

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 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 October 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	\$ 161,465	\$ -	\$ -	\$ -	\$ -	\$ 161,465
Cash in Transit	-	3,742	-	-	-	3,742
Due From Other Funds	-	5,984	41	-	-	6,025
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	661,016	-	-	-	661,016
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	\$ 162,149	\$ 1,146,590	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 27,524,715
LIABILITIES						
Accounts Payable	\$ 26,229	\$ -	\$ -	\$ -	\$ -	\$ 26,229
Due To Developer	42,196	-	-	-	-	42,196
Bonds Payable	-	-	-	-	13,720,000	13,720,000
Due To Other Funds	6,025	-	-	-	-	6,025
TOTAL LIABILITIES	74,450	-	-	-	13,720,000	13,794,450

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019			GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
FUND BALANCES							
Restricted for:							
Debt Service	-	1,146,590	-	-	-	-	1,146,590
Capital Projects	-	-	41	-	-	-	41
Unassigned:	87,699	-	-	12,495,935	-	-	12,583,634
TOTAL FUND BALANCES	87,699	1,146,590	41	12,495,935	-	-	13,730,265
TOTAL LIABILITIES & FUND BALANCES	\$ 162,149	\$ 1,146,590	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 27,524,715

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ (537,887)	0.00%
Other Miscellaneous Revenues	-	480	480	0.00%
TOTAL REVENUES	537,887	480	(537,407)	0.09%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	5,000	-	5,000	0.00%
District Engineer	3,000	-	3,000	0.00%
District Manager	36,000	3,000	33,000	8.33%
Auditing Services	5,100	-	5,100	0.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	9	491	1.80%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	300	175	125	58.33%
Total Administration	79,550	6,447	73,103	8.10%
<u>Utility Services</u>				
Utility - Electric	90,000	8,515	81,485	9.46%
Total Utility Services	90,000	8,515	81,485	9.46%
<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 October 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	-	2,000	0.00%
Waterway Management	18,000	1,744	16,256	9.69%
Field Manager	12,000	1,000	11,000	8.33%
Amenity Center Cleaning & Supplies	10,000	895	9,105	8.95%
Contracts-Pools	13,200	1,500	11,700	11.36%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	35,000	-	35,000	0.00%
Janitorial Services & Supplies	2,500	-	2,500	0.00%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Insurance -Property & Casualty	27,600	29,022	(1,422)	105.15%
R&M-Plant Replacement	5,000	-	5,000	0.00%
Amenity Maintenance & Repairs	20,000	496	19,504	2.48%
R&M-Monument, Entrance & Wall	4,000	1,350	2,650	33.75%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	145,000	10,757	134,243	7.42%
Security System Monitoring & Maint.	1,500	-	1,500	0.00%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Irrigation Maintenance	2,500	159	2,341	6.36%
Capital Outlay	17,237	-	17,237	0.00%
Total Other Physical Environment	335,337	46,923	288,414	13.99%
TOTAL EXPENDITURES	537,887	61,885	476,002	11.51%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(61,405)	(61,405)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		149,104		
FUND BALANCE, ENDING		\$ 87,699		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 4,915	\$ 4,915	0.00%
Special Assmnts- Tax Collector	948,732	-	(948,732)	0.00%
TOTAL REVENUES	948,732	4,915	(943,817)	0.52%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	-	260,000	0.00%
Interest Expense	688,732	-	688,732	0.00%
Total Debt Service	948,732	-	948,732	0.00%
TOTAL EXPENDITURES	948,732	-	948,732	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4,915	4,915	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,141,675		
FUND BALANCE, ENDING		\$ 1,146,590		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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%
FUND BALANCE, BEGINNING (OCT 1, 2023)		41		
FUND BALANCE, ENDING		<u>\$ 41</u>		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2023)		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. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	161,465.15	Statement Balance	161,665.15
G/L Balance	161,465.15	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	161,665.15
Subtotal	161,465.15	Outstanding Checks	200.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	161,465.15	Ending Balance	161,465.15
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	1685	ANGELA MARIE DAVIS	200.00	200.00	0.00
9/21/2023	Payment	1691	INFRAMARK LLC	4,475.00	4,475.00	0.00
9/28/2023	Payment	1695	BRIGHT VIEW LANDSCAPE SERVICES	9,189.00	9,189.00	0.00
9/28/2023	Payment	1696	CORLIN SERVICES LLC	1,170.00	1,170.00	0.00
9/28/2023	Payment	1697	DOORKING INC.	32.95	32.95	0.00
9/28/2023	Payment	1698	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00
9/28/2023	Payment	1699	INFRAMARK LLC	835.88	835.88	0.00
9/28/2023	Payment	1700	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
9/28/2023	Payment	1701	TIMES PUBLISHING COM	429.98	429.98	0.00
10/12/2023	Payment	1703	VINCENT ORLANDO	200.00	200.00	0.00
10/23/2023	Payment	1704	BRIGHT VIEW LANDSCAPE SERVICES	10,757.00	10,757.00	0.00
10/23/2023	Payment	1705	CORLIN SERVICES LLC	280.00	280.00	0.00
10/23/2023	Payment	1706	EGIS INSURANCE	31,810.00	31,810.00	0.00
10/23/2023	Payment	1707	GRAU AND ASSOCIATES	3,100.00	3,100.00	0.00
10/23/2023	Payment	1708	STRALEY ROBIN VERICKER	3,497.50	3,497.50	0.00
10/23/2023	Payment	1709	ZEBRA CLEANING TEAM, ICN.	1,500.00	1,500.00	0.00
10/24/2023	Payment	DD108	Payment of Invoice 000593	8,741.29	8,741.29	0.00
10/30/2023	Payment	DD107	Payment of Invoice 000594	182.96	182.96	0.00
Total Checks				78,634.56	78,634.56	0.00
Deposits						
10/27/2023		JE000254	CK#158## - Clubhouse	G/L 200.00	200.00	0.00
10/27/2023		JE000255	MO##### - Clubhouse	G/L 50.00	50.00	0.00
10/27/2023		JE000256	MO##### - Key	G/L 25.00	25.00	0.00
10/27/2023		JE000257	MO##### - Clubhouse	G/L 50.00	50.00	0.00
10/27/2023		JE000258	MO##### - Clubhouse	G/L 75.00	75.00	0.00
10/27/2023		JE000259	MO##### - Reimb Vandalism	G/L 30.00	30.00	0.00
10/27/2023		JE000260	MO##### - Keys	G/L 50.00	50.00	0.00
10/31/2023		JE000262	FY23 Excess Fees	G/L 12,083.87	12,083.87	0.00
Total Deposits				12,563.87	12,563.87	0.00

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/21/2023	Payment	1693	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				200.00		200.00