

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2023

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 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	\$ 125,364	\$ -	\$ -	\$ -	\$ -	\$ 125,364
Cash in Transit	-	15,287	-	-	-	15,287
Due From Other Funds	-	15,369	41	-	-	15,410
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	74,599	-	-	-	74,599
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	\$ 126,048	\$ 581,103	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 26,923,127

LIABILITIES

Accounts Payable	\$ 12,991	\$ -	\$ -	\$ -	\$ -	\$ 12,991
Due To Developer	42,196	-	-	-	-	42,196
Bonds Payable	-	-	-	-	13,720,000	13,720,000
Due To Other Funds	14,557	-	-	-	-	14,557
TOTAL LIABILITIES	69,744	-	-	-	13,720,000	13,789,744

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(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	
FUND BALANCES						
Restricted for:						
Debt Service	-	581,103	-	-	-	581,103
Capital Projects	-	-	41	-	-	41
Unassigned:	56,304	-	-	12,495,935	-	12,552,239
TOTAL FUND BALANCES	56,304	581,103	41	12,495,935	-	13,133,383
TOTAL LIABILITIES & FUND BALANCES	\$ 126,048	\$ 581,103	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 26,923,127

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ 16,176	\$ (521,711)	3.01%
Other Miscellaneous Revenues	-	480	480	0.00%
TOTAL REVENUES	537,887	16,656	(521,231)	3.10%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	700	3,500	16.67%
District Counsel	5,000	162	4,838	3.24%
District Engineer	3,000	-	3,000	0.00%
District Manager	36,000	6,000	30,000	16.67%
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	19	481	3.80%
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	250	1,250	16.67%
Dues, Licenses, Subscriptions	300	11,284	(10,984)	3761.33%
Total Administration	79,550	22,003	57,547	27.66%
<u>Utility Services</u>				
Utility - Electric	90,000	17,478	72,522	19.42%
Total Utility Services	90,000	17,478	72,522	19.42%
<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	817	29,183	2.72%
Total Water-Sewer Comb Services	30,000	817	29,183	2.72%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	3,147	(1,147)	157.35%
Waterway Management	18,000	3,207	14,793	17.82%
Field Manager	12,000	2,000	10,000	16.67%
Amenity Center Cleaning & Supplies	10,000	1,665	8,335	16.65%
Contracts-Pools	13,200	4,500	8,700	34.09%
Amenity Center Pest Control	2,000	500	1,500	25.00%
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	1,771	18,229	8.86%
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	21,837	123,163	15.06%
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	69,158	266,179	20.62%
TOTAL EXPENDITURES	537,887	109,456	428,431	20.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(92,800)	(92,800)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		149,104		
FUND BALANCE, ENDING		\$ 56,304		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 10,141	\$ 10,141	0.00%
Special Assmnts- Tax Collector	948,732	28,653	(920,079)	3.02%
TOTAL REVENUES	948,732	38,794	(909,938)	4.09%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	250,000	10,000	96.15%
Interest Expense	688,732	349,366	339,366	50.73%
Total Debt Service	948,732	599,366	349,366	63.18%
TOTAL EXPENDITURES	948,732	599,366	349,366	63.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(560,572)	(560,572)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,141,675		
FUND BALANCE, ENDING		\$ 581,103		

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

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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, 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. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	125,364.12	Statement Balance	160,056.07
G/L Balance	125,364.12	Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	125,364.12	Subtotal	160,056.07
Negative Adjustments	0.00	Outstanding Checks	34,691.95
		Differences	0.00
Ending G/L Balance	125,364.12	Ending Balance	125,364.12
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
11/2/2023	Payment	1710	BRIGHT VIEW LANDSCAPE SERVICES	994.65	994.65	0.00	
11/2/2023	Payment	1711	DOORKING INC.	32.95	32.95	0.00	
11/2/2023	Payment	1712	FIRST CHOICE AQUATIC WEED	1,744.00	1,744.00	0.00	
11/3/2023	Payment	1713	DEPARTMENT OF ECONOMIC OPPORTY	175.00	175.00	0.00	
11/8/2023	Payment	1714	ANGELA MARIE DAVIS	200.00	200.00	0.00	
11/8/2023	Payment	1715	BRANDON WOOD	1,500.00	1,500.00	0.00	
11/8/2023	Payment	1716	BRIGHT VIEW LANDSCAPE SERVICES	10,916.31	10,916.31	0.00	
11/8/2023	Payment	1717	CARLOS DE LA OSSA	200.00	200.00	0.00	
11/8/2023	Payment	1718	JNJ CLEANING SERVICES LLC	895.00	895.00	0.00	
11/8/2023	Payment	1720	VINCENT ORLANDO	200.00	200.00	0.00	
11/8/2023	Payment	1721	SHELL POINT CDD	7,723.63	7,723.63	0.00	
11/16/2023	Payment	1722	ACTION SECURITY, INC	634.00	634.00	0.00	
11/16/2023	Payment	1724	NANCY C MILLAN, TAX COLLECTOR	11,962.21	11,962.21	0.00	
11/16/2023	Payment	1725	STRALEY ROBIN VERICKER	161.64	161.64	0.00	
11/22/2023	Payment	DD109	Payment of Invoice 000630	8,514.62	8,514.62	0.00	
11/24/2023	Payment	DD111	Payment of Invoice 000666	401.14	401.14	0.00	
11/28/2023	Payment	DD110	Payment of Invoice 000648	182.96	182.96	0.00	
Total Checks				46,438.11	46,438.11	0.00	
Deposits							
11/8/2023		JE000270	TAX COLLECTOR PYMNT - NOV 2023	G/L	4,913.03	4,913.03	0.00
11/17/2023		JE000271	TAX COLLECTOR PYMNT - NOV 2023	G/L	13,148.81	13,148.81	0.00
11/22/2023		JE000272	TAX COLLECTOR PYMNT - NOV 2023	G/L	26,767.19	26,767.19	0.00
Total Deposits					44,829.03	44,829.03	0.00
Outstanding Checks							
9/21/2023	Payment	1693	RYAN MOTKO	200.00	0.00	200.00	
11/8/2023	Payment	1719	NICHOLAS J. DISTER	200.00	0.00	200.00	
11/16/2023	Payment	1723	INFRAMARK LLC	5,833.58	0.00	5,833.58	
11/22/2023	Payment	1726	SHELL POINT CDD	11,544.57	0.00	11,544.57	
11/30/2023	Payment	1727	ALAFIA TERMITE & PEST SERVICES, INC.	500.00	0.00	500.00	

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
11/30/2023	Payment	1728	BOARD OF CNTY COMR	178.68	0.00	178.68
11/30/2023	Payment	1729	BOCC	222.46	0.00	222.46
11/30/2023	Payment	1730	BRIGHT VIEW LANDSCAPE SERVICES	11,079.71	0.00	11,079.71
11/30/2023	Payment	1731	CORLIN SERVICES LLC	425.00	0.00	425.00
11/30/2023	Payment	1732	DOORKING INC.	32.95	0.00	32.95
11/30/2023	Payment	1733	INFRAMARK LLC	4,475.00	0.00	4,475.00
Total Outstanding Checks.....				34,691.95		34,691.95