

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	\$ 270,563	\$ -	\$ -	\$ -	\$ -	\$ 270,563
Cash in Transit	-	3,758	-	-	-	3,758
Due From Other Funds	1,699	-	41	-	-	1,740
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	650,966	-	-	-	650,966
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	\$ 272,946	\$ 1,130,572	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 27,619,494
LIABILITIES						
Accounts Payable	\$ 26,488	\$ -	\$ -	\$ -	\$ -	\$ 26,488
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	68,684	1,740	-	-	13,720,000	13,790,424

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019			GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND				
FUND BALANCES							
Restricted for:							
Debt Service	-	1,128,832	-	-	-	-	1,128,832
Capital Projects	-	-	41	-	-	-	41
Unassigned:	204,262	-	-	12,495,935	-	-	12,700,197
TOTAL FUND BALANCES	204,262	1,128,832	41	12,495,935	-	-	13,829,070
TOTAL LIABILITIES & FUND BALANCES	\$ 272,946	\$ 1,130,572	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 27,619,494

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	552,214	14,327	102.66%
Other Miscellaneous Revenues	-	5,358	5,358	0.00%
TOTAL REVENUES	537,887	557,572	19,685	103.66%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,000	6,200	(2,200)	155.00%
ProfServ-Trustee Fees	4,100	5,725	(1,625)	139.63%
Disclosure Report	4,200	3,850	350	91.67%
District Counsel	3,500	7,608	(4,108)	217.37%
District Engineer	3,000	2,952	48	98.40%
District Manager	36,000	33,028	2,972	91.74%
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	907	(657)	362.80%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,500	4,135	(1,635)	165.40%
Misc-Taxes	-	16,060	(16,060)	0.00%
Bank Fees	250	136	114	54.40%
Website Administration	1,500	1,533	(33)	102.20%
Dues, Licenses, Subscriptions	300	175	125	58.33%
Total Administration	69,807	86,503	(16,696)	123.92%
<u>Utility Services</u>				
Utility - Electric	90,000	96,913	(6,913)	107.68%
Total Utility Services	90,000	96,913	(6,913)	107.68%
<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 August 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	9,309	(7,309)	465.45%
Waterway Management	18,000	20,198	(2,198)	112.21%
Field Manager	12,000	9,404	2,596	78.37%
Amenity Center Cleaning & Supplies	12,500	10,259	2,241	82.07%
Contracts-Pools	14,400	11,375	3,025	78.99%
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	8,674	22,326	27.98%
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	108,020	36,980	74.50%
Mulch & Tree Trimming	15,000	21,754	(6,754)	145.03%
Irrigation Maintenance	2,500	1,989	511	79.56%
Mileage Reimbursement	-	3	(3)	0.00%
Capital Outlay	32,606	-	32,606	0.00%
Total Other Physical Environment	345,080	233,616	111,464	67.70%
TOTAL EXPENDITURES	537,887	417,032	120,855	77.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	140,540	140,540	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		63,722		
FUND BALANCE, ENDING		\$ 204,262		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
Interest - Investments	\$ -	\$ 15,851	\$ 15,851	0.00%
Special Assmnts- Tax Collector	949,488	953,098	3,610	100.38%
Special Assmnts- CDD Collected	-	9,742	9,742	0.00%
TOTAL REVENUES	949,488	978,691	29,203	103.08%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	250,000	250,000	-	100.00%
Interest Expense	699,488	698,663	825	99.88%
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	-	30,028	30,028	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	(2)	(2)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2)	(2)	0.00%
Net change in fund balance	\$ -	\$ 30,026	\$ 30,026	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,098,806		
FUND BALANCE, ENDING		\$ 1,128,832		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	2	2	0.00%
TOTAL FINANCING SOURCES (USES)	-	2	2	0.00%
Net change in fund balance	\$ -	\$ 2	\$ 2	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		39		
FUND BALANCE, ENDING		\$ 41		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	270,563.29	Statement Balance	271,079.21
G/L Balance	270,563.29	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	270,563.29	Subtotal	271,079.21
Negative Adjustments	0.00	Outstanding Checks	515.92
	<hr/>	Differences	0.00
Ending G/L Balance	270,563.29	Ending Balance	270,563.29
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/21/2023	Payment	1652	CORLIN SERVICES LLC	350.00	350.00	0.00
7/27/2023	Payment	1654	AKIMA MCDUFFIE	100.00	100.00	0.00
7/27/2023	Payment	1655	DOORKING INC.	32.95	32.95	0.00
7/27/2023	Payment	1657	STRALEY ROBIN VERICKER	2,032.07	2,032.07	0.00
7/31/2023	Payment	1658	ALBERTO VIERA	200.00	200.00	0.00
7/31/2023	Payment	1659	ANGELA MARIE DAVIS	200.00	200.00	0.00
7/31/2023	Payment	1660	CARLOS DE LA OSSA	200.00	200.00	0.00
7/31/2023	Payment	1661	NICHOLAS J. DISTER	200.00	200.00	0.00
8/3/2023	Payment	1663	CORLIN SERVICES LLC	319.00	319.00	0.00
8/3/2023	Payment	1664	INFRAMARK LLC	4,484.54	4,484.54	0.00
8/3/2023	Payment	1665	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
8/11/2023	Payment	1666	ALBERTO VIERA	200.00	200.00	0.00
8/11/2023	Payment	1667	ANGELA MARIE DAVIS	200.00	200.00	0.00
8/11/2023	Payment	1668	CARLOS DE LA OSSA	200.00	200.00	0.00
8/11/2023	Payment	1669	FIRST CHOICE AQUATIC WEED	1,744.00	1,744.00	0.00
8/11/2023	Payment	1670	NICHOLAS J. DISTER	200.00	200.00	0.00
8/11/2023	Payment	1672	TEXACRAFT	1,227.80	1,227.80	0.00
8/11/2023	Payment	1673	ZEBRA CLEANING TEAM, ICN.	1,500.00	1,500.00	0.00
8/17/2023	Payment	1674	BRIGHT VIEW LANDSCAPE SERVICES	464.19	464.19	0.00
8/17/2023	Payment	1676	DOORKING INC.	32.95	32.95	0.00
8/23/2023	Payment	DD104	Payment of Invoice 000518	9,256.51	9,256.51	0.00
8/24/2023	Payment	1677	CARLOS DE LA OSSA REIM.	3.20	3.20	0.00
8/31/2023		JE000240	Service Charges	12.00	12.00	0.00
Total Checks				23,929.21	23,929.21	0.00

Deposits

8/16/2023		JE000215	CK#3314### - Clubhouse	G/L	100.00	100.00	0.00
8/16/2023		JE000216	CK#3315### - Clubhouse Dep	G/L	200.00	200.00	0.00
8/16/2023		JE000217	MO##### - Clubhouse	G/L	100.00	100.00	0.00
8/16/2023		JE000218	CK#304## - Clubhouse	G/L	75.00	75.00	0.00
8/16/2023		JE000219	MO##### - Key	G/L	25.00	25.00	0.00

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				500.00	500.00	0.00
Outstanding Checks						
7/31/2023	Payment	1662	RYAN MOTKO	200.00	0.00	200.00
8/11/2023	Payment	1671	RYAN MOTKO	200.00	0.00	200.00
8/17/2023	Payment	1675	CORLIN SERVICES LLC	100.00	0.00	100.00
8/29/2023	Payment	1678	SHELL POINT CDD	15.92	0.00	15.92
Total Outstanding Checks.....				515.92		515.92