

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 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	\$ 348,563	\$ -	\$ -	\$ -	\$ -	\$ 348,563
Cash in Transit	-	3,742	-	-	-	3,742
Due From Other Funds	1,699	-	41	-	-	1,740
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	629,651	-	-	-	629,651
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	\$ 350,946	\$ 1,109,241	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 27,676,163
LIABILITIES						
Accounts Payable	\$ 22,413	\$ -	\$ -	\$ -	\$ -	\$ 22,413
Due To Developer	42,196	-	-	-	-	42,196
Bonds Payable	-	-	-	-	13,720,000	13,720,000
Due To Other Funds	-	1,740	-	-	-	1,740
TOTAL LIABILITIES	64,609	1,740	-	-	13,720,000	13,786,349
FUND BALANCES						
Restricted for:						
Debt Service	-	1,107,501	-	-	-	1,107,501
Capital Projects	-	-	41	-	-	41
Unassigned:	286,337	-	-	12,495,935	-	12,782,272
TOTAL FUND BALANCES	286,337	1,107,501	41	12,495,935	-	13,889,814
TOTAL LIABILITIES & FUND BALANCES	\$ 350,946	\$ 1,109,241	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 27,676,163

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	546,387	8,500	101.58%
Other Miscellaneous Revenues	-	4,058	4,058	0.00%
TOTAL REVENUES	537,887	550,445	12,558	102.33%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,000	3,400	600	85.00%
ProfServ-Trustee Fees	4,100	5,725	(1,625)	139.63%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	3,500	3,536	(36)	101.03%
District Engineer	3,000	2,952	48	98.40%
District Manager	36,000	24,028	11,972	66.74%
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	877	(627)	350.80%
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	1,039	461	69.27%
Dues, Licenses, Subscriptions	300	450	(150)	150.00%
Total Administration	69,807	66,630	3,177	95.45%
<u>Utility Services</u>				
Utility - Electric	90,000	69,521	20,479	77.25%
Total Utility Services	90,000	69,521	20,479	77.25%
<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 May 31, 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	10,509	(8,509)	525.45%
Waterway Management	18,000	12,547	5,453	69.71%
Field Manager	12,000	6,404	5,596	53.37%
Amenity Center Cleaning & Supplies	12,500	7,849	4,651	62.79%
Contracts-Pools	14,400	6,900	7,500	47.92%
Amenity Center Pest Control	2,000	100	1,900	5.00%
Onsite Staff	25,000	161	24,839	0.64%
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	5,054	25,946	16.30%
R&M-Monument, Entrance & Wall	4,000	9,832	(5,832)	245.80%
Waterway Improvements & Repairs	1,000	250	750	25.00%
Landscape Maintenance	145,000	104,669	40,331	72.19%
Mulch & Tree Trimming	15,000	3,591	11,409	23.94%
Irrigation Maintenance	2,500	1,525	975	61.00%
Capital Outlay	32,606	-	32,606	0.00%
Total Other Physical Environment	345,080	191,679	153,401	55.55%
TOTAL EXPENDITURES	537,887	327,830	210,057	60.95%
Excess (deficiency) of revenues				
Over (under) expenditures	-	222,615	222,615	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		63,722		
FUND BALANCE, ENDING		\$ 286,337		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 4,841	\$ 4,841	0.00%
Special Assmnts- Tax Collector	949,488	942,777	(6,711)	99.29%
Special Assmnts- CDD Collected	-	9,742	9,742	0.00%
TOTAL REVENUES	949,488	957,360	7,872	100.83%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	250,000	-	250,000	0.00%
Interest Expense	699,488	948,663	(249,175)	135.62%
Total Debt Service	949,488	948,663	825	99.91%
TOTAL EXPENDITURES	949,488	948,663	825	99.91%
Excess (deficiency) of revenues Over (under) expenditures	-	8,697	8,697	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>\$ 8,695</u>	<u>\$ 8,695</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,098,806		
FUND BALANCE, ENDING		<u>\$ 1,107,501</u>		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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 May 31, 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. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	348,563.37	Statement Balance	348,788.37
G/L Balance	348,563.37	Outstanding Deposits	50.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	348,563.37	Subtotal	348,838.37
Negative Adjustments	0.00	Outstanding Checks	275.00
	<hr/>	Differences	0.00
Ending G/L Balance	348,563.37	Ending Balance	348,563.37
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/23/2023	Payment	1573	NICHOLAS J. DISTER	200.00	200.00	0.00
3/30/2023	Payment	1588	DOORKING INC.	32.95	32.95	0.00
4/27/2023	Payment	1598	ALBERTO VIERA	200.00	200.00	0.00
4/27/2023	Payment	1599	CARLOS DE LA OSSA	200.00	200.00	0.00
4/27/2023	Payment	1600	CHARTER COMMUNICATIONS	142.96	142.96	0.00
4/27/2023	Payment	1601	NICHOLAS J. DISTER	200.00	200.00	0.00
4/27/2023	Payment	1602	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	1603	STEVEN K. LUCE	200.00	200.00	0.00
5/4/2023	Payment	1604	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00
5/4/2023	Payment	1605	CHARLES AQUATICS INC	175.00	175.00	0.00
5/4/2023	Payment	1606	CORLIN SERVICES LLC	360.00	360.00	0.00
5/4/2023	Payment	1607	DOORKING INC.	32.95	32.95	0.00
5/4/2023	Payment	1608	GATE PROS, INC.	270.00	270.00	0.00
5/4/2023	Payment	1609	INFRAMARK LLC	4,486.73	4,486.73	0.00
5/4/2023	Payment	1610	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
5/4/2023	Payment	1611	OWENS ELECTRIC, INC.	279.00	279.00	0.00
5/4/2023	Payment	1612	US BANK	4,040.63	4,040.63	0.00
5/11/2023	Payment	1613	SHELL POINT CDD	3,220.40	3,220.40	0.00
5/18/2023	Payment	1614	ALBERTO VIERA	200.00	200.00	0.00
5/18/2023	Payment	1615	BRIGHT VIEW LANDSCAPE SERVICES	10,757.00	10,757.00	0.00
5/18/2023	Payment	1616	CARLOS DE LA OSSA	200.00	200.00	0.00
5/18/2023	Payment	1617	CORLIN SERVICES LLC	320.36	320.36	0.00
5/18/2023	Payment	1618	FIRST CHOICE AQUATIC WEED	1,744.00	1,744.00	0.00
5/18/2023	Payment	1619	NICHOLAS J. DISTER	200.00	200.00	0.00
5/18/2023	Payment	1620	RYAN MOTKO	200.00	200.00	0.00
5/18/2023	Payment	1621	STRALEY ROBIN VERICKER	567.70	567.70	0.00
5/19/2023	Payment	1622	SHELL POINT CDD	23.76	23.76	0.00
5/25/2023	Payment	1623	CHARTER COMMUNICATIONS	142.96	142.96	0.00
5/25/2023	Payment	1624	CORLIN SERVICES LLC	150.00	150.00	0.00
5/25/2023	Payment	1625	DOORKING INC.	32.95	32.95	0.00
5/24/2023		JE000182	Utility - Electric	9,165.68	9,165.68	0.00

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Checks					40,215.03	40,215.03	0.00
Deposits							
5/18/2023		JE000149	CK#151## - Key	G/L	25.00	25.00	0.00
5/18/2023		JE000150	CK#2127### - Key	G/L	25.00	25.00	0.00
5/18/2023		JE000151	MO##### - Key	G/L	25.00	25.00	0.00
5/18/2023		JE000152	MO##### - Key	G/L	25.00	25.00	0.00
5/18/2023		JE000153	MO##### - Key	G/L	25.00	25.00	0.00
5/18/2023		JE000154	MO##### - Clubhouse	G/L	150.00	150.00	0.00
5/18/2023		JE000155	MO##### - Clubhouse	G/L	50.00	50.00	0.00
5/18/2023		JE000156	CK#1010### - Clubhouse	G/L	150.00	150.00	0.00
5/18/2023		JE000157	MO##### - Clubhouse	G/L	50.00	50.00	0.00
5/18/2023		JE000158	MO#545061453##### - Clubhouse	G/L	100.00	100.00	0.00
5/18/2023		JE000159	CK#1405### - Clubhouse	G/L	100.00	100.00	0.00
5/18/2023		JE000160	MO##### - Clubhouse	G/L	150.00	150.00	0.00
5/8/2023		JE000181	Debt Service / Tax Revenue	G/L	5,038.42	5,038.42	0.00
Total Deposits					5,913.42	5,913.42	0.00
Outstanding Checks							
5/25/2023	Payment	1626	FLORIDA DEPARTMENT OF HEALTH		275.00	0.00	275.00
Total Outstanding Checks.....					275.00		275.00
Outstanding Deposits							
9/7/2022		JE000025	Club House Rental	G/L	50.00	0.00	50.00
Total Outstanding Deposits.....					50.00		50.00