

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2020



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 10/31/2020
(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	104,054	0	0	0	0	104,054
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	589,292	0	0	0	589,292
Investment - Interest 2019 (5001)	0	0	0	0	0	0
Investment - Reserve 2019 (5003)	0	953,644	0	0	0	953,644
Investment - Construction 2019 (5005)	0	0	870	0	0	870
Investment - Cost of Issuance 2019 (5006)	0	0	0	0	0	0
Investment - Bond Redemption 2019 (5007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Prepaid Trustee Fees	1,347	0	0	0	0	1,347
Deposits	370	0	0	0	0	370
Construction Work in Progress	0	0	0	12,018,227	0	12,018,227
Amount Avail-Debt Service	0	0	0	0	1,269,461	1,269,461
Amount To Be Provided-Debt Service	0	0	0	0	12,935,539	12,935,539
Other	0	0	0	0	0	0
Total Assets	<u>105,771</u>	<u>1,542,936</u>	<u>870</u>	<u>12,018,227</u>	<u>14,205,000</u>	<u>27,872,804</u>
Liabilities						
Accounts Payable	11,051	0	0	0	0	11,051
Accounts Payable-Other	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	14,205,000	14,205,000
Other	0	0	0	0	0	0
Total Liabilities	<u>11,051</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>14,205,000</u>	<u>14,216,051</u>
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,269,461	866	0	0	1,270,327
Fund Balance-Unreserved	114,379	0	0	0	0	114,379
Investment in General Fixed Assets	0	0	0	12,018,227	0	12,018,227
Other	(19,659)	273,475	4	0	0	253,819
Total Fund Equity & Other Credits	<u>94,720</u>	<u>1,542,936</u>	<u>870</u>	<u>12,018,227</u>	<u>0</u>	<u>13,656,752</u>
Total Liabilities & Fund Equity	<u>105,771</u>	<u>1,542,936</u>	<u>870</u>	<u>12,018,227</u>	<u>14,205,000</u>	<u>27,872,804</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 10/31/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	361,412	0	(361,412)	(100)%
Total Revenues	<u>361,412</u>	<u>0</u>	<u>(361,412)</u>	<u>(100)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	2,500	27,500	92 %
District Engineer	3,000	0	3,000	100 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,000	337	3,663	92 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	250	0	250	100 %
Public Officials Insurance	2,537	0	2,537	100 %
Legal Advertising	2,500	883	1,617	65 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	175	0	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	125	1,375	92 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	3,500	548	2,953	84 %
Electric Utility Services				
Electric Utility Services	100,000	5,509	94,491	94 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	0	2,700	100 %
Water-Sewer Combination Services				
Water Utility Services	15,000	0	15,000	100 %
Other Physical Environment				
Property & Casualty Insurance	7,500	0	7,500	100 %
Waterway Management Program-Contract	12,000	1,463	10,537	88 %
Waterway Improvements & Repairs	1,000	0	1,000	100 %
Landscape Maintenance-Contract	110,000	8,120	101,880	93 %
Mulch/Tree Trimming	15,000	0	15,000	100 %
Plant Replacement	5,000	0	5,000	100 %
Irrigation Maintenance	1,500	0	1,500	100 %
Pool Maintenance - Contract	12,000	0	12,000	100 %
Pool Maintenance - Other	2,000	0	2,000	100 %
Entrance, Monument & Wall Maintenance & Repair	4,000	0	4,000	100 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Amenity Center Maintenance & Repair	3,000	0	3,000	100 %
Amenity Center Cleaning & Supplies	6,500	0	6,500	100 %
Total Expenditures	<u>361,412</u>	<u>19,659</u>	<u>341,753</u>	<u>95 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(19,659)</u>	<u>(19,659)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	114,379	114,379	0 %
Fund Balance, End of Period	<u>0</u>	<u>94,720</u>	<u>94,720</u>	<u>0 %</u>

Shell Point CDD

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Interfund Transfer	0	(6,846,013)	(6,846,013)	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>6,846,013</u>	<u>6,846,013</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Shell Point CDD
Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2020 Through 10/31/2020
(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-Tax Roll	949,581	0	(949,581)	(100)%
Debt Service Assmts-Off Roll	0	273,473	273,473	0 %
Interest Earnings				
Interest Earnings	0	5	5	0 %
Total Revenues	<u>949,581</u>	<u>273,479</u>	<u>(676,102)</u>	<u>(71)%</u>
Expenditures				
Debt Service Payments				
Interest	719,581	0	719,581	100 %
Principal	230,000	0	230,000	100 %
Total Expenditures	<u>949,581</u>	<u>0</u>	<u>949,581</u>	<u>100 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(4)	(4)	0 %
Total Other Financing Sources	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>273,475</u>	<u>273,475</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	8,093,824	8,093,824	0 %
Interfund Transfer	0	(6,824,363)	(6,824,363)	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>1,269,461</u>	<u>1,269,461</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>1,542,936</u>	<u>1,542,936</u>	<u>0 %</u>

Shell Point CDD

Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	23,783	23,783	0 %
Interfund Transfer	<u>0</u>	<u>(23,783)</u>	<u>(23,783)</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019
 From 10/1/2020 Through 10/31/2020
 (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	4	4	0 %
Total Other Financing Sources	0	4	4	0 %
Excess of Revenues Over (Under) Expenditures	0	4	4	0 %
Fund Balance, Beginning of Period				
	0	(1,268)	(1,268)	0 %
Interfund Transfer	0	2,134	2,134	0 %
Total Fund Balance, Beginning of Period	0	866	866	0 %
Fund Balance, End of Period	0	870	870	0 %

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
 From 10/1/2020 Through 10/31/2020
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,018,227	12,018,227	0 %
Fund Balance, End of Period	0	12,018,227	12,018,227	0 %

Shell Point CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Bank Balance	104,054.29
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	104,054.29
Balance Per Books	<u>104,054.29</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: 10/31/20

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1088	10/1/2020	System Generated Check/Voucher	6,823.33	Bright View Landscape Services, Inc.
1089	10/1/2020	System Generated Check/Voucher	1,463.00	First Choice Aquatic Weed Management, LLC
1090	10/1/2020	System Generated Check/Voucher	4,050.00	Meritus Districts
1091	10/1/2020	System Generated Check/Voucher	364.50	Straley Robin Vericker
1092	10/1/2020	System Generated Check/Voucher	413.54	Times Publishing Company
1093	10/8/2020	System Generated Check/Voucher	10,236.67	Bright View Landscape Services, Inc.
1094	10/8/2020	System Generated Check/Voucher	175.00	Department of Economic Opportunity
1095	10/8/2020	System Generated Check/Voucher	549.00	Stantec Consulting Services Inc.
1096	10/8/2020	System Generated Check/Voucher	914.54	Tampa Electric
1097	10/19/2020	System Generated Check/Voucher	20,999.00	Egis Insurance Advisors, LLC
1098	10/19/2020	System Generated Check/Voucher	5,122.22	Tampa Electric
Cleared Checks/Vouchers			51,110.80	
			51,110.80	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 10/31/20
Reconciliation Date: 10/31/2020
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
61342	10/27/2020	Refund Overcharge of FY20 Accounting Services	4,500.00	
Cleared Deposits			4,500.00	