

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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				
ASSETS							
Cash - Operating Account	\$ 208,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,970
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	-	656,101	-	-	-	-	656,101
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	\$ 211,353	\$ 1,135,691	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 27,563,020
LIABILITIES							
Accounts Payable	\$ 12,664	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,664
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	54,860	1,740	-	-	13,720,000	-	13,776,600

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

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As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019			GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND		
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,133,951	-	-	-	1,133,951
Capital Projects	-	-	41	-	-	41
Unassigned:	156,493	-	-	12,495,935	-	12,652,428
TOTAL FUND BALANCES	156,493	1,133,951	41	12,495,935	-	13,786,420
TOTAL LIABILITIES & FUND BALANCES	\$ 211,353	\$ 1,135,691	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 27,563,020

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	552,214	14,327	102.66%
Other Miscellaneous Revenues	-	5,638	5,638	0.00%
TOTAL REVENUES	537,887	557,852	19,965	103.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	4,000	7,200	(3,200)	180.00%
ProfServ-Trustee Fees	4,100	5,725	(1,625)	139.63%
Disclosure Report	4,200	4,200	-	100.00%
District Counsel	3,500	11,105	(7,605)	317.29%
District Engineer	3,000	2,952	48	98.40%
District Manager	36,000	36,028	(28)	100.08%
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	913	(663)	365.20%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,500	4,565	(2,065)	182.60%
Misc-Taxes	-	16,060	(16,060)	0.00%
Bank Fees	250	136	114	54.40%
Website Administration	1,500	1,658	(158)	110.53%
Dues, Licenses, Subscriptions	300	175	125	58.33%
Total Administration	69,807	94,911	(25,104)	135.96%
<u>Utility Services</u>				
Utility - Electric	90,000	105,657	(15,657)	117.40%
Total Utility Services	90,000	105,657	(15,657)	117.40%
<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	279	29,721	0.93%
Total Water-Sewer Comb Services	30,000	279	29,721	0.93%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	23,124	(5,124)	128.47%
Field Manager	12,000	10,404	1,596	86.70%
Amenity Center Cleaning & Supplies	12,500	11,029	1,471	88.23%
Contracts-Pools	14,400	12,875	1,525	89.41%
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	10,320	20,680	33.29%
R&M-Monument, Entrance & Wall	4,000	10,662	(6,662)	266.55%
Waterway Improvements & Repairs	1,000	250	750	25.00%
Landscape Maintenance	145,000	127,642	17,358	88.03%
Mulch & Tree Trimming	15,000	22,078	(7,078)	147.19%
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	262,234	82,846	75.99%
TOTAL EXPENDITURES	537,887	463,081	74,806	86.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	94,771	94,771	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		61,722		
FUND BALANCE, ENDING		\$ 156,493		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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	\$ -	\$ 20,970	\$ 20,970	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	983,810	34,322	103.61%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	35,147	35,147	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	\$ -	\$ 35,145	\$ 35,145	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,098,806		
FUND BALANCE, ENDING		\$ 1,133,951		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
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 September 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
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. 09-23
 Statement Date 9/30/2023

G/L Balance (LCY)	208,970.03	Statement Balance	227,735.84
G/L Balance	208,970.03	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	227,735.84
Subtotal	208,970.03	Outstanding Checks	18,765.81
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	208,970.03	Ending Balance	208,970.03
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/31/2023	Payment	1662	RYAN MOTKO	200.00	200.00	0.00
8/11/2023	Payment	1671	RYAN MOTKO	200.00	200.00	0.00
8/17/2023	Payment	1675	CORLIN SERVICES LLC	100.00	100.00	0.00
8/29/2023	Payment	1678	SHELL POINT CDD	15.92	15.92	0.00
9/5/2023	Payment	1679	BRIGHT VIEW LANDSCAPE SERVICES	10,757.00	10,757.00	0.00
9/5/2023	Payment	1680	INFRAMARK LLC	4,483.79	4,483.79	0.00
9/5/2023	Payment	1681	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
9/5/2023	Payment	1682	PIPER FIRE PROTECTION	125.00	125.00	0.00
9/14/2023	Payment	1683	BOCC	56.82	56.82	0.00
9/14/2023	Payment	1684	STRALEY ROBIN VERICKER	1,262.50	1,262.50	0.00
9/20/2023	Payment	DD106	Payment of Invoice 000555	9,089.38	9,089.38	0.00
9/21/2023	Payment	1686	BRIGHT VIEW LANDSCAPE SERVICES	10,757.00	10,757.00	0.00
9/21/2023	Payment	1687	CARLOS DE LA OSSA	200.00	200.00	0.00
9/21/2023	Payment	1688	CORLIN SERVICES LLC	260.00	260.00	0.00
9/21/2023	Payment	1689	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00
9/21/2023	Payment	1690	GRAU AND ASSOCIATES	2,000.00	2,000.00	0.00
9/21/2023	Payment	1692	NICHOLAS J. DISTER	200.00	200.00	0.00
9/21/2023	Payment	1694	ZEBRA CLEANING TEAM, ICN.	1,500.00	1,500.00	0.00
9/26/2023	Payment	DD105	Payment of Invoice 000560	182.96	182.96	0.00
Total Checks				43,623.37	43,623.37	0.00
Deposits						
9/25/2023		JE000236	MO##### - Clubhouse	G/L 100.00	100.00	0.00
9/25/2023		JE000237	MO##### - Clubhouse	G/L 50.00	50.00	0.00
9/25/2023		JE000238	MO##### - Clubhouse	G/L 100.00	100.00	0.00
9/25/2023		JE000239	MO##### - Pool Damage	G/L 30.00	30.00	0.00
Total Deposits				280.00	280.00	0.00
Outstanding Checks						
9/21/2023	Payment	1685	ANGELA MARIE DAVIS	200.00	0.00	200.00
9/21/2023	Payment	1691	INFRAMARK LLC	4,475.00	0.00	4,475.00

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
9/21/2023	Payment	1693	RYAN MOTKO	200.00	0.00	200.00
9/28/2023	Payment	1695	BRIGHT VIEW LANDSCAPE SERVICES	9,189.00	0.00	9,189.00
9/28/2023	Payment	1696	CORLIN SERVICES LLC	1,170.00	0.00	1,170.00
9/28/2023	Payment	1697	DOORKING INC.	32.95	0.00	32.95
9/28/2023	Payment	1698	FIRST CHOICE AQUATIC WEED	1,463.00	0.00	1,463.00
9/28/2023	Payment	1699	INFRAMARK LLC	835.88	0.00	835.88
9/28/2023	Payment	1700	JNJ CLEANING SERVICES LLC	770.00	0.00	770.00
9/28/2023	Payment	1701	TIMES PUBLISHING COM	429.98	0.00	429.98
Total Outstanding Checks.....				18,765.81		18,765.81