

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(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	\$ 552,382	\$ -	\$ -	\$ -	\$ -	\$ 552,382
Cash in Transit	853	3,742	-	-	-	4,595
Due From Other Funds	1,699	-	41	-	-	1,740
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	1,002,731	-	-	-	1,002,731
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	\$ 555,618	\$ 1,482,321	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,253,915
LIABILITIES						
Accounts Payable	\$ 12,279	\$ -	\$ -	\$ -	\$ -	\$ 12,279
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	54,475	1,740	-	-	13,720,000	13,776,215

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2019		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
			CAPITAL PROJECTS FUND				
FUND BALANCES							
Restricted for:							
Debt Service	-	1,480,581	-	-	-	-	1,480,581
Capital Projects	-	-	41	-	-	-	41
Unassigned:	501,143	-	-	-	12,495,935	-	12,997,078
TOTAL FUND BALANCES	501,143	1,480,581	41		12,495,935	-	14,477,700
TOTAL LIABILITIES & FUND BALANCES	\$ 555,618	\$ 1,482,321	\$ 41		\$ 12,495,935	\$ 13,720,000	\$ 28,253,915

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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>				
Rental Income	\$ -	\$ 375	\$ 375	0.00%
Special Assmnts- Tax Collector	537,887	521,164	(16,723)	96.89%
Other Miscellaneous Revenues	-	505	505	0.00%
TOTAL REVENUES	537,887	522,044	(15,843)	97.05%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,800	10,200	15.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	5,000	2,744	2,256	54.88%
District Engineer	3,000	1,440	1,560	48.00%
District Manager	36,000	12,000	24,000	33.33%
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	36	464	7.20%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,500	365	2,135	14.60%
Misc-Non Ad Valorem Taxes	-	17,033	(17,033)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	500	1,000	33.33%
Dues, Licenses, Subscriptions	300	1,068	(768)	356.00%
Total Administration	79,550	41,174	38,376	51.76%
<u>Utility Services</u>				
Utility - Electric	90,000	25,817	64,183	28.69%
Total Utility Services	90,000	25,817	64,183	28.69%
<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 January 31, 2024
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	6,133	11,867	34.07%
Field Manager	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	10,000	3,205	6,795	32.05%
Contracts-Pools	13,200	6,000	7,200	45.45%
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	3,787	16,213	18.94%
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	44,230	100,770	30.50%
Security System Monitoring & Maint.	1,500	225	1,275	15.00%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Irrigation Maintenance	2,500	269	2,231	10.76%
Capital Outlay	17,237	-	17,237	0.00%
Total Other Physical Environment	335,337	102,186	233,151	30.47%
TOTAL EXPENDITURES	537,887	170,006	367,881	31.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	352,038	352,038	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		149,105		
FUND BALANCE, ENDING		\$ 501,143		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 15,093	\$ 15,093	0.00%
Special Assmnts- Tax Collector	948,732	923,179	(25,553)	97.31%
TOTAL REVENUES	948,732	938,272	(10,460)	98.90%
<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	-	338,906	338,906	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,141,675		
FUND BALANCE, ENDING		\$ 1,480,581		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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 January 31, 2024
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. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	552,382.42	Statement Balance	554,697.02
G/L Balance	552,382.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	554,697.02
Subtotal	552,382.42	Outstanding Checks	2,314.60
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	552,382.42	Ending Balance	552,382.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/13/2023	Payment	1740	ZEBRA CLEANING TEAM, ICN.	1,500.00	1,500.00	0.00
12/21/2023	Payment	1741	SHELL POINT CDD	873,090.14	873,090.14	0.00
1/4/2024	Payment	1745	DOORKING INC.	32.95	32.95	0.00
1/4/2024	Payment	1746	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00
1/4/2024	Payment	1747	STRALEY ROBIN VERICKER	2,582.50	2,582.50	0.00
1/12/2024	Payment	1748	BRIGHT VIEW LANDSCAPE SERVICES	11,079.71	11,079.71	0.00
1/12/2024	Payment	1749	CARLOS DE LA OSSA	200.00	200.00	0.00
1/12/2024	Payment	1750	INFRAMARK LLC	4,488.65	4,488.65	0.00
1/12/2024	Payment	1751	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
1/12/2024	Payment	1753	SHELL POINT CDD	3,726.28	3,726.28	0.00
1/12/2024	Payment	1754	STANTEC CONSULTING SERVICES	1,439.50	1,439.50	0.00
1/16/2024	Payment	DD114	Payment of Invoice 000716	11.83	11.83	0.00
1/18/2024	Payment	1756	ANGELA MARIE DAVIS	200.00	200.00	0.00
1/18/2024	Payment	1757	ELAINE PENNINGTON	200.00	200.00	0.00
1/18/2024	Payment	1758	VINCENT ORLANDO	200.00	200.00	0.00
1/24/2024	Payment	1761	DOORKING INC.	32.95	32.95	0.00
1/25/2024	Payment	DD116	Payment of Invoice 000735	8,339.07	8,339.07	0.00
1/29/2024	Payment	DD115	Payment of Invoice 000736	182.96	182.96	0.00
Total Checks				909,539.54	909,539.54	0.00
Deposits						
1/3/2024		JE000295	CK#343## - Clubhouse Rental	G/L 50.00	50.00	0.00
1/3/2024		JE000296	MO#569310969##### - Key	G/L 25.00	25.00	0.00
1/3/2024		JE000297	MO##### - Clubhouse Rental	G/L 100.00	100.00	0.00
1/3/2024		JE000298	MO##### - Clubhouse Rental	G/L 25.00	25.00	0.00
1/3/2024		JE000299	MO##### - Clubhouse Rental	G/L 100.00	100.00	0.00
1/3/2024		JE000300	MO##### - Clubhouse Rental	G/L 100.00	100.00	0.00
1/18/2024		JE000304	CK#53531#### - Overpay Tax	G/L 404.71	404.71	0.00
1/5/2024		JE000305	Debt Service/ Tax Revenue	G/L 5,829.88	5,829.88	0.00
Total Deposits				6,634.59	6,634.59	0.00

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/12/2024	Payment	1752	NICHOLAS J. DISTER	200.00	0.00	200.00
1/12/2024	Payment	1755	ZEBRA CLEANING TEAM, ICN.	1,500.00	0.00	1,500.00
1/24/2024	Payment	1759	BRIGHT VIEW LANDSCAPE SERVICES	254.60	0.00	254.60
1/24/2024	Payment	1760	CORLIN SERVICES LLC	360.00	0.00	360.00
Total Outstanding Checks.....				2,314.60		2,314.60