

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019						TOTAL
	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 381,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 381,764
Cash in Transit	-	9,742	-	-	-	-	9,742
Accounts Receivable - Other	2,058	-	-	-	-	-	2,058
Due From Other Funds	1,675	-	41	-	-	-	1,716
Investments:							
Interest Account	-	349,366	-	-	-	-	349,366
Prepayment Account	-	185	-	-	-	-	185
Reserve Fund	-	475,663	-	-	-	-	475,663
Revenue Fund	-	616,160	-	-	-	-	616,160
Deposits	684	-	-	-	-	-	684
Fixed Assets							
Construction Work In Process	-	-	-	12,495,935	-	-	12,495,935
Amount Avail In Debt Services	-	-	-	-	1,269,461	-	1,269,461
Amount To Be Provided	-	-	-	-	12,450,539	-	12,450,539
TOTAL ASSETS	\$ 386,181	\$ 1,451,116	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 28,053,273
LIABILITIES							
Accounts Payable	\$ 13,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,658
Due To Developer	42,196	-	-	-	-	-	42,196
Bonds Payable	-	-	-	-	13,720,000	-	13,720,000
Due To Other Funds	-	1,716	-	-	-	-	1,716
TOTAL LIABILITIES	55,854	1,716	-	-	13,720,000	-	13,777,570
FUND BALANCES							
Restricted for:							
Debt Service	-	1,449,400	-	-	-	-	1,449,400
Capital Projects	-	-	41	-	-	-	41
Unassigned:	330,327	-	-	12,495,935	-	-	12,826,262
TOTAL FUND BALANCES	330,327	1,449,400	41	12,495,935	-	-	14,275,703
TOTAL LIABILITIES & FUND BALANCES	\$ 386,181	\$ 1,451,116	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 28,053,273

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	537,887	544,569	6,682	101.24%
Other Miscellaneous Revenues	-	3,183	3,183	0.00%
TOTAL REVENUES	537,887	547,752	9,865	101.83%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,000	2,600	1,400	65.00%
ProfServ-Trustee Fees	4,100	5,725	(1,625)	139.63%
Disclosure Report	4,200	2,450	1,750	58.33%
District Counsel	3,500	2,968	532	84.80%
District Engineer	3,000	2,952	48	98.40%
District Manager	36,000	21,028	14,972	58.41%
Auditing Services	5,100	-	5,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	250	868	(618)	347.20%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,500	1,445	1,055	57.80%
Misc-Taxes	-	16,060	(16,060)	0.00%
Bank Fees	250	124	126	49.60%
Website Administration	1,500	914	586	60.93%
Dues, Licenses, Subscriptions	300	175	125	58.33%
Total Administration	69,807	61,503	8,304	88.10%
<u>Utility Services</u>				
Utility - Electric	90,000	51,189	38,811	56.88%
Total Utility Services	90,000	51,189	38,811	56.88%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,000	-	3,000	0.00%
Total Garbage/Solid Waste Services	3,000	-	3,000	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	30,000	-	30,000	0.00%
Total Water-Sewer Comb Services	30,000	-	30,000	0.00%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Pool Maintenance	2,000	9,829	(7,829)	491.45%
Waterway Management	18,000	11,084	6,916	61.58%
Field Manager	12,000	5,404	6,596	45.03%
Amenity Center Cleaning & Supplies	12,500	7,079	5,421	56.63%
Contracts-Pools	14,400	2,400	12,000	16.67%
Amenity Center Pest Control	2,000	100	1,900	5.00%
Onsite Staff	25,000	-	25,000	0.00%
Insurance -Property & Casualty	23,074	21,204	1,870	91.90%
R&M-Plant Replacement	5,000	1,084	3,916	21.68%
Amenity Maintenance & Repairs	31,000	4,558	26,442	14.70%
R&M-Monument, Entrance & Wall	4,000	9,432	(5,432)	235.80%
Waterway Improvements & Repairs	1,000	250	750	25.00%
Landscape Maintenance	145,000	93,912	51,088	64.77%
Mulch & Tree Trimming	15,000	3,591	11,409	23.94%
Irrigation Maintenance	2,500	585	1,915	23.40%
Capital Outlay	32,606	-	32,606	0.00%
Total Other Physical Environment	345,080	170,512	174,568	49.41%
TOTAL EXPENDITURES	537,887	283,204	254,683	52.65%
Excess (deficiency) of revenues				
Over (under) expenditures	-	264,548	264,548	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		65,779		
FUND BALANCE, ENDING		\$ 330,327		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 595	\$ 595	0.00%
Special Assmnts- Tax Collector	949,488	939,556	(9,932)	98.95%
Special Assmnts- CDD Collected	-	9,742	9,742	0.00%
TOTAL REVENUES	949,488	949,893	405	100.04%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	250,000	-	250,000	0.00%
Interest Expense	699,488	599,297	100,191	85.68%
Total Debt Service	949,488	599,297	350,191	63.12%
TOTAL EXPENDITURES	949,488	599,297	350,191	63.12%
Excess (deficiency) of revenues Over (under) expenditures	-	350,596	350,596	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	(2)	(2)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2)	(2)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 350,594</u>	<u>\$ 350,594</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,098,806		
FUND BALANCE, ENDING		<u>\$ 1,449,400</u>		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	2	2	0.00%
TOTAL FINANCING SOURCES (USES)	-	2	2	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 2</u>	<u>\$ 2</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		39		
FUND BALANCE, ENDING		<u>\$ 41</u>		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		12,495,935		
FUND BALANCE, ENDING		<u>\$ 12,495,935</u>		

SHELL POINT CDD

Bank Reconciliation

Bank Account No. 6049 TRUIST - GF Operating
 Statement No. 4-232
 Statement Date 4/30/2023

G/L Balance (LCY)	381,764.07	Statement Balance	383,089.98
G/L Balance	381,764.07	Outstanding Deposits	50.00
Positive Adjustments	0.00		
		Subtotal	383,139.98
Subtotal	381,764.07	Outstanding Checks	1,375.91
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	381,764.07	Ending Balance	381,764.07
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/30/2023	Payment	1585	CHARTER COMMUNICATIONS	142.96	142.96	0.00
3/30/2023	Payment	1586	CHRIS'S PLUMBING SERVICE	240.00	240.00	0.00
3/30/2023	Payment	1587	CORLIN SERVICES LLC	600.00	600.00	0.00
3/30/2023	Payment	1589	SPEAREM ENTERPRISES	822.00	822.00	0.00
4/6/2023	Payment	1590	TECO	1,587.84	1,587.84	0.00
4/13/2023	Payment	1591	ALAFIA TERMITE & PEST SERVICES, INC.	100.00	100.00	0.00
4/13/2023	Payment	1592	BRIGHT VIEW LANDSCAPE SERVICES	15,431.98	15,431.98	0.00
4/13/2023	Payment	1593	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00
4/13/2023	Payment	1594	INFRAMARK LLC	4,512.71	4,512.71	0.00
4/13/2023	Payment	1595	JNJ CLEANING SERVICES LLC	385.00	385.00	0.00
4/13/2023	Payment	1596	SHELL POINT CDD	9,742.17	9,742.17	0.00
4/13/2023	Payment	1597	STRALEY ROBIN VERICKER	106.50	106.50	0.00
4/21/2023		JE000148	Service Charges - Prior Period	12.00	12.00	0.00
Total Checks				35,146.16	35,146.16	0.00
Deposits						
1/17/2023		JE000066	Check Dep #1005### Clubhouse Rental	G/L 75.00	75.00	0.00
1/17/2023		JE000067	Check Dep #1006### Clubhouse Deposit	G/L 200.00	200.00	0.00
1/17/2023		JE000068	Check Dep #417259##### Tax & License	G/L 108.00	108.00	0.00
4/6/2023		JE000128	CK#1091### - Clubhouse Rental	G/L 100.00	100.00	0.00
4/6/2023		JE000129	CK#780## - Clubhouse Rental	G/L 75.00	75.00	0.00
4/6/2023		JE000130	CK#264## - Clubhouse Rental	G/L 75.00	75.00	0.00
4/6/2023		JE000131	MO##### - Clubhouse Rental	G/L 75.00	75.00	0.00
4/6/2023		JE000132	CK#101## - Key Card	G/L 25.00	25.00	0.00
4/6/2023		JE000146	Debt Service/Tax Revenue	G/L 15,241.94	15,241.94	0.00
4/11/2023		JE000147	Debt Service/Tax Revenue	G/L 37.18	37.18	0.00
Total Deposits				16,012.12	16,012.12	0.00
Outstanding Checks						
2/23/2023	Payment	1573	NICHOLAS J. DISTER	200.00	0.00	200.00
3/30/2023	Payment	1588	DOORKING INC.	32.95	0.00	32.95

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
4/27/2023	Payment	1598	ALBERTO VIERA	200.00	0.00	200.00	
4/27/2023	Payment	1599	CARLOS DE LA OSSA	200.00	0.00	200.00	
4/27/2023	Payment	1600	CHARTER COMMUNICATIONS	142.96	0.00	142.96	
4/27/2023	Payment	1601	NICHOLAS J. DISTER	200.00	0.00	200.00	
4/27/2023	Payment	1602	RYAN MOTKO	200.00	0.00	200.00	
4/27/2023	Payment	1603	STEVEN K. LUCE	200.00	0.00	200.00	
Total Outstanding Checks.....				1,375.91		1,375.91	
Outstanding Deposits							
9/7/2022		JE000025	Club House Rental	G/L	50.00	0.00	50.00
Total Outstanding Deposits.....				50.00		50.00	