

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 3/31/2021
(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	266,900	0	0	0	0	266,900
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	685,882	0	0	0	685,882
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	21,626	0	0	0	21,626
Investment - Construction 2019 (5005)	0	0	3	0	0	3
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	0	0	0	0	0	0
Deposits	370	0	0	0	0	370
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	267,270	1,184,330	3	12,495,935	13,980,000	27,927,538
Liabilities						
Accounts Payable	3,266	0	0	0	0	3,266
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	3,266	0	0	0	13,980,000	13,983,266
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	143,173	(85,131)	(863)	0	0	57,179
Total Fund Equity & Other Credits	264,004	1,184,330	3	12,495,935	0	13,944,272

Shell Point CDD

Balance Sheet

As of 3/31/2021

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities & Fund Equity	<u>267,270</u>	<u>1,184,330</u>	<u>3</u>	<u>12,495,935</u>	<u>13,980,000</u>	<u>27,927,538</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 3/31/2021
(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	286,545	(74,867)	(21)%
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>316,899</u>	<u>(44,513)</u>	<u>(12)%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000	1,600	2,400	60 %
Financial & Administrative				
District Manager	30,000	15,000	15,000	50 %
District Engineer	3,000	511	2,489	83 %
Disclosure Report	4,200	1,050	3,150	75 %
Trustee Fees	4,000	1,684	2,316	58 %
Accounting Services	0	700	(700)	0 %
Auditing Services	5,000	1,000	4,000	80 %
Postage, Phone, Faxes, Copies	250	18	233	93 %
Public Officials Insurance	2,537	2,421	116	5 %
Legal Advertising	2,500	1,181	1,319	53 %
Bank Fees	250	15	235	94 %
Dues, Licenses, & Fees	175	22,399	(22,224)	(12,699)%
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	750	750	50 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	3,500	2,529	971	28 %
Electric Utility Services				
Electric Utility Services	100,000	31,513	68,487	68 %
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	8,778	3,222	27 %
Waterway Improvements & Repairs	1,000	3,120	(2,120)	(212)%
Landscape Maintenance-Contract	110,000	48,940	61,060	56 %
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	0	12,000	100 %
Pool Maintenance - Other	2,000	500	1,500	75 %
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	3,096	3,404	52 %
Capital Outlay	0	3,958	(3,958)	0 %
Total Expenditures	<u>361,412</u>	<u>173,727</u>	<u>187,685</u>	<u>52 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>143,173</u>	<u>143,173</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 3/31/2021
(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	0	264,004	264,004	0 %

Shell Point CDD
Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2020 Through 3/31/2021
(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	685,876	(263,705)	(28)%
DS Assmts - Prepayments	0	21,626	21,626	0 %
DS Assmts - Off Roll	0	273,473	273,473	0 %
Interest Earnings				
Interest Earnings	0	29	29	0 %
Total Revenues	<u>949,581</u>	<u>981,004</u>	<u>31,423</u>	<u>3 %</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	(476,844)	(476,844)	0 %
Total Other Financing Sources	<u>0</u>	<u>(476,844)</u>	<u>(476,844)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(85,131)</u>	<u>(85,131)</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>1,184,330</u>	<u>1,184,330</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2020 Through 3/31/2021
(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	476,844	476,844	0 %
Total Other Financing Sources	0	476,844	476,844	0 %
Excess of Revenues Over (Under) Expenditures	0	(863)	(863)	0 %
Fund Balance, Beginning of Period	0	866	866	0 %
Fund Balance, End of Period	<u>0</u>	<u>3</u>	<u>3</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
 From 10/1/2020 Through 3/31/2021
 (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: 03/31/21
Reconciliation Date: 3/31/2021
Status: Locked

Bank Balance	267,885.26
Less Outstanding Checks/Vouchers	985.00
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	266,900.26
Balance Per Books	<u>266,900.26</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: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
Outstanding Checks/Vouchers			<u>985.00</u>	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/21

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1140	2/18/2021	System Generated Check/Voucher	66.65	Board of County Commissioners
1142	2/18/2021	System Generated Check/Voucher	1,560.00	Neptune Multi Services LLC
1143	3/1/2021	System Generated Check/Voucher	3,325.00	Meritus Districts
1144	3/4/2021	System Generated Check/Voucher	1,463.00	First Choice Aquatic Weed Management, LLC
1145	3/4/2021	System Generated Check/Voucher	1,000.00	Grau and Associates
1146	3/4/2021	System Generated Check/Voucher	500.00	Meritus Districts
1147	3/4/2021	System Generated Check/Voucher	953.25	Straley Robin Vericker
1148	3/4/2021	System Generated Check/Voucher	825.41	Tampa Electric
1149	3/4/2021	Series 2019 FY21 Tax Dist ID 519	133,082.29	Shell Point CDD
1150	3/11/2021	System Generated Check/Voucher	200.00	Alberto Viera
1151	3/11/2021	System Generated Check/Voucher	8,120.00	Bright View Landscape Services, Inc.
1152	3/11/2021	System Generated Check/Voucher	200.00	Jeffery S. Hills
1155	3/11/2021	System Generated Check/Voucher	5,766.29	Tampa Electric
1156	3/18/2021	System Generated Check/Voucher	6,328.60	Nancy C Millan, Tax Collector
1157	3/18/2021	System Generated Check/Voucher	511.00	Stantec Consulting Services Inc.
1158	3/25/2021	System Generated Check/Voucher	45.00	Meritus Districts
1160	3/25/2021	System Generated Check/Voucher	3,095.95	Spearem Enterprises
1161	3/25/2021	System Generated Check/Voucher	396.50	Straley Robin Vericker
Cleared Checks/Vouchers			167,438.94	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 03/31/21
Reconciliation Date: 3/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR075	3/3/2021	Tax Distribution - 03.03.21	188,681.34	
Cleared Deposits			188,681.34	