

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 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 8/31/2021
(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	201,795	0	0	0	0	201,795
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	612,942	0	0	0	612,942
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	476,822	0	0	0	476,822
Investment - Prepayment 2019 (5004)	0	1,626	0	0	0	1,626
Investment - Construction 2019 (5005)	0	0	13	0	0	13
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	2,020	0	0	0	0	2,020
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	12,690,539	12,690,539
Other	0	0	0	0	0	0
Total Assets	204,665	1,091,390	13	12,495,935	13,960,000	27,752,002
Liabilities						
Accounts Payable	4,480	0	0	0	0	4,480
Accounts Payable-Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	0	0	0	0	0	0
Due To Developer	18,155	0	0	0	0	18,155
Revenue Bonds Payable - Series 2019	0	0	0	0	13,960,000	13,960,000
Other	0	0	0	0	0	0
Total Liabilities	22,635	0	0	0	13,960,000	13,982,635
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,269,461	866	0	0	1,270,327
Fund Balance-Unreserved	101,677	0	0	0	0	101,677
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	80,353	(178,071)	(853)	0	0	(98,572)

Shell Point CDD

Balance Sheet

As of 8/31/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund - Series 2019</u>	<u>Capital Projects Fund - Series 2019</u>	<u>General Fixed Assets</u>	<u>General Long-Term Debt</u>	<u>Total</u>
Total Fund Equity & Other Credits	<u>182,030</u>	<u>1,091,390</u>	<u>13</u>	<u>12,495,935</u>	<u>0</u>	<u>13,769,367</u>
Total Liabilities & Fund Equity	<u>204,665</u>	<u>1,091,390</u>	<u>13</u>	<u>12,495,935</u>	<u>13,960,000</u>	<u>27,752,002</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 8/31/2021
(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	406,487	45,075	12 %
Interest Earnings				
Interest Earnings	0	48	48	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	30,331	30,331	0 %
Other Miscellaneous Revenues				
Clubhouse Rental	0	400	400	0 %
Total Revenues	361,412	437,266	75,854	21 %
Expenditures				
Legislative				
Supervisor Fees	4,000	4,800	(800)	(20)%
Financial & Administrative				
District Manager	30,000	31,550	(1,550)	(5)%
District Engineer	3,000	2,987	13	0 %
Disclosure Report	4,200	1,050	3,150	75 %
Trustee Fees	4,000	3,704	296	7 %
Accounting Services	0	700	(700)	0 %
Auditing Services	5,000	3,900	1,100	22 %
Postage, Phone, Faxes, Copies	250	292	(42)	(17)%
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	2,500	4,303	(1,803)	(72)%
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	22,824	(22,649)	(12,942)%
Office Supplies	0	105	(105)	0 %
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	1,375	125	8 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	6,008	(2,508)	(72)%
Electric Utility Services				
Electric Utility Services	100,000	64,953	35,047	35 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	7,150	(4,450)	(165)%
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	21,562	(9,562)	(80)%
Waterway Improvements & Repairs	1,000	1,763	(763)	(76)%
Landscape Maintenance-Contract	110,000	107,145	2,855	3 %
Mulch/Tree Trimming	15,000	0	15,000	100 %
Plant Replacement	5,000	4,171	829	17 %
Irrigation Maintenance	1,500	1,169	331	22 %
Pool Maintenance - Contract	12,000	6,095	5,905	49 %
Pool Maintenance - Other	2,000	1,625	375	19 %
Entrance, Monument & Wall Maintenance & Repair	4,000	3,635	365	9 %
Amenity Center Pest Control	1,200	0	1,200	100 %
Amenity Center Maintenance & Repair	3,000	19,612	(16,612)	(554)%
Amenity Center Cleaning & Supplies	6,500	7,747	(1,247)	(19)%
Capital Outlay	0	3,958	(3,958)	0 %

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 8/31/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Expenditures	<u>361,412</u>	<u>356,913</u>	<u>4,499</u>	<u>1 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>80,353</u>	<u>80,353</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	101,677	101,677	0 %
Fund Balance, End of Period	<u>0</u>	<u>182,030</u>	<u>182,030</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2020 Through 8/31/2021
(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	972,970	23,389	2 %
DS Assmts - Prepayments	0	21,626	21,626	0 %
DS Assmts - Off Roll	0	273,473	273,473	0 %
Interest Earnings				
Interest Earnings	0	51	51	0 %
Total Revenues	<u>949,581</u>	<u>1,268,121</u>	<u>318,540</u>	<u>34 %</u>
Expenditures				
Debt Service Payments				
Interest	719,581	724,338	(4,757)	(1)%
Principal	230,000	225,000	5,000	2 %
Prepayment	0	20,000	(20,000)	0 %
Total Expenditures	<u>949,581</u>	<u>969,338</u>	<u>(19,757)</u>	<u>(2)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(476,854)	(476,854)	0 %
Total Other Financing Sources	<u>0</u>	<u>(476,854)</u>	<u>(476,854)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(178,071)</u>	<u>(178,071)</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>1,091,390</u>	<u>1,091,390</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2020 Through 8/31/2021
(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	476,854	476,854	0 %
Total Other Financing Sources	0	476,854	476,854	0 %
Excess of Revenues Over (Under) Expenditures	0	(853)	(853)	0 %
Fund Balance, Beginning of Period	0	866	866	0 %
Fund Balance, End of Period	0	13	13	0 %

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
 From 10/1/2020 Through 8/31/2021
 (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	12,495,935	12,495,935	0 %
Fund Balance, End of Period	<u> 0 </u>	<u> 12,495,935 </u>	<u> 12,018,227 </u>	<u> 0 % </u>

Shell Point CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 8/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Bank Balance	220,700.01
Less Outstanding Checks/Vouchers	18,905.42
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	201,794.59
Balance Per Books	<u>201,794.59</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: 8/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1247	8/19/2021	System Generated Check/Voucher	100.00	A & B Aquatics, Inc.
1251	8/19/2021	System Generated Check/Voucher	17,555.42	Bright View Landscape Services, Inc.
1254	8/19/2021	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
1255	8/19/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1256	8/19/2021	System Generated Check/Voucher	200.00	Ryan Motko
1259	8/26/2021	System Generated Check/Voucher	200.00	Maranda Jordan
Outstanding Checks/Vouchers			18,905.42	
			18,905.42	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 8/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1238	7/22/2021	System Generated Check/Voucher	137.96	Bright House Networks
1239	8/2/2021	System Generated Check/Voucher	550.00	Gate Pros, Inc.
1240	8/2/2021	System Generated Check/Voucher	6,745.53	Meritus Districts
1241	8/2/2021	System Generated Check/Voucher	5,625.35	MHD Communications
1242	8/2/2021	System Generated Check/Voucher	910.00	Neptune Multi Services LLC
1243	8/2/2021	System Generated Check/Voucher	200.00	Shakira Bailey
1244	8/2/2021	System Generated Check/Voucher	631.90	Straley Robin Vericker
1245	8/2/2021	System Generated Check/Voucher	2,069.66	Times Publishing Company
1246	8/9/2021	System Generated Check/Voucher	6,611.21	Tampa Electric
1248	8/19/2021	System Generated Check/Voucher	200.00	Alberto Viera
1249	8/19/2021	System Generated Check/Voucher	1,200.00	AquaPro Pool Solutions
1250	8/19/2021	System Generated Check/Voucher	137.96	Bright House Networks
1252	8/19/2021	System Generated Check/Voucher	61.90	DoorKing Inc.
1253	8/19/2021	System Generated Check/Voucher	1,744.00	First Choice Aquatic Weed Management, LLC
1257	8/19/2021	System Generated Check/Voucher	832.00	Spearem Enterprises
1258	8/19/2021	System Generated Check/Voucher	200.00	Steven K. Luce
Cleared Checks/Vouchers			27,857.47	
			27,857.47	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 8/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
2215693556	8/10/2021	08.28.21 Clubhouse Rental - Branch - 08.10.21	275.00	
2215693557	8/10/2021	08.28.21 Clubhouse Rental Deposit - Branch - 08.10.21	200.00	
Cleared Deposits			475.00	