

# Shell Point Community Development District

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2020



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

## Balance Sheet

As of 12/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	143,942	0	0	0	0	143,942
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	191,596	0	0	0	191,596
Investment - Interest 2019 (5001)	0	0	0	0	0	0
Investment - Sinking 2019 (5002)	0	0	0	0	0	0
Investment - Reserve 2019 (5003)	0	953,644	0	0	0	953,644
Investment - Construction 2019 (5005)	0	0	878	0	0	878
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	5	0	0	0	0	5
Due From Developer	0	0	0	0	0	0
Prepaid Trustee Fees	673	0	0	0	0	673
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	12,710,539	12,710,539
Other	0	0	0	0	0	0
<b>Total Assets</b>	<u>144,991</u>	<u>1,145,239</u>	<u>878</u>	<u>12,018,227</u>	<u>13,980,000</u>	<u>27,289,335</u>
<b>Liabilities</b>						
Accounts Payable	2,461	0	0	0	0	2,461
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
<b>Total Liabilities</b>	<u>2,461</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>13,980,000</u>	<u>13,982,461</u>
<b>Fund Equity &amp; Other Credits</b>						
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	12,018,227	0	12,018,227
Other	21,698	(124,222)	12	0	0	(102,511)
<b>Total Fund Equity &amp; Other Credits</b>	<u>142,530</u>	<u>1,145,239</u>	<u>878</u>	<u>12,018,227</u>	<u>0</u>	<u>13,306,875</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u>144,991</u>	<u>1,145,239</u>	<u>878</u>	<u>12,018,227</u>	<u>13,980,000</u>	<u>27,289,335</u>

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

001 - General Fund  
From 10/1/2020 Through 12/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	361,412	80,043	(281,369)	(78)%
Contributions & Donations From Private Sources				
Developer Contributions	<u>0</u>	<u>30,331</u>	<u>30,331</u>	<u>0 %</u>
<b>Total Revenues</b>	<u>361,412</u>	<u>110,374</u>	<u>(251,038)</u>	<u>(69)%</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Manager	30,000	7,500	22,500	75 %
District Engineer	3,000	0	3,000	100 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,000	1,010	2,990	75 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	250	14	236	94 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	2,500	883	1,617	65 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	175	16,025	(15,850)	(9,057)%
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	375	1,125	75 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	3,500	1,028	2,473	71 %
Electric Utility Services				
Electric Utility Services	100,000	11,099	88,901	89 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	0	2,700	100 %
Water-Sewer Combination Services				
Water Utility Services	15,000	(5)	15,005	100 %
Other Physical Environment				
Property & Casualty Insurance	7,500	18,578	(11,078)	(148)%
Waterway Management Program-Contract	12,000	4,389	7,611	63 %
Waterway Improvements & Repairs	1,000	780	220	22 %
Landscape Maintenance-Contract	110,000	24,580	85,420	78 %
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	<u>6,500</u>	<u>0</u>	<u>6,500</u>	<u>100 %</u>
<b>Total Expenditures</b>	<u>361,412</u>	<u>88,676</u>	<u>272,736</u>	<u>75 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>21,698</u>	<u>21,698</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	120,832	120,832	0 %

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

001 - General Fund  
From 10/1/2020 Through 12/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u><u>0.</u></u>	<u><u>142,530.</u></u>	<u><u>142,530.</u></u>	<u><u>0%</u></u>

## Shell Point CDD

### Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2020 Through 12/31/2020

(In Whole Numbers)

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

201 - Debt Service Fund - Series 2019

From 10/1/2020 Through 12/31/2020

(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-Tax Roll	949,581	191,592	(757,989)	(80)%
Debt Service Assmts-Off Roll	0	273,473	273,473	0 %
Interest Earnings				
Interest Earnings	0	16	16	0 %
<b>Total Revenues</b>	<u>949,581</u>	<u>465,081</u>	<u>(484,500)</u>	<u>(51)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	719,581	364,291	355,290	49 %
Principal	230,000	225,000	5,000	2 %
<b>Total Expenditures</b>	<u>949,581</u>	<u>589,291</u>	<u>360,290</u>	<u>38 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(12)	(12)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(12)</u>	<u>(12)</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(124,222)</u>	<u>(124,222)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
	0	8,093,824	8,093,824	0 %
Interfund Transfer	0	(6,824,363)	(6,824,363)	0 %
<b>Total Fund Balance, Beginning of Period</b>	<u>0</u>	<u>1,269,461</u>	<u>1,269,461</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>1,145,239</u>	<u>1,145,239</u>	<u>0 %</u>

## Shell Point CDD

### Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2018

From 10/1/2020 Through 12/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures				
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 12/31/2020  
(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	12	12	0 %
Total Other Financing Sources	0	12	12	0 %
Excess of Revenues Over (Under) Expenditures	0	12	12	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	878	878	0 %



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

900 - General Fixed Assets  
 From 10/1/2020 Through 12/31/2020  
 (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	12,018,227	12,018,227	0 %
Fund Balance, End of Period	<u>0</u>	<u>12,018,227</u>	<u>12,018,227</u>	<u>0 %</u>

Shell Point CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 12/31/20  
Reconciliation Date: 12/31/2020  
Status: Locked

Bank Balance	283,589.97
Less Outstanding Checks/Vouchers	139,647.53
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	143,942.44
Balance Per Books	<u>143,942.44</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: 12/31/20  
Reconciliation Date: 12/31/2020  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1118	12/9/2020	Series 2019 FY21 Tax Dist ID 509	139,647.53	Shell Point CDD
Outstanding Checks/Vouchers			139,647.53	

Shell Point CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1109	11/24/2020	Series 2019 FY21 Tax Dist ID 503	2,702.31	Shell Point CDD
1111	12/1/2020	System Generated Check/Voucher	1,463.00	First Choice Aquatic Weed Management, LLC
1112	12/1/2020	System Generated Check/Voucher	2,639.00	Meritus Districts
1113	12/1/2020	System Generated Check/Voucher	382.08	Tampa Electric
1114	12/3/2020	System Generated Check/Voucher	540.00	Straley Robin Vericker
1115	12/3/2020	System Generated Check/Voucher	18.52	Tampa Electric
1116	12/4/2020	Series 2019 FY21 Tax Dist ID 507	46,539.79	Shell Point CDD
1117	12/10/2020	System Generated Check/Voucher	5,619.31	Tampa Electric
1119	12/17/2020	System Generated Check/Voucher	8,120.00	Bright View Landscape Services, Inc.
1120	12/23/2020	System Generated Check/Voucher	220.00	Bright View Landscape Services, Inc.
Cleared Checks/Vouchers			68,244.01	

Shell Point CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/20

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR061	12/4/2020	Tax Distribution - 12.04.20	65,983.16	
CR062	12/9/2020	Tax Distribution - 12.09.20	197,989.40	
CR066	12/22/2020	Developer Funding - 12.22.20	3,957.50	
10018715	12/23/2020	FY20 Developer Funding - 12.23.20	18,154.99	
			<hr/>	
Cleared Deposits			286,085.05	
			<hr/> <hr/>	