

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
June 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 June 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	\$ 306,451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306,451
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	-	643,414	-	-	-	-	643,414
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	\$ 308,834	\$ 1,123,004	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 27,647,814
LIABILITIES							
Accounts Payable	\$ 9,781	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,781
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	51,977	1,740	-	-	13,720,000	-	13,773,717
FUND BALANCES							
Restricted for:							
Debt Service	-	1,121,264	-	-	-	-	1,121,264
Capital Projects	-	-	41	-	-	-	41
Unassigned:	256,857	-	-	12,495,935	-	-	12,752,792
TOTAL FUND BALANCES	256,857	1,121,264	41	12,495,935	-	-	13,874,097
TOTAL LIABILITIES & FUND BALANCES	\$ 308,834	\$ 1,123,004	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 27,647,814

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	552,205	14,318	102.66%
Other Miscellaneous Revenues	-	4,683	4,683	0.00%
TOTAL REVENUES	537,887	556,888	19,001	103.53%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,000	4,200	(200)	105.00%
ProfServ-Trustee Fees	4,100	5,725	(1,625)	139.63%
Disclosure Report	4,200	3,150	1,050	75.00%
District Counsel	3,500	4,313	(813)	123.23%
District Engineer	3,000	2,952	48	98.40%
District Manager	36,000	27,028	8,972	75.08%
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	889	(639)	355.60%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,500	3,784	(1,284)	151.36%
Misc-Taxes	-	16,060	(16,060)	0.00%
Bank Fees	250	124	126	49.60%
Website Administration	1,500	1,283	217	85.53%
Dues, Licenses, Subscriptions	300	450	(150)	150.00%
Total Administration	69,807	74,152	(4,345)	106.22%
<u>Utility Services</u>				
Utility - Electric	90,000	78,692	11,308	87.44%
Total Utility Services	90,000	78,692	11,308	87.44%
<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 June 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	9,309	(7,309)	465.45%
Waterway Management	18,000	18,454	(454)	102.52%
Field Manager	12,000	7,404	4,596	61.70%
Amenity Center Cleaning & Supplies	12,500	8,619	3,881	68.95%
Contracts-Pools	14,400	8,100	6,300	56.25%
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	5,850	25,150	18.87%
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	97,263	47,737	67.08%
Mulch & Tree Trimming	15,000	21,754	(6,754)	145.03%
Irrigation Maintenance	2,500	1,525	975	61.00%
Capital Outlay	32,606	-	32,606	0.00%
Total Other Physical Environment	345,080	210,909	134,171	61.12%
TOTAL EXPENDITURES	537,887	363,753	174,134	67.63%
Excess (deficiency) of revenues				
Over (under) expenditures	-	193,135	193,135	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		63,722		
FUND BALANCE, ENDING		\$ 256,857		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 8,299	\$ 8,299	0.00%
Special Assmnts- Tax Collector	949,488	953,082	3,594	100.38%
Special Assmnts- CDD Collected	-	9,742	9,742	0.00%
TOTAL REVENUES	949,488	971,123	21,635	102.28%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	250,000	245,000	5,000	98.00%
Interest Expense	699,488	703,663	(4,175)	100.60%
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	-	22,460	22,460	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>\$ 22,458</u>	<u>\$ 22,458</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,098,806		
FUND BALANCE, ENDING		<u>\$ 1,121,264</u>		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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 June 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. 06-23
 Statement Date 6/30/2023

G/L Balance (LCY)	306,450.58	Statement Balance	331,422.32
G/L Balance	306,450.58	Outstanding Deposits	50.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	306,450.58	Subtotal	331,472.32
Negative Adjustments	0.00	Outstanding Checks	25,021.74
	<hr/>	Differences	0.00
Ending G/L Balance	306,450.58	Ending Balance	306,450.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/25/2023	Payment	1626	FLORIDA DEPARTMENT OF HEALTH	275.00	275.00	0.00
6/15/2023	Payment	1627	ALBERTO VIERA	200.00	200.00	0.00
6/15/2023	Payment	1629	BRIGHT VIEW LANDSCAPE SERVICES	11,319.60	11,319.60	0.00
6/15/2023	Payment	1630	CARLOS DE LA OSSA	200.00	200.00	0.00
6/15/2023	Payment	1631	CORLIN SERVICES LLC	250.00	250.00	0.00
6/15/2023	Payment	1632	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00
6/15/2023	Payment	1633	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
6/21/2023	Payment	1636	SHELL POINT CDD	10,305.29	10,305.29	0.00
6/22/2023	Payment	1637	CHARTER COMMUNICATIONS	182.96	182.96	0.00
6/23/2023	Payment	DD102	Payment of Invoice 000430	9,148.14	9,148.14	0.00
Total Checks				34,113.99	34,113.99	0.00
Deposits						
6/23/2023		JE000171	CK#245## - Clubhouse	G/L 200.00	200.00	0.00
6/23/2023		JE000172	CK#302## - Clubhouse	G/L 75.00	75.00	0.00
6/23/2023		JE000173	CK#1106### - Clubhouse	G/L 75.00	75.00	0.00
6/23/2023		JE000174	CK#506## - Clubhouse	G/L 75.00	75.00	0.00
6/23/2023		JE000175	CK#159## - Clubhouse	G/L 50.00	50.00	0.00
6/23/2023		JE000176	CK#160## - Key	G/L 25.00	25.00	0.00
6/23/2023		JE000177	CK#1596### - Key	G/L 25.00	25.00	0.00
6/23/2023		JE000178	CK#1153### - Key	G/L 25.00	25.00	0.00
6/23/2023		JE000179	MO##### - Key	G/L 25.00	25.00	0.00
6/23/2023		JE000180	CK##### - Key	G/L 50.00	50.00	0.00
6/6/2023		JE000208	Special Assmnts- Tax Collector	G/L 6,046.11	6,046.11	0.00
6/16/2023		JE000209	Special Assmnts- Tax Collector	G/L 10,076.83	10,076.83	0.00
Total Deposits				16,747.94	16,747.94	0.00

Outstanding Checks						
5/31/2023	Payment	DD101	Payment of Invoice 000395	9,165.68	0.00	9,165.68
6/15/2023	Payment	1628	BRANDON WOOD	3,000.00	0.00	3,000.00
6/15/2023	Payment	1634	NICHOLAS J. DISTER	200.00	0.00	200.00

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
6/15/2023	Payment	1635	RYAN MOTKO	200.00	0.00	200.00	
6/29/2023	Payment	1638	BRANDON WOOD	2,180.00	0.00	2,180.00	
6/29/2023	Payment	1639	BRIGHT VIEW LANDSCAPE SERVICES	377.01	0.00	377.01	
6/29/2023	Payment	1640	DOORKING INC.	32.95	0.00	32.95	
6/29/2023	Payment	1641	FIRST CHOICE AQUATIC WEED	4,443.75	0.00	4,443.75	
6/29/2023	Payment	1642	INFRAMARK LLC	4,644.85	0.00	4,644.85	
6/29/2023	Payment	1643	STRALEY ROBIN VERICKER	777.50	0.00	777.50	
Total Outstanding Checks.....				25,021.74		25,021.74	
Outstanding Deposits							
9/7/2022		JE000025	Club House Rental	G/L	50.00	0.00	50.00
Total Outstanding Deposits.....				50.00		50.00	