

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:



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SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	\$ 175,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,417
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	-	735,508	-	-	-	-	735,508
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	\$ 179,802	\$ 1,230,927	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ -	\$ 27,626,705
LIABILITIES							
Accounts Payable	\$ 8,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,351
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	59,968	1,740	-	-	13,720,000	-	13,781,708

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 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
FUND BALANCES						
Restricted for:						
Debt Service	-	1,229,187	-	-	-	1,229,187
Capital Projects	-	-	41	-	-	41
Unassigned:	119,834	-	-	12,495,935	-	12,615,769
TOTAL FUND BALANCES	119,834	1,229,187	41	12,495,935	-	13,844,997
TOTAL LIABILITIES & FUND BALANCES	\$ 179,802	\$ 1,230,927	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 27,626,705

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Special Assmnts- Tax Collector	537,887	-	(537,887)	0.00%
TOTAL REVENUES	537,887	-	(537,887)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	5,000	1,235	3,765	24.70%
District Engineer	3,000	-	3,000	0.00%
District Manager	36,000	3,000	33,000	8.33%
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	9	491	1.80%
Public Officials Insurance	3,000	-	3,000	0.00%
Legal Advertising	2,500	582	1,918	23.28%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	125	1,375	8.33%
Dues, Licenses, Subscriptions	300	175	125	58.33%
Total Administration	79,550	7,476	72,074	9.40%
<u>Utility Services</u>				
Utility - Electric	90,000	9,304	80,696	10.34%
Total Utility Services	90,000	9,304	80,696	10.34%
<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	180	29,820	0.60%
Total Water-Sewer Comb Services	30,000	180	29,820	0.60%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
Payroll-Pool Monitors	9,000	-	9,000	0.00%
ProfServ-Pool Maintenance	2,000	350	1,650	17.50%
Waterway Management	19,000	1,463	17,537	7.70%
Field Manager	12,000	4,333	7,667	36.11%
Amenity Center Cleaning & Supplies	7,500	895	6,605	11.93%
Contracts-Pools	18,000	-	18,000	0.00%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	40,000	42	39,958	0.11%
Janitorial Services & Supplies	2,500	-	2,500	0.00%
Telephone, Cable & Internet Service	1,800	26	1,774	1.44%
Insurance -Property & Casualty	32,693	-	32,693	0.00%
R&M-Plant Replacement	5,000	-	5,000	0.00%
Amenity Maintenance & Repairs	15,000	-	15,000	0.00%
R&M-Monument, Entrance & Wall	4,000	-	4,000	0.00%
Landscape Maintenance	145,000	11,645	133,355	8.03%
Security System Monitoring & Maint.	4,000	-	4,000	0.00%
Mulch & Tree Trimming	13,344	-	13,344	0.00%
Irrigation Maintenance	2,500	-	2,500	0.00%
Total Other Physical Environment	335,337	18,754	316,583	5.59%
TOTAL EXPENDITURES	537,887	35,714	502,173	6.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(35,714)	(35,714)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		155,548		
FUND BALANCE, ENDING		\$ 119,834		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 4,989	\$ 4,989	0.00%
Special Assmnts- Tax Collector	948,331	-	(948,331)	0.00%
TOTAL REVENUES	948,331	4,989	(943,342)	0.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	-	270,000	0.00%
Interest Expense	678,331	-	678,331	0.00%
Total Debt Service	948,331	-	948,331	0.00%
TOTAL EXPENDITURES	948,331	-	948,331	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,989	4,989	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,224,198		
FUND BALANCE, ENDING		\$ 1,229,187		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2024)		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 October 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, 2024)		12,495,935		
FUND BALANCE, ENDING		<u>\$ 12,495,935</u>		

Bank Account Statement

Shell Point CDD

Bank Account No. 6049
Statement No. 10_24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	175,417.21	Statement Balance	195,363.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	175,417.21	Subtotal	195,363.93
Negative Adjustments	0.00	Outstanding Checks	-19,846.28
Ending G/L Balance	175,417.21	Ending Balance	175,517.65

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/31/2024		JE000395	Spectrum Adjustment	6.83	6.83	0.00
10/31/2024		JE000397	Excess Fees	12,237.03	12,237.03	0.00
Total Deposits				12,243.86	12,243.86	0.00
Checks						
09/19/2024	Payment	1884	Check for Vendor V00073	-90.00	-90.00	0.00
09/19/2024	Payment	1885	Check for Vendor V00056	-65.90	-65.90	0.00
09/19/2024	Payment	1888	Check for Vendor V00029	-1,327.50	-1,327.50	0.00
09/25/2024	Payment	1891	Check for Vendor V00079	-200.00	-200.00	0.00
09/25/2024	Payment	1893	Check for Vendor V00082	-200.00	-200.00	0.00
10/02/2024	Payment	1896	Check for Vendor V00084	-145.00	-145.00	0.00
10/02/2024	Payment	1897	Check for Vendor V00079	-200.00	-200.00	0.00
10/02/2024	Payment	1898	Check for Vendor V00007	-11,079.71	-11,079.71	0.00
10/02/2024	Payment	1899	Check for Vendor V00085	-200.00	-200.00	0.00
10/02/2024	Payment	1900	Check for Vendor V00086	-400.00	-400.00	0.00
10/02/2024	Payment	1901	Check for Vendor V00056	-65.90	-65.90	0.00
10/02/2024	Payment	1902	Check for Vendor V00082	-200.00	-200.00	0.00
10/02/2024	Payment	1903	Check for Vendor V00033	-5,200.00	-5,200.00	0.00
10/02/2024	Payment	1904	Check for Vendor V00075	-770.00	-770.00	0.00
10/02/2024	Payment	1905	Check for Vendor V00011	-256.50	-256.50	0.00
10/02/2024	Payment	1906	Check for Vendor V00022	-314.46	-314.46	0.00
10/02/2024	Payment	1907	Check for Vendor V00083	-200.00	-200.00	0.00
10/09/2024	Payment	100001	Inv: 100820	-1,463.00	-1,463.00	0.00
10/09/2024	Payment	100002	Inv: 0000190	-150.00	-150.00	0.00
10/09/2024	Payment	100003	Inv: 0433	-770.00	-770.00	0.00
10/09/2024	Payment	100004	Inv: 25267	-2,197.50	-2,197.50	0.00
10/09/2024	Payment	100005	Inv: 132241, Inv: 132403	-7,407.15	-7,407.15	0.00
10/09/2024	Payment	100006	Inv: 7239	-1,500.00	-1,500.00	0.00
10/09/2024	Payment	100007	Inv: 27086, Inv: 27233	-1,600.00	-1,600.00	0.00
10/11/2024	Payment	100008	Inv: 7297	-1,500.00	-1,500.00	0.00
10/08/2024	Payment	1913	Check for Vendor V00079	-200.00	-200.00	0.00
10/08/2024	Payment	1914	Check for Vendor V00085	-200.00	-200.00	0.00

Bank Account Statement

Shell Point CDD

Bank Account No. 6049

Statement No. 10_24

Statement Date

10/31/2024

10/08/2024	Payment	1915	Check for Vendor V00086	-200.00	-200.00	0.00
10/08/2024	Payment	1916	Check for Vendor V00082	-200.00	-200.00	0.00
10/08/2024	Payment	1917	Check for Vendor V00083	-200.00	-200.00	0.00
10/18/2024	Payment	100009	Inv: 101846	-1,463.00	-1,463.00	0.00
10/18/2024	Payment	100010	Inv: 2354160	-32.95	-32.95	0.00
10/18/2024	Payment	100012	Inv: 9095998, Inv: 9096018	-564.97	-564.97	0.00
10/18/2024	Payment	DD141	Payment of Invoice 001059	-9,303.82	-9,303.82	0.00
10/23/2024	Payment	100013	Inv: A0563622126	-7,310.48	-7,310.48	0.00
10/23/2024	Payment	100014	Inv: 25367	-1,235.00	-1,235.00	0.00
10/30/2024	Payment	1918	Check for Vendor V00016	-28,461.00	-28,461.00	0.00
10/23/2024	Payment	DD143	Payment of Invoice 001068	-179.70	-179.70	0.00
10/26/2024	Payment	DD144	Payment of Invoice 001081	-204.97	-204.97	0.00
Total Checks				-87,258.51	-87,258.51	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/19/2024	Payment	100000	Inv: 129930, Ref: DISTRICT INVOICE JUNE			-70.85
09/25/2024	Payment	1894	Check for Vendor V00013			-6,328.60
10/18/2024	Payment	100011	Inv: 20240923003			-2,325.00
10/23/2024	Payment	100015	Inv: 8997333			-11,079.71
10/31/2024	Payment	1919	Check for Vendor V00093			-42.12

Total Outstanding Checks

-19,846.28

Outstanding Deposits

Total Outstanding Deposits