

# **Hilltop Point Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2023

Prepared by:



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# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of October 31, 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	\$ 9,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,068
Cash in Transit	-	(61,013)	-	-	-	-	(61,013)
Due From Developer	13,498	-	-	-	-	-	13,498
Due From Other Funds	5,176	-	-	99,525	257,525	-	362,226
Investments:							
Acquisition & Construction Account	-	-	-	4,445	1,385,619	-	1,390,064
Capitalized Interest Account	-	-	94,348	-	412	-	94,760
Reserve Fund	-	168,019	116,100	-	-	-	284,119
Revenue Fund	-	195,811	-	-	-	-	195,811
Amount To Be Provided	-	-	-	-	-	8,375,000	8,375,000
<b>TOTAL ASSETS</b>	<b>\$ 27,742</b>	<b>\$ 302,817</b>	<b>\$ 210,448</b>	<b>\$ 103,970</b>	<b>\$ 1,643,556</b>	<b>\$ 8,375,000</b>	<b>\$ 10,663,533</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 10,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,103
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	-	104,702	257,524	-	-	-	362,226
<b>TOTAL LIABILITIES</b>	<b>23,601</b>	<b>104,702</b>	<b>257,524</b>	<b>-</b>	<b>-</b>	<b>8,375,000</b>	<b>8,760,827</b>

# HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of October 31, 2023

(In Whole Numbers)

						GENERAL LONG-TERM DEBT ACCOUNT	
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	GROUP FUND	TOTAL
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	198,115	-	-	-	-	198,115
Capital Projects	-	-	-	103,970	1,643,556	-	1,747,526
Unassigned:	4,141	-	(47,076)	-	-	-	(42,935)
<b>TOTAL FUND BALANCES</b>	<b>4,141</b>	<b>198,115</b>	<b>(47,076)</b>	<b>103,970</b>	<b>1,643,556</b>	<b>-</b>	<b>1,902,706</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 27,742</b>	<b>\$ 302,817</b>	<b>\$ 210,448</b>	<b>\$ 103,970</b>	<b>\$ 1,643,556</b>	<b>\$ 8,375,000</b>	<b>\$ 10,663,533</b>

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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	6,635	(383,700)	1.70%
<b>TOTAL REVENUES</b>	<b>390,335</b>	<b>6,635</b>	<b>(383,700)</b>	<b>1.70%</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	417	833	33.36%
ProfServ-Recording Secretary	1,600	200	1,400	12.50%
District Counsel	9,500	982	8,518	10.34%
District Engineer	5,400	-	5,400	0.00%
Administrative Services	4,000	375	3,625	9.38%
Management & Accounting Services	4,000	-	4,000	0.00%
District Manager	22,000	2,083	19,917	9.47%
Accounting Services	9,500	750	8,750	7.89%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	11	489	2.20%
Rentals & Leases	500	50	450	10.00%
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	100	900	10.00%
Website Administration	1,600	100	1,500	6.25%
Information Technology	500	50	450	10.00%
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>8,381</b>	<b>67,694</b>	<b>11.02%</b>
<b><u>Electric Utility Services</u></b>				
Electricity - Utility Ops	1,500	-	1,500	0.00%
Electricity - Streetlights	42,257	1,857	40,400	4.39%
<b>Total Electric Utility Services</b>	<b>43,757</b>	<b>1,857</b>	<b>41,900</b>	<b>4.24%</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 October 31, 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	2,354	147,646	1.57%
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>5,214</b>	<b>202,986</b>	<b>2.50%</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>15,452</b>	<b>374,883</b>	<b>3.96%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(8,817)	(8,817)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>12,958</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,141</b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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	\$ -	\$ 1,324	\$ 1,324	0.00%
Special Assmnts- CDD Collected	331,868	-	(331,868)	0.00%
<b>TOTAL REVENUES</b>	<b>331,868</b>	<b>1,324</b>	<b>(330,544)</b>	<b>0.40%</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	-	256,868	0.00%
<b>Total Debt Service</b>	<b>331,868</b>	<b>-</b>	<b>331,868</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>331,868</b>	<b>-</b>	<b>331,868</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,324	1,324	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>196,791</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 198,115</u></b>		

**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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	\$ -	\$ 511	\$ 511	0.00%
Special Assmnts- CDD Collected	227,161	-	(227,161)	0.00%
<b>TOTAL REVENUES</b>	<b>227,161</b>	<b>511</b>	<b>(226,650)</b>	<b>0.22%</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	-	182,161	0.00%
<b>Total Debt Service</b>	<b>227,161</b>	<b>-</b>	<b>227,161</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>227,161</b>	<b>-</b>	<b>227,161</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	511	511	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(47,587)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (47,076)</u></b>		

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

For the Period Ending October 31, 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	\$ -	\$ (5,273)	\$ (5,273)	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>(5,273)</b>	<b>(5,273)</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	-	(5,273)	(5,273)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>109,243</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 103,970</b>		



**HILLTOP POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 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	\$ -	\$ 6,478	\$ 6,478	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>6,478</b>	<b>6,478</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	-	6,478	6,478	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,637,078</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,643,556</u></b>		

HILLTOP POINT CDD

Bank Reconciliation

Bank Account No.	4088	TRUIST- GF OPERATING
Statement No.	10-23	
Statement Date	10/31/2023	

G/L Balance (LCY)	9,067.90	Statement Balance	9,067.90
G/L Balance	9,067.90	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	9,067.90
Subtotal	9,067.90	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	9,067.90	Ending Balance	9,067.90
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
9/28/2023	Payment	1110	BETTY VALENTI		200.00	200.00	0.00
9/28/2023	Payment	1111	INFRAMARK LLC		13.70	13.70	0.00
9/28/2023	Payment	1112	JOHN C. BLAKLEY		200.00	200.00	0.00
9/28/2023	Payment	1113	LEE R. THOMPSON		200.00	200.00	0.00
10/12/2023	Payment	1114	TAMPA ELECTRIC		1,856.93	1,856.93	0.00
10/23/2023	Payment	1115	EGIS INSURANCE ADVISORS		5,200.00	5,200.00	0.00
10/23/2023	Payment	1116	ERIN MCCORMICK LAW PA		2,926.00	2,926.00	0.00
10/23/2023	Payment	1117	TAMPA BAY TIMES		148.00	148.00	0.00
Total Checks					10,744.63	10,744.63	0.00
Deposits							
9/28/2023		JE000174	CK#35429#### - O&M	G/L	1,326.90	1,326.90	0.00
9/28/2023		JE000175	CK#35428#### - O&M	G/L	1,247.29	1,247.29	0.00
10/6/2023		JE000176	CK#35960#### - O&M	G/L	2,653.80	2,653.80	0.00
10/17/2023		JE000177	CK#36095#### - O&M	G/L	1,326.90	1,326.90	0.00
10/27/2023		JE000190	CK#36339#### - O&M	G/L	1,326.90	1,326.90	0.00
10/27/2023		JE000191	CK#36394#### - O&M	G/L	1,326.90	1,326.90	0.00
Total Deposits					9,208.69	9,208.69	0.00