

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 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	\$ 427,137	\$ -	\$ -	\$ -	\$ -	\$ 427,137
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	-	1,040,340	-	-	-	1,040,340
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	\$ 430,373	\$ 1,519,930	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,166,279
LIABILITIES						
Accounts Payable	\$ 26,185	\$ -	\$ -	\$ -	\$ -	\$ 26,185
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	68,381	1,740	-	-	13,720,000	13,790,121

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As of April 30, 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	-	1,518,190	-		-	-	1,518,190
Capital Projects	-	-	41		-	-	41
Unassigned:	361,992	-	-		12,495,935	-	12,857,927
TOTAL FUND BALANCES	361,992	1,518,190	41		12,495,935	-	14,376,158
TOTAL LIABILITIES & FUND BALANCES	\$ 430,373	\$ 1,519,930	\$ 41		\$ 12,495,935	\$ 13,720,000	\$ 28,166,279

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 575	\$ 575	0.00%
Special Assmnts- Tax Collector	537,887	532,152	(5,735)	98.93%
Other Miscellaneous Revenues	-	680	680	0.00%
TOTAL REVENUES	537,887	533,407	(4,480)	99.17%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Trustee Fees	4,100	8,512	(4,412)	207.61%
Disclosure Report	4,200	2,450	1,750	58.33%
District Counsel	5,000	7,311	(2,311)	146.22%
District Engineer	3,000	2,450	550	81.67%
District Manager	36,000	21,000	15,000	58.33%
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	500	57	443	11.40%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,500	800	1,700	32.00%
Misc-Non Ad Valorem Taxes	-	17,033	(17,033)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	875	625	58.33%
Dues, Licenses, Subscriptions	300	1,068	(768)	356.00%
Total Administration	79,550	70,444	9,106	88.55%
<u>Utility Services</u>				
Utility - Electric	90,000	60,611	29,389	67.35%
Total Utility Services	90,000	60,611	29,389	67.35%
<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	1,443	28,557	4.81%
Total Water-Sewer Comb Services	30,000	1,443	28,557	4.81%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	4,804	(2,804)	240.20%
Waterway Management	18,000	9,059	8,941	50.33%
Field Manager	12,000	9,917	2,083	82.64%
Amenity Center Cleaning & Supplies	10,000	5,515	4,485	55.15%
Contracts-Pools	13,200	10,500	2,700	79.55%
Amenity Center Pest Control	2,000	500	1,500	25.00%
Onsite Staff	35,000	17,500	17,500	50.00%
Janitorial Services & Supplies	2,500	-	2,500	0.00%
Telephone, Cable & Internet Service	1,800	284	1,516	15.78%
Insurance -Property & Casualty	27,600	29,022	(1,422)	105.15%
R&M-Plant Replacement	5,000	888	4,112	17.76%
Amenity Maintenance & Repairs	20,000	13,025	6,975	65.13%
R&M-Monument, Entrance & Wall	4,000	2,236	1,764	55.90%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	145,000	66,389	78,611	45.79%
Security System Monitoring & Maint.	1,500	225	1,275	15.00%
Mulch & Tree Trimming	15,000	11,954	3,046	79.69%
Irrigation Maintenance	2,500	544	1,956	21.76%
Capital Outlay	17,237	5,659	11,578	32.83%
Total Other Physical Environment	335,337	188,021	147,316	56.07%
TOTAL EXPENDITURES	537,887	320,519	217,368	59.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	212,888	212,888	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		149,104		
FUND BALANCE, ENDING		\$ 361,992		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 33,358	\$ 33,358	0.00%
Special Assmnts- Tax Collector	948,732	942,523	(6,209)	99.35%
TOTAL REVENUES	948,732	975,881	27,149	102.86%
<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	-	376,515	376,515	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,141,675		
FUND BALANCE, ENDING		\$ 1,518,190		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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 April 30, 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>		

Bank Account Statement

Shell Point CDD

Bank Account Statement: Bank Account No.: 6049, Statement No.: 04_24

Currency Code

Statement Date	04/30/24	Statement Balance	464,995.48
Balance Last Statement	489,356.79	Outstanding Bank Transactions	0.00
Statement Ending Balance	464,995.48	Subtotal	464,995.48
		Outstanding Checks	-37,858.18
G/L Balance at 04/30/24	427,137.30	Bank Account Balance	427,137.30

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 04_24							
02/14/24	Bank Account Ledger Entry	1774	Check for Vendor V00077		1	-1,500.00	-1,500.00
03/14/24	Bank Account Ledger Entry	1791	Check for Vendor V00077		1	-1,500.00	-1,500.00
03/26/24	Bank Account Ledger Entry	1792	Check for Vendor V00079		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1793	Check for Vendor V00007		1	-12,841.58	-12,841.58
03/26/24	Bank Account Ledger Entry	1797	Check for Vendor V00056		1	-32.95	-32.95
03/26/24	Bank Account Ledger Entry	1798	Check for Vendor V00082		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1799	Check for Vendor V00011		1	-1,010.00	-1,010.00
03/26/24	Bank Account Ledger Entry	1800	Check for Vendor V00029		1	-620.00	-620.00
03/26/24	Bank Account Ledger Entry	1801	Check for Vendor V00083		1	-200.00	-200.00
04/02/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	375.00	375.00
04/16/24	Bank Account Ledger Entry	1802	Check for Vendor V00006		1	-1,463.00	-1,463.00
04/16/24	Bank Account Ledger Entry	1803	Check for Vendor V00047		1	-11,914.49	-11,914.49
04/16/24	Bank Account Ledger Entry	1804	Check for Vendor V00061		1	-13.77	-13.77
04/16/24	Bank Account Ledger Entry	1805	Check for Vendor V00073		1	-535.00	-535.00
04/16/24	Bank Account Ledger Entry	1806	Check for Vendor V00075		1	-770.00	-770.00
04/16/24	Bank Account Ledger Entry	1807	Check for Vendor V00079		1	-200.00	-200.00
04/16/24	Bank Account Ledger Entry	1808	Check for Vendor V00082		1	-200.00	-200.00
04/16/24	Bank Account Ledger Entry	1809	Check for Vendor V00083		1	-200.00	-200.00
01/12/24	Bank Account Ledger Entry	1752	Check for Vendor V00037		1	-200.00	-200.00
04/15/24	Bank Account Ledger Entry	DD123	Payment of Invoice 000875		1	-184.97	-184.97
04/15/24	Bank Account Ledger Entry	DD124	Payment of Invoice 000878		1	-9,243.44	-9,243.44
04/15/24	Bank Account Ledger Entry	DD125	Payment of Invoice 000862		1	-215.46	-215.46

Bank Account Statement

Shell Point CDD

Currency Code

Statement Date	04/30/24	Statement Balance	464,995.48
Balance Last Statement	489,356.79	Outstanding Bank Transactions	0.00
Statement Ending Balance	464,995.48	Subtotal	464,995.48
		Outstanding Checks	-37,858.18
G/L Balance at 04/30/24	427,137.30	Bank Account Balance	427,137.30

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
04/03/24	Bank Account Ledger Entry	JE000341	Ds pymt Tax collector		1	18,640.60	18,640.60
04/16/24	Bank Account Ledger Entry	1810	Check for Vendor V00085		1	-200.00	-200.00
04/22/24	Bank Account Ledger Entry	JE000342	DS pymt tax collector		1	67.75	67.75
Total						-24,361.31	-24,361.31