,437	\$ -	\$ -	\$ -	\$ 25,412
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	6,878	100,085	250,087	-	-	-	357,050
<b>TOTAL LIABILITIES</b>	<b>33,734</b>	<b>104,702</b>	<b>257,524</b>	<b>-</b>	<b>-</b>	<b>8,375,000</b>	<b>8,770,960</b>

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of November 30, 2023

(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	
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	136,057	-	-	-	-	136,057
Capital Projects	-	-	-	103,990	1,290,616	-	1,394,606
Unassigned:	(3,979)	-	(130,726)	-	-	-	(134,705)
<b>TOTAL FUND BALANCES</b>	<b>(3,979)</b>	<b>136,057</b>	<b>(130,726)</b>	<b>103,990</b>	<b>1,290,616</b>	<b>-</b>	<b>1,395,958</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 29,755</b>	<b>\$ 240,759</b>	<b>\$ 126,798</b>	<b>\$ 103,990</b>	<b>\$ 1,290,616</b>	<b>\$ 8,375,000</b>	<b>\$ 10,166,918</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	390,335	10,456	(379,879)	2.68%
<b>TOTAL REVENUES</b>	<b>390,335</b>	<b>10,456</b>	<b>(379,879)</b>	<b>2.68%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	7,200	600	6,600	8.33%
ProfServ-Dissemination Agent	1,250	833	417	66.64%
ProfServ-Recording Secretary	1,600	400	1,200	25.00%
District Counsel	9,500	4,348	5,152	45.77%
District Engineer	5,400	-	5,400	0.00%
Administrative Services	4,000	750	3,250	18.75%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	4,167	17,833	18.94%
Accounting Services	9,500	1,500	8,000	15.79%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	244	256	48.80%
Rentals & Leases	500	100	400	20.00%
Public Officials Insurance	2,500	2,340	160	93.60%
Legal Advertising	2,500	148	2,352	5.92%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,000	200	800	20.00%
Website Administration	1,600	200	1,400	12.50%
Information Technology	500	100	400	20.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>76,075</b>	<b>16,105</b>	<b>59,970</b>	<b>21.17%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	-	1,500	0.00%
Electricity - Streetlights	42,257	3,720	38,537	8.80%
<b>Total Electric Utility Services</b>	<b>43,757</b>	<b>3,720</b>	<b>40,037</b>	<b>8.50%</b>
<b><u>Stormwater Control</u></b>				
R&M-Boundary Walls/Fences/Monuments	5,000	-	5,000	0.00%
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>-</b>	<b>27,500</b>	<b>0.00%</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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>Other Physical Environment</u></b>				
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	4,708	145,292	3.14%
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%
<b>Total Other Physical Environment</b>	<b>208,200</b>	<b>7,568</b>	<b>200,632</b>	<b>3.63%</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>27,393</b>	<b>362,942</b>	<b>7.02%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(16,937)	(16,937)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>12,958</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (3,979)</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 2,932	\$ 2,932	0.00%
Special Assmnts- Tax Collector	-	4,617	4,617	0.00%
Special Assmnts- CDD Collected	331,868	61,013	(270,855)	18.38%
<b>TOTAL REVENUES</b>	<b>331,868</b>	<b>68,562</b>	<b>(263,306)</b>	<b>20.66%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	75,000	-	75,000	0.00%
Interest Expense	256,868	129,296	127,572	50.34%
<b>Total Debt Service</b>	<b>331,868</b>	<b>129,296</b>	<b>202,572</b>	<b>38.96%</b>
<b>TOTAL EXPENDITURES</b>	<b>331,868</b>	<b>129,296</b>	<b>202,572</b>	<b>38.96%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(60,734)	(60,734)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>196,791</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 136,057</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 1,039	\$ 1,039	0.00%
Special Assmnts- Tax Collector	-	7,437	7,437	0.00%
Special Assmnts- CDD Collected	227,161	-	(227,161)	0.00%
<b>TOTAL REVENUES</b>	<b>227,161</b>	<b>8,476</b>	<b>(218,685)</b>	<b>3.73%</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	91,615	90,546	50.29%
<b>Total Debt Service</b>	<b>227,161</b>	<b>91,615</b>	<b>135,546</b>	<b>40.33%</b>
<b>TOTAL EXPENDITURES</b>	<b>227,161</b>	<b>91,615</b>	<b>135,546</b>	<b>40.33%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(83,139)	(83,139)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(47,587)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (130,726)</b>		

**ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending November 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	\$ -	\$ (5,253)	\$ (5,253)	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>(5,253)</b>	<b>(5,253)</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	-	(5,253)	(5,253)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>109,243</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 103,990</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 12,490	\$ 12,490	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>12,490</b>	<b>12,490</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	358,952	(358,952)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>358,952</b>	<b>(358,952)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>358,952</b>	<b>(358,952)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(346,462)	(346,462)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,637,078</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,290,616</u></b>		

# HILLTOP POINT CDD

## Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING  
Statement No. 11-23  
Statement Date 11/30/2023

G/L Balance (LCY)	16,257.37	Statement Balance	16,257.37
G/L Balance	16,257.37	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	16,257.37
Subtotal	16,257.37	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	16,257.37	Ending Balance	16,257.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
11/3/2023	Payment	DD396	Payment of Invoice 000249	175.00	175.00	0.00
11/8/2023	Payment	1118	BETTY VALENTI	200.00	200.00	0.00
11/8/2023	Payment	1119	JOHN C. BLAKLEY	200.00	200.00	0.00
11/8/2023	Payment	1120	LEE R. THOMPSON	200.00	200.00	0.00
11/8/2023	Payment	1121	TAMPA ELECTRIC	1,856.93	1,856.93	0.00
11/8/2023	Payment	1122	YELLOWSTONE LANDSCAPE	2,354.00	2,354.00	0.00
11/22/2023	Payment	1123	GRAU AND ASSOCIATES	3,700.00	3,700.00	0.00
Total Checks				8,685.93	8,685.93	0.00
<b>Deposits</b>						
11/2/2023		JE000192	CK#36559#### - O&M	G/L Ac 1,247.29	1,247.29	0.00
11/8/2023		JE000193	CK#36865#### - O&M	G/L Ac 1,247.29	1,247.29	0.00
11/16/2023		JE000194	CK#37281#### - O&M	G/L Ac 1,326.90	1,326.90	0.00
11/14/2023		JE000218	Debt Service/ Tax Revenue	G/L Ac 9,454.87	9,454.87	0.00
11/21/2023		JE000219	Debt Service/ Tax Revenue	G/L Ac 2,599.05	2,599.05	0.00
Total Deposits				15,875.40	15,875.40	0.00