

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2023

Prepared by:



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# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECT FUND	SERIES 2022-2 CAPITAL PROJECT FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	\$ 12,564	\$ -	\$ -	\$ -	\$ -	\$ 12,564
Due From Other Funds	-	-	-	104,817	163,687	268,504
Investments:						
Acquisition & Construction Account	-	-	-	4,426	1,379,553	1,383,979
Capitalized Interest Account	-	-	-	-	93,837	93,837
Reserve Fund	-	168,019	116,100	-	-	284,119
Revenue Fund	-	133,474	-	-	-	133,474
<b>TOTAL ASSETS</b>	<b>\$ 12,564</b>	<b>\$ 301,493</b>	<b>\$ 116,100</b>	<b>\$ 109,243</b>	<b>\$ 1,637,077</b>	<b>\$ 2,176,477</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 1,857	\$ -	\$ -	\$ -	\$ -	\$ 1,857
Due To Other Funds	115	104,702	163,687	-	-	268,504
<b>TOTAL LIABILITIES</b>	<b>1,972</b>	<b>104,702</b>	<b>163,687</b>	<b>-</b>	<b>-</b>	<b>270,361</b>

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022-1	SERIES 2022-2	SERIES 2022-1	SERIES 2022-2	TOTAL
		DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	
		FUND	FUND	PROJECT FUND	PROJECT FUND	
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	196,791	-	-	-	196,791
Capital Projects	-	-	-	109,243	1,637,077	1,746,320
Unassigned:	10,592	-	(47,587)	-	-	(36,995)
<b>TOTAL FUND BALANCES</b>	<b>10,592</b>	<b>196,791</b>	<b>(47,587)</b>	<b>109,243</b>	<b>1,637,077</b>	<b>1,906,116</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 12,564</b>	<b>\$ 301,493</b>	<b>\$ 116,100</b>	<b>\$ 109,243</b>	<b>\$ 1,637,077</b>	<b>\$ 2,176,477</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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>REVENUES</b>				
Special Assmnts- CDD Collected	310,575	64,434	(246,141)	20.75%
Developer Contribution	-	89,521	89,521	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>159,297</b>	<b>(151,278)</b>	<b>51.29%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	5,000	(5,000)	0.00%
ProfServ-Dissemination Agent	1,250	-	1,250	0.00%
ProfServ-Recording Secretary	1,600	2,400	(800)	150.00%
District Counsel	9,500	15,438	(5,938)	162.51%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	3,000	11,935	(8,935)	397.83%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	16,667	25,000	(8,333)	150.00%
Accounting Services	9,500	9,500	-	100.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	302	198	60.40%
Rentals & Leases	500	600	(100)	120.00%
Public Officials Insurance	2,500	2,250	250	90.00%
Legal Advertising	3,500	1,578	1,922	45.09%
Bank Fees	200	290	(90)	145.00%
Financial & Revenue Collections	2,333	1,258	1,075	53.92%
Website Administration	1,600	1,200	400	75.00%
Information Technology	400	600	(200)	150.00%
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>79,176</b>	<b>(10,301)</b>	<b>114.96%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	4,529	(3,029)	301.93%
Electricity - Streetlights	30,000	13,122	16,878	43.74%
<b>Total Electric Utility Services</b>	<b>31,500</b>	<b>17,651</b>	<b>13,849</b>	<b>56.03%</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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>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%
<b>Total Stormwater Control</b>	<b>27,500</b>	<b>-</b>	<b>27,500</b>	<b>0.00%</b>
<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	29,677	100,323	22.83%
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>	<b>174,200</b>	<b>32,690</b>	<b>141,510</b>	<b>18.77%</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	2,500	-	2,500	0.00%
<b>Total Contingency</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>310,575</b>	<b>129,517</b>	<b>181,058</b>	<b>41.70%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	29,780	29,780	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(19,188)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 10,592</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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	\$ -	\$ 3,144	\$ 3,144	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>339,611</b>	<b>4,293</b>	<b>101.28%</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	-	28,773	28,773	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	\$ -	\$ 28,772	\$ 28,772	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>168,019</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 196,791</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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	\$ -	\$ 1,221	\$ 1,221	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,221</b>	<b>1,221</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	-	(163,686)	(163,686)	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	\$ -	\$ (163,687)	\$ (163,687)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>116,100</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (47,587)</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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	\$ -	\$ 47	\$ 47	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>47</b>	<b>47</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	-	47	47	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	\$ -	\$ 48	\$ 48	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>109,195</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 109,243</b>		



**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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	\$ -	\$ 15,419	\$ 15,419	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>15,419</b>	<b>15,419</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	-	11,245	(11,245)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>11,245</b>	<b>(11,245)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>26,437</b>	<b>(26,437)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(11,018)	(11,018)	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	\$ -	\$ (11,017)	\$ (11,017)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,648,094</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,637,077</b>		

# HILLTOP POINT CDD

## Bank Reconciliation

Bank Account No. 4088 TRUIST- GF OPERATING  
Statement No. 09\_23  
Statement Date 9/30/2023

G/L Balance (LCY)	12,564.33	Statement Balance	10,603.84
G/L Balance	12,564.33	Outstanding Deposits	2,574.19
Positive Adjustments	0.00		
		Subtotal	13,178.03
Subtotal	12,564.33	Outstanding Checks	613.70
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	12,564.33	Ending Balance	12,564.33
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/29/2023	Payment	1100	BETTY VALENTI	200.00	200.00	0.00
8/29/2023	Payment	1101	JOHN C. BLAKLEY	200.00	200.00	0.00
8/29/2023	Payment	1102	LEE R. THOMPSON	200.00	200.00	0.00
9/8/2023	Payment	1103	ERIN MCCORMICK LAW PA	4,258.09	4,258.09	0.00
9/8/2023	Payment	1104	INFRAMARK LLC	3,731.75	3,731.75	0.00
9/14/2023	Payment	1105	TAMPA ELECTRIC	1,917.92	1,917.92	0.00
9/21/2023	Payment	1106	ERIN MCCORMICK LAW PA	3,311.00	3,311.00	0.00
9/21/2023	Payment	1107	GRAU AND ASSOCIATES	500.00	500.00	0.00
9/21/2023	Payment	1108	INFRAMARK LLC	3,708.33	3,708.33	0.00
9/21/2023	Payment	1109	YELLOWSTONE LANDSCAPE	2,354.00	2,354.00	0.00
Total Checks				20,381.09	20,381.09	0.00

### Deposits

8/24/2023		JE000153	CK#34497#### - O&M	G/L	1,326.90	1,326.90	0.00
8/24/2023		JE000154	CK#34498#### - O&M	G/L	1,326.90	1,326.90	0.00
8/24/2023		JE000155	CK#34529#### - O&M	G/L	1,326.90	1,326.90	0.00
8/24/2023		JE000156	CK#34530#### - O&M	G/L	1,326.90	1,326.90	0.00
8/28/2023		JE000157	CK#34595#### - Off Roll O&M	G/L	1,326.90	1,326.90	0.00
8/28/2023		JE000158	CK#34591#### - Off Roll O&M	G/L	1,326.90	1,326.90	0.00
8/28/2023		JE000159	CK#34578#### - Off Roll O&M	G/L	2,653.80	2,653.80	0.00
9/7/2023		JE000160	CK#34716#### - O&M	G/L	1,326.90	1,326.90	0.00
9/7/2023		JE000161	CK#34715#### - O&M	G/L	1,326.90	1,326.90	0.00
Total Deposits					13,269.00	13,269.00	0.00

### Outstanding Checks

9/28/2023	Payment	1110	BETTY VALENTI	200.00	0.00	200.00
9/28/2023	Payment	1111	INFRAMARK LLC	13.70	0.00	13.70
9/28/2023	Payment	1112	JOHN C. BLAKLEY	200.00	0.00	200.00
9/28/2023	Payment	1113	LEE R. THOMPSON	200.00	0.00	200.00

HILLTOP POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Outstanding Checks.....					613.70		613.70
Outstanding Deposits							
9/28/2023		JE000174	CK#35429#### - O&M	G/L	1,326.90	0.00	1,326.90
9/28/2023		JE000175	CK#35428#### - O&M	G/L	1,247.29	0.00	1,247.29
Total Outstanding Deposits.....					2,574.19		2,574.19