

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2024

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	\$ 321,649	\$ -	\$ -	\$ -	\$ -	\$ 321,649
Cash in Transit	853	11,907	-	-	-	12,760
Accounts Receivable - Other	1,149	7,664	-	-	-	8,813
Due From Other Funds	1,699	-	41	-	-	1,740
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	725,842	-	-	-	725,842
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	\$ 326,034	\$ 1,221,261	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 27,763,271
LIABILITIES						
Accounts Payable	\$ 10,054	\$ -	\$ -	\$ -	\$ -	\$ 10,054
Accrued Expenses	(3,200)	-	-	-	-	(3,200)
Accounts Payable - Other	12,621	-	-	-	-	12,621
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	61,671	1,740	-	-	13,720,000	13,783,411

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As of July 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				
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,219,521	-		-	-	1,219,521
Capital Projects	-	-	41		-	-	41
Unassigned:	264,363	-	-		12,495,935	-	12,760,298
TOTAL FUND BALANCES	264,363	1,219,521	41		12,495,935	-	13,979,860
TOTAL LIABILITIES & FUND BALANCES	\$ 326,034	\$ 1,221,261	\$ 41		\$ 12,495,935	\$ 13,720,000	\$ 27,763,271

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 1,075	\$ 1,075	0.00%
Special Assmnts- Tax Collector	537,887	539,512	1,625	100.30%
Special Assmnts- CDD Collected	-	93	93	0.00%
Other Miscellaneous Revenues	-	1,135	1,135	0.00%
TOTAL REVENUES	537,887	541,815	3,928	100.73%

EXPENDITURES

Administration

Supervisor Fees	12,000	7,400	4,600	61.67%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	3,500	700	83.33%
District Counsel	5,000	10,289	(5,289)	205.78%
District Engineer	3,000	2,450	550	81.67%
District Manager	36,000	30,000	6,000	83.33%
Auditing Services	5,100	-	5,100	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	600	-	600	0.00%
Telephone, Cable & Internet Service	-	33	(33)	0.00%
Postage, Phone, Faxes, Copies	500	62	438	12.40%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,500	3,139	(639)	125.56%
Misc-Non Ad Valorem Taxes	-	23,267	(23,267)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,250	250	83.33%
Dues, Licenses, Subscriptions	300	(11,125)	11,425	-3708.33%
Total Administration	79,550	78,809	741	99.07%

Utility Services

Utility - Electric	90,000	88,380	1,620	98.20%
Total Utility Services	90,000	88,380	1,620	98.20%

Garbage/Solid Waste Services

Garbage Collection	3,000	-	3,000	0.00%
Total Garbage/Solid Waste Services	3,000	-	3,000	0.00%

Water-Sewer Comb Services

Utility - Water	30,000	2,430	27,570	8.10%
Total Water-Sewer Comb Services	30,000	2,430	27,570	8.10%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	4,804	(2,804)	240.20%
Waterway Management	18,000	14,010	3,990	77.83%
Field Manager	12,000	17,750	(5,750)	147.92%
Amenity Center Cleaning & Supplies	10,000	8,126	1,874	81.26%
Contracts-Pools	13,200	15,000	(1,800)	113.64%
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	1,174	626	65.22%
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	13,114	6,886	65.57%
R&M-Monument, Entrance & Wall	4,000	3,100	900	77.50%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	145,000	111,692	33,308	77.03%
Security System Monitoring & Maint.	1,500	4,766	(3,266)	317.73%
R&M - Amenity Center	-	365	(365)	0.00%
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	259,968	75,369	77.52%
TOTAL EXPENDITURES	537,887	429,587	108,300	79.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	112,228	112,228	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		152,135		
FUND BALANCE, ENDING		\$ 264,363		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 58,353	\$ 58,353	0.00%
Special Assmnts- Tax Collector	948,732	955,560	6,828	100.72%
TOTAL REVENUES	948,732	1,013,913	65,181	106.87%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	250,000	10,000	96.15%
Interest Expense	688,732	693,731	(4,999)	100.73%
Total Debt Service	948,732	943,731	5,001	99.47%
TOTAL EXPENDITURES	948,732	943,731	5,001	99.47%
Excess (deficiency) of revenues Over (under) expenditures	-	70,182	70,182	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,149,339		
FUND BALANCE, ENDING		\$ 1,219,521		

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

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

Bank Account Statement

Shell Point CDD

Bank Account No. 6049
Statement No. 07_24
Statement Date 07/31/2024

GL Balance (LCY)	321,649.23	Statement Balance	337,287.10
GL Balance	321,649.23	Outstanding Deposits	0.00
Positive Adjustments	0.00		
<hr/>		Subtotal	337,287.10
Subtotal	321,649.23	Outstanding Checks	-15,537.43
Negative Adjustments	0.00		
<hr/>		Ending Balance	321,749.67
Ending G/L Balance	321,649.23		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
07/10/2024	Payment	BD00006	Deposit No. BD00006	555.00	555.00	0.00
07/31/2024		JE000378	DS pymnt Tax Collected	92.82	92.82	0.00
Total Deposits				647.82	647.82	0.00
Checks						
07/03/2024	Payment	1842	Check for Vendor V00006	-1,744.00	-1,744.00	0.00
07/03/2024	Payment	1843	Check for Vendor V00007	-12,063.81	-12,063.81	0.00
07/03/2024	Payment	1844	Check for Vendor V00029	-913.00	-913.00	0.00
07/03/2024	Payment	1845	Check for Vendor V00047	-8,164.70	-8,164.70	0.00
07/03/2024	Payment	1846	Check for Vendor V00073	-81.00	-81.00	0.00
07/03/2024	Payment	1847	Check for Vendor V00075	-770.00	-770.00	0.00
07/03/2024	Payment	1848	Check for Vendor V00077	-1,500.00	-1,500.00	0.00
07/03/2024	Payment	1849	Check for Vendor V00079	-200.00	-200.00	0.00
07/03/2024	Payment	1850	Check for Vendor V00082	-200.00	-200.00	0.00
07/03/2024	Payment	1851	Check for Vendor V00083	-200.00	-200.00	0.00
07/03/2024	Payment	1852	Check for Vendor V00084	-145.00	-145.00	0.00
07/03/2024	Payment	1853	Check for Vendor V00085	-200.00	-200.00	0.00
07/03/2024	Payment	1854	Check for Vendor V00086	-200.00	-200.00	0.00
07/03/2024	Payment	1855	Check for Vendor V00089	-1,392.00	-1,392.00	0.00
07/15/2024	Payment	1856	Check for Vendor V00006	-1,463.00	-1,463.00	0.00
07/15/2024	Payment	1857	Check for Vendor V00007	-11,079.71	-11,079.71	0.00
07/15/2024	Payment	1858	Check for Vendor V00029	-1,790.00	-1,790.00	0.00
07/15/2024	Payment	1859	Check for Vendor V00035	-262.50	-262.50	0.00
07/15/2024	Payment	1860	Check for Vendor V00056	-32.95	-32.95	0.00
07/15/2024	Payment	1862	Check for Vendor V00073	-389.96	-389.96	0.00
07/15/2024	Payment	1863	Check for Vendor V00075	-770.00	-770.00	0.00
07/15/2024	Payment	1864	Check for Vendor V00077	-1,500.00	-1,500.00	0.00
07/15/2024	Payment	1865	Check for Vendor V00084	-145.00	-145.00	0.00
07/19/2024	Payment	DD133	Payment of Invoice 000990	-9,214.78	-9,214.78	0.00
07/26/2024	Payment	DD134	Payment of Invoice 000991	-204.97	-204.97	0.00

Bank Account Statement

Shell Point CDD

Bank Account No. 6049

Statement No. 07_24

Statement Date 07/31/2024

07/23/2024	Payment	DD135	Payment of Invoice 000989	-336.91	-336.91	0.00
Total Checks				-54,963.29	-54,963.29	0.00

Outstanding Checks

07/02/2024	Payment	1841	Check for Vendor V00088			-750.00
07/15/2024	Payment	1861	Check for Vendor V00061			-14,787.43
Total Outstanding Checks						-15,537.43

Outstanding Deposits

Total Outstanding Deposits