

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



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

Shell Point CDD

Balance Sheet

As of 2/28/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash-Operating Account	629	0	0	0	0	629
Investment - Interest 2019 (5001)	0	493,816	0	0	0	493,816
Investment - Reserve 2019 (5003)	0	953,644	0	0	0	953,644
Investment - Construction 2019 (5005)	0	0	5,434,302	0	0	5,434,302
Investment - Cost of Issuance 2019 (5006)	0	0	54,700	0	0	54,700
Investment - Bond Redemption 2019 (5007)	0	0	0	0	0	0
Construction Work in Progress	0	0	0	6,577,589	0	6,577,589
Amount To Be Provided-Debt Service	0	0	0	0	14,205,000	14,205,000
Other	0	0	0	0	0	0
Total Assets	<u>629</u>	<u>1,447,460</u>	<u>5,489,002</u>	<u>6,577,589</u>	<u>14,205,000</u>	<u>27,719,681</u>
Liabilities						
Accounts Payable	2,879	0	0	0	0	2,879
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	14,205,000	14,205,000
Total Liabilities	<u>2,879</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,205,000</u>	<u>14,207,879</u>
Fund Equity & Other Credits						
Investment in General Fixed Assets	0	0	0	6,577,589	0	6,577,589
Other	(2,250)	1,447,460	5,489,002	0	0	6,934,212
Total Fund Equity & Other Credits	<u>(2,250)</u>	<u>1,447,460</u>	<u>5,489,002</u>	<u>6,577,589</u>	<u>0</u>	<u>13,511,802</u>
Total Liabilities & Fund Equity	<u>629</u>	<u>1,447,460</u>	<u>5,489,002</u>	<u>6,577,589</u>	<u>14,205,000</u>	<u>27,719,681</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	75,000	10,000	(65,000)	(87)%
Total Revenues	75,000	10,000	(65,000)	(87)%
Expenditures				
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	8,993	(6,993)	(350)%
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	150	25	14 %
Office Supplies	225	101	124	55 %
Website Maintenance	0	600	(600)	0 %
Legal Counsel				
District Counsel	3,100	2,407	693	22 %
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 %
Total Expenditures	75,000	12,250	62,750	84 %
Excess of Revenues Over (Under) Expenditures	0	(2,250)	(2,250)	0 %
Fund Balance, End of Period	0	(2,250)	(2,250)	0 %

Shell Point CDD

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	6,905,000	0	(6,905,000)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>63</u>	<u>63</u>	<u>0 %</u>
Total Revenues	<u>6,905,000</u>	<u>63</u>	<u>(6,904,937)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest	0	91,108	(91,108)	0 %
Principal	<u>0</u>	<u>6,905,000</u>	<u>(6,905,000)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>6,996,108</u>	<u>(6,996,108)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6,996,610	6,996,610	0 %
Debt Proceeds				
Bond Proceeds	0	150,000	150,000	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(150,565)</u>	<u>(150,565)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>6,996,045</u>	<u>6,996,045</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>6,905,000</u>	<u>0</u>	<u>(6,905,000)</u>	<u>(100)%</u>
Fund Balance, End of Period	<u>6,905,000</u>	<u>0</u>	<u>(6,905,000)</u>	<u>(100)%</u>

Shell Point CDD

Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	173,807	173,807	0 %
Debt Proceeds				
Bond Proceeds	0	8,269,761	8,269,761	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(6,996,108)</u>	<u>(6,996,108)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>1,447,460</u>	<u>1,447,460</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,447,460</u>	<u>1,447,460</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,447,460</u></u>	<u><u>1,447,460</u></u>	<u><u>0 %</u></u>

Shell Point CDD
Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2018
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	834	834	0 %
Total Revenues	<u>0</u>	<u>834</u>	<u>834</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	12,700	(12,700)	0 %
District Engineer	0	5,000	(5,000)	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 %
Legal Counsel				
District Counsel	0	15,000	(15,000)	0 %
Legal Counsel	0	4,000	(4,000)	0 %
Bond Counsel	0	22,000	(22,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	6,577,589	(6,577,589)	0 %
Total Expenditures	<u>0</u>	<u>6,663,039</u>	<u>(6,663,039)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	6,685,950	6,685,950	0 %
Interfund Transfer				
Interfund Transfer	0	(23,744)	(23,744)	0 %
Total Other Financing Sources	<u>0</u>	<u>6,662,206</u>	<u>6,662,206</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Underwriting Counsel	0	42,500	(42,500)	0 %
Legal Counsel	<u>0</u>	<u>5,500</u>	<u>(5,500)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>118,500</u>	<u>(118,500)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0</u>	<u>5,607,502</u>	<u>5,607,502</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>5,607,502</u>	<u>5,607,502</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>5,489,002</u>	<u>5,489,002</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>5,489,002</u></u>	<u><u>5,489,002</u></u>	<u><u>0 %</u></u>

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 2/28/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	6,577,589	6,577,589	0 %
Fund Balance, End of Period	<u>0</u>	<u>6,577,589</u>	<u>0</u>	<u>0 %</u>

Shell Point CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	629.47
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	629.47
Balance Per Books	<u>629.47</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: 02/28/19
Reconciliation Date: 2/28/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1004	2/1/2019	System Generated Check/Voucher	840.00	Times Publishing Company
Cleared Checks/Vouchers			840.00	

02/28/2019



Account Statement

SHELL POINT COMMUNITY DEVELOPMENT DI
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Reminder:

Clients using any non-SunTrust ATM located in the U.S. are charged a \$3 fee, and are charged a \$5 fee for using ATMs located outside the U.S. The ATM owner may also charge an additional fee. For clients who use their debit card for transactions in a currency other than U.S. dollars, the exchange rate will be increased by 3%. See the Business Accounts Fee Schedule at www.suntrust.com/businessfeeschedule for more information.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		02/01/2019 - 02/28/2019

Description	Amount	Description	Amount
Beginning Balance	\$1,469.47	Average Balance	\$809.47
Deposits/Credits	\$0.00	Average Collected Balance	\$809.47
Checks	\$840.00	Number of Days in Statement Period	28
Withdrawals/Debits	\$0.00		
Ending Balance	\$629.47		

Overdraft Protection Account Number Protected By
 Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Checks	Check Number	Amount	Date Paid
	1004	840.00	02/07
Checks: 1			

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	02/01	1,469.47	1,469.47	02/07	629.47	629.47

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.