

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2021



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 4/30/2021
(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	243,724	0	0	0	0	243,724
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	363,301	0	0	0	363,301
Investment - Interest 2019 (5001)	0	359,791	0	0	0	359,791
Investment - Sinking 2019 (5002)	0	0	0	0	0	0
Investment - Reserve 2019 (5003)	0	476,822	0	0	0	476,822
Investment - Prepayment 2019 (5004)	0	21,626	0	0	0	21,626
Investment - Construction 2019 (5005)	0	0	5	0	0	5
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	3,367	0	0	0	0	3,367
Deposits	850	0	0	0	0	850
Construction Work in Progress	0	0	0	12,495,935	0	12,495,935
Amount Avail-Debt Service	0	0	0	0	1,269,461	1,269,461
Amount To Be Provided-Debt Service	0	0	0	0	12,710,539	12,710,539
Other	0	0	0	0	0	0
Total Assets	<u>247,941</u>	<u>1,221,539</u>	<u>5</u>	<u>12,495,935</u>	<u>13,980,000</u>	<u>27,945,420</u>
Liabilities						
Accounts Payable	9,944	0	0	0	0	9,944
Accounts Payable-Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	13,980,000	13,980,000
Other	0	0	0	0	0	0
Total Liabilities	<u>9,944</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,980,000</u>	<u>13,989,944</u>
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,269,461	866	0	0	1,270,327
Fund Balance-Unreserved	120,832	0	0	0	0	120,832
Investment in General Fixed Assets	0	0	0	12,495,935	0	12,495,935
Interfund Transfer	0	0	0	0	0	0
Interfund Transfer	0	0	0	0	0	0
Other	117,164	(47,922)	(861)	0	0	68,382
Total Fund Equity & Other Credits	<u>237,996</u>	<u>1,221,539</u>	<u>5</u>	<u>12,495,935</u>	<u>0</u>	<u>13,955,475</u>

Shell Point CDD

Balance Sheet

As of 4/30/2021

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u>247,941</u>	<u>1,221,539</u>	<u>5</u>	<u>12,495,935</u>	<u>13,980,000</u>	<u>27,945,420</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 4/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	361,412	302,089	(59,323)	(16)%
Interest Earnings				
Interest Earnings	0	23	23	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	30,331	30,331	0 %
Total Revenues	<u>361,412</u>	<u>332,443</u>	<u>(28,969)</u>	<u>(8)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	2,400	1,600	40 %
Financial & Administrative				
District Manager	30,000	17,500	12,500	42 %
District Engineer	3,000	1,153	1,847	62 %
Disclosure Report	4,200	1,050	3,150	75 %
Trustee Fees	4,000	2,357	1,643	41 %
Accounting Services	0	700	(700)	0 %
Auditing Services	5,000	2,000	3,000	60 %
Postage, Phone, Faxes, Copies	250	18	233	93 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	2,500	2,233	267	11 %
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	22,549	(22,374)	(12,785)%
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	875	625	42 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	3,178	322	9 %
Electric Utility Services				
Electric Utility Services	100,000	37,943	62,057	62 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	0	2,700	100 %
Water-Sewer Combination Services				
Water Utility Services	15,000	217	14,783	99 %
Other Physical Environment				
Property & Casualty Insurance	7,500	18,578	(11,078)	(148)%
Waterway Management Program-Contract	12,000	10,241	1,759	15 %
Waterway Improvements & Repairs	1,000	4,680	(3,680)	(368)%
Landscape Maintenance-Contract	110,000	57,060	52,940	48 %
Mulch/Tree Trimming	15,000	0	15,000	100 %
Plant Replacement	5,000	4,171	829	17 %
Irrigation Maintenance	1,500	0	1,500	100 %
Pool Maintenance - Contract	12,000	1,200	10,800	90 %
Pool Maintenance - Other	2,000	500	1,500	75 %
Entrance, Monument & Wall Maintenance & Repair	4,000	750	3,250	81 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Amenity Center Maintenance & Repair	3,000	12,130	(9,130)	(304)%
Amenity Center Cleaning & Supplies	6,500	3,903	2,597	40 %
Capital Outlay	0	3,958	(3,958)	0 %
Total Expenditures	<u>361,412</u>	<u>215,279</u>	<u>146,133</u>	<u>40 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>117,164</u>	<u>117,164</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 4/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	120,832	120,832	0 %
Fund Balance, End of Period	<u>0</u>	<u>237,996</u>	<u>237,996</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2020 Through 4/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	949,581	723,082	(226,499)	(24)%
DS Assmts - Prepayments	0	21,626	21,626	0 %
DS Assmts - Off Roll	0	273,473	273,473	0 %
Interest Earnings				
Interest Earnings	0	33	33	0 %
Total Revenues	<u>949,581</u>	<u>1,018,215</u>	<u>68,634</u>	<u>7 %</u>
Expenditures				
Debt Service Payments				
Interest	719,581	364,291	355,290	49 %
Principal	230,000	225,000	5,000	2 %
Total Expenditures	<u>949,581</u>	<u>589,291</u>	<u>360,290</u>	<u>38 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(476,846)	(476,846)	0 %
Total Other Financing Sources	<u>0</u>	<u>(476,846)</u>	<u>(476,846)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(47,922)</u>	<u>(47,922)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,269,461	1,269,461	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,221,539</u>	<u>1,221,539</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2020 Through 4/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	477,708	(477,708)	0 %
Total Expenditures	0	477,708	(477,708)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	476,846	476,846	0 %
Total Other Financing Sources	0	476,846	476,846	0 %
Excess of Revenues Over (Under) Expenditures	0	(861)	(861)	0 %
Fund Balance, Beginning of Period	0	866	866	0 %
Fund Balance, End of Period	0	5	5	0 %

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
 From 10/1/2020 Through 4/30/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,495,935	12,495,935	0 %
Fund Balance, End of Period	0	12,495,935	12,018,227	0 %

Shell Point CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/21
Reconciliation Date: 4/30/2021
Status: Locked

Bank Balance	243,923.51
Less Outstanding Checks/Vouchers	1,400.00
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	242,523.51
Balance Per Books	<u>242,523.51</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: 04/30/21
Reconciliation Date: 4/30/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1169	4/15/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1173	4/22/2021	System Generated Check/Voucher	1,200.00	AquaPro Pool Solutions
Outstanding Checks/Vouchers			1,400.00	

**Shell Point CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/21

Reconciliation Date: 4/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1153	3/11/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1154	3/11/2021	System Generated Check/Voucher	200.00	Ryan Motko
1159	3/25/2021	System Generated Check/Voucher	585.00	Neptune Multi Services LLC
1162	4/1/2021	System Generated Check/Voucher	8,120.00	Bright View Landscape Services, Inc.
1163	4/1/2021	System Generated Check/Voucher	1,463.00	First Choice Aquatic Weed Management, LLC
1164	4/1/2021	System Generated Check/Voucher	2,625.00	Meritus Districts
1165	4/6/2021	Series 2009 FY21 Tax Dist ID 522	37,206.63	Shell Point CDD
1166	4/8/2021	System Generated Check/Voucher	88.67	Board of County Commissioners
1167	4/8/2021	System Generated Check/Voucher	7,356.71	Tampa Electric
29 60 2025211 041221	4/12/2021	paid online pool permit	150.35	Florida Department of Health in Hillsborough County
1168	4/15/2021	System Generated Check/Voucher	200.00	Alberto Viera
1170	4/15/2021	System Generated Check/Voucher	200.00	Ryan Motko
1171	4/15/2021	System Generated Check/Voucher	200.00	Steven K. Luce
1172	4/15/2021	System Generated Check/Voucher	4,040.63	US Bank
1174	4/22/2021	System Generated Check/Voucher	117.50	Brandon Lock & Safe, Inc.
1175	4/22/2021	System Generated Check/Voucher	30.95	DoorKing Inc.
1176	4/22/2021	System Generated Check/Voucher	1,000.00	Grau and Associates
1177	4/22/2021	System Generated Check/Voucher	11,251.40	MHD Communications
1178	4/22/2021	System Generated Check/Voucher	780.00	Neptune Multi Services LLC
1179	4/22/2021	System Generated Check/Voucher	642.00	Stantec Consulting Services Inc.
1180	4/22/2021	System Generated Check/Voucher	254.70	Times Publishing Company
Cleared Checks/Vouchers			76,712.54	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/21
Reconciliation Date: 4/30/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR078	4/7/2021	Tax Distribution - 04.07.21	<u>52,750.79</u>	
Cleared Deposits			<u>52,750.79</u>	