

# Shell Point Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2018



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607  
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# Shell Point CDD

## Balance Sheet

As of 12/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2018	Capital Projects Fund - Series 2018	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	10,000	0	0	0	0	10,000
Investment - Reserve 2018 (8002)	0	150,000	0	0	0	150,000
Investment - Construction 2018 (8004)	0	0	2,993,080	0	0	2,993,080
Investment - Cost of Issuance 2018 (8005)	0	0	5,500	0	0	5,500
Construction Work in Progress	0	0	0	3,606,920	0	3,606,920
Amount To Be Provided-Debt Service	0	0	0	0	6,905,000	6,905,000
<b>Total Assets</b>	<u>10,000</u>	<u>150,000</u>	<u>2,998,580</u>	<u>3,606,920</u>	<u>6,905,000</u>	<u>13,670,500</u>
<b>Liabilities</b>						
Accounts Payable	7,680	0	0	0	0	7,680
Revenue Bonds Payable - Series 2018	0	0	0	0	6,905,000	6,905,000
<b>Total Liabilities</b>	<u>7,680</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,905,000</u>	<u>6,912,680</u>
<b>Fund Equity &amp; Other Credits</b>						
Investment in General Fixed Assets	0	0	0	3,606,920	0	3,606,920
Other	2,320	150,000	2,998,580	0	0	3,150,900
<b>Total Fund Equity &amp; Other Credits</b>	<u>2,320</u>	<u>150,000</u>	<u>2,998,580</u>	<u>3,606,920</u>	<u>0</u>	<u>6,757,820</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>10,000</u>	<u>150,000</u>	<u>2,998,580</u>	<u>3,606,920</u>	<u>6,905,000</u>	<u>13,670,500</u>

**Shell Point CDD**  
**Statement of Revenues and Expenditures**

001 - General Fund  
From 10/1/2018 Through 12/31/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Developer Contributions	75,000	10,000	(65,000)	(87)%
<b>Total Revenues</b>	<b>75,000</b>	<b>10,000</b>	<b>(65,000)</b>	<b>(87)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	9,000	0	9,000	100 %
District Engineer	4,000	0	4,000	100 %
Disclosure Report	4,000	0	4,000	100 %
Trustee Fees	2,000	0	2,000	100 %
Auditing Services	3,000	0	3,000	100 %
Postage, Phone, Faxes, Copies	250	0	250	100 %
Public Officials Insurance	500	0	500	100 %
Legal Advertising	2,000	5,818	(3,818)	(191)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	0	175	100 %
Office Supplies	225	0	225	100 %
Legal Counsel				
District Counsel	3,100	1,862	1,238	40 %
Electric Utility Services				
Electric Utility Services	12,000	0	12,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,000	0	1,000	100 %
Water-Sewer Combination Services				
Water Utility Services	3,500	0	3,500	100 %
Other Physical Environment				
Property & Casualty Insurance	2,000	0	2,000	100 %
Waterway Management Program	8,000	0	8,000	100 %
Landscape Maintenance-Contract	12,000	0	12,000	100 %
Landscape Maintenance-Other	2,000	0	2,000	100 %
Plant Replacement Program	1,000	0	1,000	100 %
Irrigation Maintenance	1,000	0	1,000	100 %
Pool Maintenance	2,000	0	2,000	100 %
Club Facility Maintenance	2,000	0	2,000	100 %
<b>Total Expenditures</b>	<b>75,000</b>	<b>7,680</b>	<b>67,320</b>	<b>90 %</b>
Excess of Revenues Over (Under) Expenditures	0	2,320	2,320	0 %
Fund Balance, End of Period	0	2,320	2,320	0 %

## Shell Point CDD

### Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 12/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	6,905,000	0	(6,905,000)	(100)%
Total Revenues	6,905,000	0	(6,905,000)	(100)%
<b>Other Financing Sources</b>				
Debt Proceeds				
Bond Proceeds	0	150,000	150,000	0 %
Total Other Financing Sources	0	150,000	150,000	0 %
Excess of Revenues Over (Under) Expenditures	6,905,000	150,000	(6,755,000)	(98)%
Fund Balance, End of Period	6,905,000	150,000	(6,755,000)	(98)%

**Shell Point CDD**  
**Statement of Revenues and Expenditures**

300 - Capital Projects Fund - Series 2018  
From 10/1/2018 Through 12/31/2018  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Expenditures</b>				
<b>Financial &amp; Administrative</b>				
District Manager	0	12,700	(12,700)	0 %
Trustee Fees	0	3,500	(3,500)	0 %
Underwriting Counsel	0	22,000	(22,000)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
<b>Legal Counsel</b>				
District Counsel	0	15,000	(15,000)	0 %
Legal Counsel	0	4,000	(4,000)	0 %
Bond Counsel	0	22,000	(22,000)	0 %
<b>Other Physical Environment</b>				
Improvements Other Than Buildings	0	3,606,920	(3,606,920)	0 %
<b>Total Expenditures</b>	<u>0</u>	<u>3,687,370</u>	<u>(3,687,370)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
<b>Debt Proceeds</b>				
Bond Proceeds	0	6,685,950	6,685,950	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>6,685,950</u>	<u>6,685,950</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>2,998,580</u>	<u>2,998,580</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>2,998,580</u>	<u>2,998,580</u>	<u>0 %</u>

**Shell Point CDD**  
**Statement of Revenues and Expenditures**

900 - General Fixed Assets  
 From 10/1/2018 Through 12/31/2018  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	3,606,920	3,606,920	0 %
Fund Balance, End of Period	<u>0</u>	<u>3,606,920</u>	<u>0</u>	<u>0 %</u>

Shell Point CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 12/31/18  
Reconciliation Date: 12/31/2018  
Status: Locked

Bank Balance	10,000.00
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	10,000.00
Balance Per Books	<u>10,000.00</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Shell Point CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 12/31/18  
Reconciliation Date: 12/31/2018  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1041	12/12/2018	Developer Funding - 12.12.18	<u>10,000.00</u>
Cleared Deposits				<u>10,000.00</u>