

# Shell Point Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 6/30/2019  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	1,078	0	0	0	0	1,078
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	453	0	0	0	453
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	3,214,851	0	0	3,214,851
Investment - Cost of Issuance 2019 (5006)	0	0	0	0	0	0
Investment - Bond Redemption 2019 (5007)	0	0	0	0	0	0
Construction Work in Progress	0	0	0	8,801,157	0	8,801,157
Amount To Be Provided-Debt Service	0	0	0	0	14,205,000	14,205,000
Other	0	0	0	0	0	0
<b>Total Assets</b>	<u>1,078</u>	<u>1,447,913</u>	<u>3,214,851</u>	<u>8,801,157</u>	<u>14,205,000</u>	<u>27,670,000</u>
<b>Liabilities</b>						
Accounts Payable	4,392	0	0	0	0	4,392
Accounts Payable-Other	0	0	0	0	0	0
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
<b>Total Liabilities</b>	<u>4,392</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,205,000</u>	<u>14,209,392</u>
<b>Fund Equity &amp; Other Credits</b>						
Investment in General Fixed Assets	0	0	0	8,801,157	0	8,801,157
Other	(3,314)	1,447,913	3,214,851	0	0	4,659,450
<b>Total Fund Equity &amp; Other Credits</b>	<u>(3,314)</u>	<u>1,447,913</u>	<u>3,214,851</u>	<u>8,801,157</u>	<u>0</u>	<u>13,460,608</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>1,078</u>	<u>1,447,913</u>	<u>3,214,851</u>	<u>8,801,157</u>	<u>14,205,000</u>	<u>27,670,000</u>

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

001 - General Fund  
From 10/1/2018 Through 6/30/2019  
(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	19,564	(55,436)	(74)%
<b>Total Revenues</b>	<b>75,000</b>	<b>19,564</b>	<b>(55,436)</b>	<b>(74)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	9,000	7,000	2,000	22 %
District Engineer	4,000	303	3,698	92 %
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	1	250	100 %
Public Officials Insurance	500	2,096	(1,596)	(319)%
Legal Advertising	2,000	9,057	(7,057)	(353)%
Bank Fees	250	60	190	76 %
Dues, Licenses, & Fees	175	150	25	14 %
Office Supplies	225	116	109	49 %
Website Maintenance	0	600	(600)	0 %
Legal Counsel				
District Counsel	3,100	3,496	(396)	(13)%
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>22,877</b>	<b>52,123</b>	<b>69 %</b>
Excess of Revenues Over (Under) Expenditures	0	(3,314)	(3,314)	0 %
Fund Balance, End of Period	0	(3,314)	(3,314)	0 %

## Shell Point CDD

### Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 6/30/2019

(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)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>6,905,000</u>	<u>95</u>	<u>(6,904,905)</u>	<u>(101)%</u>
<b>Expenditures</b>				
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>
<b>Total Expenditures</b>	<u>0</u>	<u>6,996,108</u>	<u>(6,996,108)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
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>(150,597)</u>	<u>(150,597)</u>	<u>0 %</u>
<b>Total Other Financing Sources</b>	<u>0</u>	<u>6,996,013</u>	<u>6,996,013</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>6,905,000</u>	<u>0</u>	<u>(6,905,000)</u>	<u>(100)%</u>
<b>Fund Balance, End of Period</b>	<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 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,118	1,118	0 %
<b>Total Revenues</b>	<b>0</b>	<b>1,118</b>	<b>1,118</b>	<b>0 %</b>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	173,619	173,619	0 %
Debt Proceeds				
Bond Proceeds	0	8,269,761	8,269,761	0 %
Interfund Transfer				
Interfund Transfer	0	(6,996,586)	(6,996,586)	0 %
<b>Total Other Financing Sources</b>	<b>0</b>	<b>1,446,794</b>	<b>1,446,794</b>	<b>0 %</b>
Excess of Revenues Over (Under) Expenditures	0	1,447,913	1,447,913	0 %
Fund Balance, End of Period	0	1,447,913	1,447,913	0 %

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

300 - Capital Projects Fund - Series 2018  
From 10/1/2018 Through 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	872	872	0 %
Total Revenues	0	872	872	0 %
<b>Expenditures</b>				
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	0	6,663,039	(6,663,039)	0 %
<b>Other Financing Sources</b>				
Debt Proceeds				
Bond Proceeds	0	6,685,950	6,685,950	0 %
Interfund Transfer				
Interfund Transfer	0	(23,783)	(23,783)	0 %
Total Other Financing Sources	0	6,662,167	6,662,167	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, End of Period	0	0	0	0 %

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

301 - Capital Projects Fund - Series 2019  
From 10/1/2018 Through 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	3,105	3,105	0 %
Total Revenues	<u>0</u>	<u>3,105</u>	<u>3,105</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	5,675	(5,675)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Underwriting Counsel	0	42,500	(42,500)	0 %
Legal Counsel	0	5,500	(5,500)	0 %
Bond Counsel	0	42,500	(42,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	2,223,568	(2,223,568)	0 %
Total Expenditures	<u>0</u>	<u>2,396,493</u>	<u>(2,396,493)</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	478	478	0 %
Debt Proceeds				
Bond Proceeds	0	5,607,502	5,607,502	0 %
Interfund Transfer				
Interfund Transfer	0	259	259	0 %
Total Other Financing Sources	<u>0</u>	<u>5,608,239</u>	<u>5,608,239</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,214,851</u>	<u>3,214,851</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>3,214,851</u>	<u>3,214,851</u>	<u>0 %</u>

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

900 - General Fixed Assets  
 From 10/1/2018 Through 6/30/2019  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Fund Balance, Beginning of Period	0	8,801,157	8,801,157	0 %
Fund Balance, End of Period	<u>          0          </u>	<u>          8,801,157          </u>	<u>          0          </u>	<u>          0 %          </u>



Shell Point CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/19  
Reconciliation Date: 6/30/2019  
Status: Locked

Bank Balance	1,078.44
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	1,078.44
Balance Per Books	<u>1,078.44</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: 06/30/19

Reconciliation Date: 6/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1009	6/20/2019	System Generated Check/Voucher	2,096.00	Egis Insurance Advisors, LLC
1010	6/20/2019	System Generated Check/Voucher	4,000.00	Meritus Districts
1011	6/20/2019	System Generated Check/Voucher	544.90	Straley Robin Vericker
CD013	6/28/2019	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>6,655.90</u>	

Shell Point CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 06/30/19  
Reconciliation Date: 6/30/2019  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1104	6/11/2019	Developer Funding - 06.11.19	<u>7,210.87</u>
Cleared Deposits				<u>7,210.87</u>

06/30/2019



# Account Statement

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

Questions? Please call  
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		06/01/2019 - 06/30/2019
	Description	Amount	Description
	Beginning Balance	\$523.47	Average Balance
	Deposits/Credits	\$7,210.87	Average Collected Balance
	Checks	\$6,640.90	Number of Days in Statement Period
	Withdrawals/Debits	\$15.00	30
	Ending Balance	\$1,078.44	

**Overdraft Protection**  
 Account Number: \_\_\_\_\_ Protected By: Not enrolled  
 For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	06/18	7,210.87		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1009	2,096.00	06/25	1010	4,000.00	06/24	1011	544.90	06/25
Checks: 3									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	06/28	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	06/01	523.47	523.47	06/24	3,734.34	3,734.34
	06/18	7,734.34	524.34	06/25	1,093.44	1,093.44
	06/19	7,734.34	7,734.34	06/28	1,078.44	1,078.44

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.

As of 7/1/19, Mastercard(R) will update their Guide to Benefits for debit cards and will no longer offer the Price Protection benefit. A new Mastercard Guide to Benefits will be available on 7/1/19 at [suntrust.com/debitcards](http://suntrust.com/debitcards).