

# Shell Point Community Development District

Financial Statements  
(Unaudited)

Period Ending  
Sep 30, 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 September 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	
<b>ASSETS</b>						
Cash - Operating Account	\$ 261,995	\$ -	\$ -	\$ -	\$ -	\$ 261,995
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	-	730,520	-	-	-	730,520
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
<b>TOTAL ASSETS</b>	<b>\$ 266,380</b>	<b>\$ 1,225,939</b>	<b>\$ 41</b>	<b>\$ 12,495,935</b>	<b>\$ 13,720,000</b>	<b>\$ 27,708,295</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 71,452	\$ -	\$ -	\$ -	\$ -	\$ 71,452
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
<b>TOTAL LIABILITIES</b>	<b>123,069</b>	<b>1,740</b>	<b>-</b>	<b>-</b>	<b>13,720,000</b>	<b>13,844,809</b>

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2024

*(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
<b><u>FUND BALANCES</u></b>						
Restricted for:						
Debt Service	-	1,224,199	-	-	-	1,224,199
Capital Projects	-	-	41	-	-	41
Unassigned:	143,311	-	-	12,495,935	-	12,639,246
<b>TOTAL FUND BALANCES</b>	<b>143,311</b>	<b>1,224,199</b>	<b>41</b>	<b>12,495,935</b>	<b>-</b>	<b>13,863,486</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 266,380</b>	<b>\$ 1,225,939</b>	<b>\$ 41</b>	<b>\$ 12,495,935</b>	<b>\$ 13,720,000</b>	<b>\$ 27,708,295</b>

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
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%
<b>TOTAL REVENUES</b>	<b>537,887</b>	<b>541,815</b>	<b>3,928</b>	<b>100.73%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	9,400	2,600	78.33%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	4,550	(350)	108.33%
District Counsel	5,000	13,814	(8,814)	276.28%
District Engineer	3,000	2,706	294	90.20%
District Manager	36,000	39,000	(3,000)	108.33%
Field Manager	-	3,917	(3,917)	0.00%
Auditing Services	5,100	5,200	(100)	101.96%
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	173	327	34.60%
Public Officials Insurance	3,000	31,249	(28,249)	1041.63%
Legal Advertising	2,500	3,804	(1,304)	152.16%
Misc-Non Ad Valorem Taxes	-	23,267	(23,267)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,686	(186)	112.40%
Dues, Licenses, Subscriptions	300	(3,242)	3,542	-1080.67%
<b>Total Administration</b>	<b>79,550</b>	<b>141,313</b>	<b>(61,763)</b>	<b>177.64%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	90,000	106,895	(16,895)	118.77%
<b>Total Utility Services</b>	<b>90,000</b>	<b>106,895</b>	<b>(16,895)</b>	<b>118.77%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	3,000	-	3,000	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>3,000</b>	<b>-</b>	<b>3,000</b>	<b>0.00%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	30,000	2,841	27,159	9.47%
<b>Total Water-Sewer Comb Services</b>	<b>30,000</b>	<b>2,841</b>	<b>27,159</b>	<b>9.47%</b>

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>Other Physical Environment</u></b>				
ProfServ-Pool Maintenance	2,000	6,579	(4,579)	328.95%
Waterway Management	18,000	17,217	783	95.65%
Field Manager	12,000	19,750	(7,750)	164.58%
Amenity Center Cleaning & Supplies	10,000	9,666	334	96.66%
Contracts-Pools	13,200	18,000	(4,800)	136.36%
Amenity Center Pest Control	2,000	500	1,500	25.00%
Onsite Staff	35,000	23,333	11,667	66.67%
Janitorial Services & Supplies	2,500	-	2,500	0.00%
Telephone, Cable & Internet Service	1,800	3,444	(1,644)	191.33%
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	15,026	4,974	75.13%
R&M-Monument, Entrance & Wall	4,000	3,166	834	79.15%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	145,000	125,097	19,903	86.27%
Security System Monitoring & Maint.	1,500	7,521	(6,021)	501.40%
R&M - Amenity Center	-	2,001	(2,001)	0.00%
Mulch & Tree Trimming	15,000	11,954	3,046	79.69%
Irrigation Maintenance	2,500	767	1,733	30.68%
Capital Outlay	17,237	5,659	11,578	32.83%
<b>Total Other Physical Environment</b>	<b>335,337</b>	<b>299,590</b>	<b>35,747</b>	<b>89.34%</b>
<b>TOTAL EXPENDITURES</b>	<b>537,887</b>	<b>550,639</b>	<b>(12,752)</b>	<b>102.37%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(8,824)	(8,824)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>152,135</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 143,311</b>		

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 69,031	\$ 69,031	0.00%
Special Assmnts- Tax Collector	948,732	955,560	6,828	100.72%
Special Assmnts- CDD Collected	-	(6,000)	(6,000)	0.00%
<b>TOTAL REVENUES</b>	<b>948,732</b>	<b>1,018,591</b>	<b>69,859</b>	<b>107.36%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	260,000	250,000	10,000	96.15%
Interest Expense	688,732	693,731	(4,999)	100.73%
<b>Total Debt Service</b>	<b>948,732</b>	<b>943,731</b>	<b>5,001</b>	<b>99.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>948,732</b>	<b>943,731</b>	<b>5,001</b>	<b>99.47%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	74,860	74,860	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,149,339</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,224,199</b>		

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>41</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 41</u></b>		

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>12,495,935</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 12,495,935</u></b>		



# Bank Account Statement

Shell Point CDD

Wednesday, October 30, 2024

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**Bank Account No.** 6049  
**Statement No.** 09\_24  
**Statement Date** 09/30/2024

<b>GL Balance (LCY)</b>	261,995.29
<b>GL Balance</b>	261,995.29
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	261,995.29
<b>Negative Adjustments</b>	0.00
<hr/>	
<b>Ending G/L Balance</b>	261,995.29

<b>Statement Balance</b>	270,378.58
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	270,378.58
<b>Outstanding Checks</b>	-8,282.85
<hr/>	
<b>Ending Balance</b>	262,095.73

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
						0.00
<b>Total Deposits</b>						0.00
<b>Checks</b>						
09/19/2024	Payment	1883	Check for Vendor V00007	-42.00	-42.00	0.00
09/19/2024	Payment	1886	Check for Vendor V00090	-217.00	-217.00	0.00
09/19/2024	Payment	1887	Check for Vendor V00035	-1,793.66	-1,793.66	0.00
09/19/2024	Payment	1889	Check for Vendor V00089	-2,320.00	-2,320.00	0.00
09/19/2024	Payment	1890	Check for Vendor V00077	-275.00	-275.00	0.00
09/25/2024	Payment	1892	Check for Vendor V00085	-200.00	-200.00	0.00
09/25/2024	Payment	1895	Check for Vendor V00083	-200.00	-200.00	0.00
09/26/2024	Payment	DD139	Payment of Invoice 001039	-204.97	-204.97	0.00
09/24/2024	Payment	DD140	Payment of Invoice 001038	-204.54	-204.54	0.00
09/17/2024	Payment	DD142	Payment of Invoice 001070	-9,223.69	-9,223.69	0.00
<b>Total Checks</b>				-14,680.86	-14,680.86	0.00
<b>Adjustments</b>						
<b>Total Adjustments</b>						
<b>Outstanding Checks</b>						
09/19/2024	Payment	1884	Check for Vendor V00073			-90.00
09/19/2024	Payment	1885	Check for Vendor V00056			-65.90
09/19/2024	Payment	1888	Check for Vendor V00029			-1,327.50
08/19/2024	Payment	100000	Inv: 129930, Ref: DISTRICT INVOICE JUNE			-70.85
09/25/2024	Payment	1891	Check for Vendor V00079			-200.00
09/25/2024	Payment	1893	Check for Vendor V00082			-200.00
09/25/2024	Payment	1894	Check for Vendor V00013			-6,328.60
<b>Total Outstanding Checks</b>						-8,282.85

# Bank Account Statement

Shell Point CDD

Wednesday, October 30, 2024

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**Bank Account No.** 6049  
**Statement No.** 09\_24  
**Statement Date** 09/30/2024

## Outstanding Deposits

## Total Outstanding Deposits