

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	\$ 583,012	\$ -	\$ -	\$ -	\$ -	\$ 583,012
Cash in Transit	853	876,832	-	-	-	877,685
Due From Other Funds	1,699	-	41	-	-	1,740
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	123,342	-	-	-	123,342
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	\$ 586,248	\$ 1,476,022	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,278,246
LIABILITIES						
Accounts Payable	\$ 14,254	\$ -	\$ -	\$ -	\$ -	\$ 14,254
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	56,450	1,740	-	-	13,720,000	13,778,190

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,474,282	-	-	-	1,474,282
Capital Projects	-	-	41	-	-	41
Unassigned:	529,798	-	-	12,495,935	-	13,025,733
TOTAL FUND BALANCES	529,798	1,474,282	41	12,495,935	-	14,500,056
TOTAL LIABILITIES & FUND BALANCES	\$ 586,248	\$ 1,476,022	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,278,246

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	519,060	(18,827)	96.50%
Other Miscellaneous Revenues	-	480	480	0.00%
TOTAL REVENUES	537,887	519,540	(18,347)	96.59%
<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	1,050	3,150	25.00%
District Counsel	5,000	2,744	2,256	54.88%
District Engineer	3,000	1,440	1,560	48.00%
District Manager	36,000	9,000	27,000	25.00%
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	33	467	6.60%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,500	-	2,500	0.00%
Misc-Non Ad Valorem Taxes	-	6,329	(6,329)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	375	1,125	25.00%
Dues, Licenses, Subscriptions	300	11,284	(10,984)	3761.33%
Total Administration	79,550	35,843	43,707	45.06%
<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	829	29,171	2.76%
Total Water-Sewer Comb Services	30,000	829	29,171	2.76%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	3,465	(1,465)	173.25%
Waterway Management	18,000	4,670	13,330	25.94%
Field Manager	12,000	3,000	9,000	25.00%
Amenity Center Cleaning & Supplies	10,000	2,435	7,565	24.35%
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	2,681	17,319	13.41%
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	32,916	112,084	22.70%
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	84,698	250,639	25.26%
TOTAL EXPENDITURES	537,887	138,848	399,039	25.81%
Excess (deficiency) of revenues				
Over (under) expenditures	-	380,692	380,692	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		149,106		
FUND BALANCE, ENDING		\$ 529,798		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 12,520	\$ 12,520	0.00%
Special Assmnts- Tax Collector	948,732	919,453	(29,279)	96.91%
TOTAL REVENUES	948,732	931,973	(16,759)	98.23%
<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	-	332,607	332,607	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,141,675		
FUND BALANCE, ENDING		\$ 1,474,282		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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		\$ 41		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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. 12-23
 Statement Date 12/31/2023

G/L Balance (LCY)	583,011.83	Statement Balance	1,457,601.97
G/L Balance	583,011.83	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	1,457,601.97
Subtotal	583,011.83	Outstanding Checks	874,590.14
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	583,011.83	Ending Balance	583,011.83
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	1693	RYAN MOTKO	200.00	200.00	0.00
11/8/2023	Payment	1719	NICHOLAS J. DISTER	200.00	200.00	0.00
11/16/2023	Payment	1723	INFRAMARK LLC	5,833.58	5,833.58	0.00
11/22/2023	Payment	1726	SHELL POINT CDD	11,544.57	11,544.57	0.00
11/30/2023	Payment	1727	ALAFIA TERMITE & PEST SERVICES, INC.	500.00	500.00	0.00
11/30/2023	Payment	1728	BOARD OF CNTY COMR	178.68	178.68	0.00
11/30/2023	Payment	1729	BOCC	222.46	222.46	0.00
11/30/2023	Payment	1730	BRIGHT VIEW LANDSCAPE SERVICES	11,079.71	11,079.71	0.00
11/30/2023	Payment	1731	CORLIN SERVICES LLC	425.00	425.00	0.00
11/30/2023	Payment	1732	DOORKING INC.	32.95	32.95	0.00
11/30/2023	Payment	1733	INFRAMARK LLC	4,475.00	4,475.00	0.00
12/13/2023	Payment	1734	BRIGHT VIEW LANDSCAPE SERVICES	14,226.40	14,226.40	0.00
12/13/2023	Payment	1735	CORLIN SERVICES LLC	1,011.92	1,011.92	0.00
12/13/2023	Payment	1736	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00
12/13/2023	Payment	1737	INFRAMARK LLC	10.62	10.62	0.00
12/13/2023	Payment	1738	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
12/13/2023	Payment	1739	SHELL POINT CDD	34,817.80	34,817.80	0.00
12/27/2023	Payment	DD112	Payment of Invoice 000696	8,963.12	8,963.12	0.00
12/28/2023	Payment	DD113	Payment of Invoice 000700	182.96	182.96	0.00
Total Checks				96,137.77	96,137.77	0.00
Deposits						
12/5/2023		JE000273	TAX COLLECTOR PYMNT - DEC 2023	G/L Ac 54,473.56	54,473.56	0.00
12/7/2023		JE000274	TAX COLLECTOR PYMNT - DEC 2023	G/L Ac 1,324,649.67	1,324,649.67	0.00
12/15/2023		JE000301	TAX COLLECTOR PYMNT - DEC 2023	G/L Ac 14,560.44	14,560.44	0.00
Total Deposits				1,393,683.67	1,393,683.67	0.00
Outstanding Checks						
12/13/2023	Payment	1740	ZEBRA CLEANING TEAM, ICN.	1,500.00	0.00	1,500.00
12/21/2023	Payment	1741	SHELL POINT CDD	873,090.14	0.00	873,090.14

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	874,590.14		874,590.14