

West Hillcrest Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>					
Cash - Operating Account	\$ 27,241	\$ -	\$ -	\$ -	\$ 27,241
Accounts Receivable - Other	1,852	-	-	-	1,852
Investments:					
Acquisition & Construction Account	-	-	6,930,290	-	6,930,290
Cost of Issuance Fund	-	-	11,770	-	11,770
Reserve Fund	-	252,406	-	-	252,406
Revenue Fund	-	2,256	-	-	2,256
Amount Avail In Debt Services	-	-	-	252,406	252,406
Amount To Be Provided	-	-	-	7,222,594	7,222,594
TOTAL ASSETS	\$ 29,093	\$ 254,662	\$ 6,942,060	\$ 7,475,000	\$ 14,700,815
<u>LIABILITIES</u>					
Accounts Payable	\$ 13,328	\$ -	\$ -	\$ -	\$ 13,328
Bonds Payable - Series 2023	-	-	-	7,475,000	7,475,000
TOTAL LIABILITIES	13,328	-	-	7,475,000	7,488,328

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</u>	<u>TOTAL</u>
FUND BALANCES					
Restricted for:					
Debt Service	-	254,662	-	-	254,662
Capital Projects	-	-	6,942,060	-	6,942,060
Unassigned:	15,765	-	-	-	15,765
TOTAL FUND BALANCES	15,765	254,662	6,942,060	-	7,212,487
TOTAL LIABILITIES & FUND BALANCES	\$ 29,093	\$ 254,662	\$ 6,942,060	\$ 7,475,000	\$ 14,700,815

WEST HILLCREST 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	399,875	-	(399,875)	0.00%
TOTAL REVENUES	399,875	-	(399,875)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	196	11,804	1.63%
ProfServ-Info Technology	600	3,550	(2,950)	591.67%
ProfServ-Recording Secretary	2,400	200	2,200	8.33%
ProfServ-Web Site Maintenance	1,200	100	1,100	8.33%
District Counsel	8,500	833	7,667	9.80%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	375	4,125	8.33%
District Manager	25,000	2,500	22,500	10.00%
Accounting Services	9,000	750	8,250	8.33%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	400	100	80.00%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	299	3,201	8.54%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	100	1,100	8.33%
Organization Costs	4,000	4,500	(500)	112.50%
Misc. Administrative Fees	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	87,525	14,028	73,497	16.03%
<u>Electric Utility Services</u>				
Utility - StreetLights	75,000	-	75,000	0.00%
Utility Services	15,000	-	15,000	0.00%
Total Electric Utility Services	90,000	-	90,000	0.00%
<u>Water Utility Services</u>				
Utility - Water	7,500	-	7,500	0.00%
Total Water Utility Services	7,500	-	7,500	0.00%

WEST HILLCREST 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
<u>Stormwater Control</u>				
R&M-Stormwater System	15,000	-	15,000	0.00%
R&M-Wetland Monitoring	6,500	-	6,500	0.00%
Annual Stormwater Report	3,500	-	3,500	0.00%
Total Stormwater Control	25,000	-	25,000	0.00%
<u>Other Physical Environment</u>				
Landscape Annual Rotation Chancey Road	5,000	-	5,000	0.00%
Landscape Mulch Chancey Road	5,000	-	5,000	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape Maintenance	125,000	-	125,000	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Entry & Walls Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	173,700	-	173,700	0.00%
<u>Road and Street Facilities</u>				
R&M-Drainage	1,000	-	1,000	0.00%
Total Road and Street Facilities	1,000	-	1,000	0.00%
<u>Parks and Recreation</u>				
Field Services	12,000	-	12,000	0.00%
Dog Waste Station Service & Supplies	650	-	650	0.00%
Total Parks and Recreation	12,650	-	12,650	0.00%
<u>Contingency</u>				
Misc-Contingency	2,500	-	2,500	0.00%
Total Contingency	2,500	-	2,500	0.00%
TOTAL EXPENDITURES	399,875	14,028	385,847	3.51%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(14,028)	(14,028)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		29,793		
FUND BALANCE, ENDING		\$ 15,765		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
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	\$ -	\$ 1,029	\$ 1,029	0.00%
Special Assmnts- CDD Collected	459,369	-	(459,369)	0.00%
TOTAL REVENUES	459,369	1,029	(458,340)	0.22%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	110,000	-	110,000	0.00%
Interest Expense	349,369	-	349,369	0.00%
Total Debt Service	459,369	-	459,369	0.00%
TOTAL EXPENDITURES	459,369	-	459,369	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,029	1,029	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		253,633		
FUND BALANCE, ENDING		\$ 254,662		

WEST HILLCREST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2023
Capital Projects 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	\$ -	\$ 28,049	\$ 28,049	0.00%
TOTAL REVENUES	-	28,049	28,049	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	28,049	28,049	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		6,914,011		
FUND BALANCE, ENDING		<u>\$ 6,942,060</u>		

WEST HILLCREST CDD

Bank Reconciliation

Bank Account No. 7270 Truist - GF
 Statement No. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	27,241.02	Statement Balance	27,641.02
G/L Balance	27,241.02	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	27,241.02	Subtotal	27,641.02
Negative Adjustments	0.00	Outstanding Checks	400.00
	<hr/>	Differences	0.00
Ending G/L Balance	27,241.02	Ending Balance	27,241.02
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/28/2023	Payment	15035	ANDREW NELSON	200	200.00	0.00
9/28/2023	Payment	15036	INFRAMARK	1980.54	1,980.54	0.00
9/28/2023	Payment	15037	KELLY ANN EVANS	200	200.00	0.00
9/28/2023	Payment	15038	LORI CAMPAGNA	200	200.00	0.00
9/28/2023	Payment	15039	PAULO BECKERT	200	200.00	0.00
9/28/2023	Payment	15040	STRALEY ROBIN VERICKER	1369.65	1,369.65	0.00
10/5/2023	Payment	15041	INFRAMARK	1999.99	1,999.99	0.00
10/12/2023	Payment	15044	INFRAMARK	9417.06	9,417.06	0.00
10/12/2023	Payment	15045	STRALEY ROBIN VERICKER	2869.83	2,869.83	0.00
10/12/2023	Payment	15046	TIMES PUBLISHING COMPANY	298.8	298.80	0.00
10/23/2023		JE000005	Service charges- Prior period	1852.27	1,852.27	0.00
Total Checks				20,588.14	20,588.14	0.00
Outstanding Checks						
10/9/2023	Payment	15042	BALLANTRAE CDD	100.00	0.00	100.00
10/9/2023	Payment	15043	BALLANTRAE CDD	300.00	0.00	300.00
Total Outstanding Checks.....				400.00		400.00