

# Shell Point Community Development District

Financial Statements  
(Unaudited)

Period Ending  
Nov 30, 2024

Prepared by:



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**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 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	\$ 157,535	\$ -	\$ -	\$ -	\$ -	\$ 157,535
Cash in Transit	853	14,908	-	-	-	15,761
Accounts Receivable - Other	1,149	7,664	-	-	-	8,813
Due From Other Funds	-	7,787	41	-	-	7,828
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	136,011	-	-	-	136,011
Deposits	684	-	-	-	-	684
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	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>\$ 160,221</b>	<b>\$ 642,218</b>	<b>\$ 41</b>	<b>\$ 12,495,935</b>	<b>\$ 13,720,000</b>	<b>\$ 27,018,415</b>

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of November 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>LIABILITIES</b>						
Accounts Payable	\$ 12,737	\$ 3,001	\$ -	\$ -	\$ -	\$ 15,738
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	7,828	-	-	-	-	7,828
<b>TOTAL LIABILITIES</b>	<b>72,182</b>	<b>3,001</b>	<b>-</b>	<b>-</b>	<b>13,720,000</b>	<b>13,795,183</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	639,217	-	-	-	639,217
Capital Projects	-	-	41	-	-	41
Unassigned:	88,039	-	-	12,495,935	-	12,583,974
<b>TOTAL FUND BALANCES</b>	<b>88,039</b>	<b>639,217</b>	<b>41</b>	<b>12,495,935</b>	<b>-</b>	<b>13,223,232</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 160,221</b>	<b>\$ 642,218</b>	<b>\$ 41</b>	<b>\$ 12,495,935</b>	<b>\$ 13,720,000</b>	<b>\$ 27,018,415</b>

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 325	\$ 325	0.00%
Special Assmnts- Tax Collector	537,887	5,382	(532,505)	1.00%
Other Miscellaneous Revenues	-	250	250	0.00%
<b>TOTAL REVENUES</b>	<b>537,887</b>	<b>5,957</b>	<b>(531,930)</b>	<b>1.11%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	700	3,500	16.67%
District Counsel	5,000	2,185	2,815	43.70%
District Engineer	3,000	-	3,000	0.00%
District Manager	36,000	6,000	30,000	16.67%
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	21	479	4.20%
Public Officials Insurance	3,000	-	3,000	0.00%
Legal Advertising	2,500	2,122	378	84.88%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	250	1,250	16.67%
Dues, Licenses, Subscriptions	300	1,093	(793)	364.33%
<b>Total Administration</b>	<b>79,550</b>	<b>15,371</b>	<b>64,179</b>	<b>19.32%</b>
<b><u>Utility Services</u></b>				
Utility - Electric	90,000	18,380	71,620	20.42%
<b>Total Utility Services</b>	<b>90,000</b>	<b>18,380</b>	<b>71,620</b>	<b>20.42%</b>

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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>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	330	29,670	1.10%
<b>Total Water-Sewer Comb Services</b>	<b>30,000</b>	<b>330</b>	<b>29,670</b>	<b>1.10%</b>
<b><u>Other Physical Environment</u></b>				
Payroll-Pool Monitors	9,000	-	9,000	0.00%
ProfServ-Pool Maintenance	2,000	350	1,650	17.50%
Waterway Management	19,000	2,926	16,074	15.40%
Field Manager	12,000	8,667	3,333	72.23%
Amenity Center Cleaning & Supplies	7,500	895	6,605	11.93%
Contracts-Pools	18,000	1,500	16,500	8.33%
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	436	1,364	24.22%
Insurance -Property & Casualty	32,693	-	32,693	0.00%
R&M-Plant Replacement	5,000	-	5,000	0.00%
Amenity Maintenance & Repairs	15,000	1,066	13,934	7.11%
R&M-Monument, Entrance & Wall	4,000	33	3,967	0.83%
Landscape Maintenance	145,000	23,324	121,676	16.09%
Security System Monitoring & Maint.	4,000	145	3,855	3.63%
Mulch & Tree Trimming	13,344	-	13,344	0.00%
Irrigation Maintenance	2,500	-	2,500	0.00%
<b>Total Other Physical Environment</b>	<b>335,337</b>	<b>39,384</b>	<b>295,953</b>	<b>11.74%</b>
<b>TOTAL EXPENDITURES</b>	<b>537,887</b>	<b>73,465</b>	<b>464,422</b>	<b>13.66%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(67,508)	(67,508)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>155,547</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 88,039</b>		

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending November 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	\$ -	\$ 9,858	\$ 9,858	0.00%
Special Assmnts- Tax Collector	948,331	9,527	(938,804)	1.00%
<b>TOTAL REVENUES</b>	<b>948,331</b>	<b>19,385</b>	<b>(928,946)</b>	<b>2.04%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	270,000	260,000	10,000	96.30%
Interest Expense	678,331	344,366	333,965	50.77%
<b>Total Debt Service</b>	<b>948,331</b>	<b>604,366</b>	<b>343,965</b>	<b>63.73%</b>
<b>TOTAL EXPENDITURES</b>	<b>948,331</b>	<b>604,366</b>	<b>343,965</b>	<b>63.73%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(584,981)	(584,981)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,224,198</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 639,217</b>		

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



# Bank Account Statement

Friday, December 13, 2024

Shell Point CDD

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**Bank Account No.** 6049

**Statement No.** 11\_24

**Statement Date** 11/30/2024

<b>G/L Account No. 101001 Balance</b>	157,535.38	<b>Statement Balance</b>	165,458.75
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	157,535.38	<b>Subtotal</b>	165,458.75
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-7,923.37
<b>Ending G/L Balance</b>	157,535.38	<b>Ending Balance</b>	157,535.38

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
11/20/2024	Payment	BD00007	Deposit No. BD00007	575.00	575.00	0.00
11/06/2024		JE000392	Tax Revenue/Debt Service	7,864.33	7,864.33	0.00
11/14/2024		JE000393	Tax Revenue/Debt Service	2,348.00	2,348.00	0.00
11/22/2024		JE000394	Tax Revenue/Debt Service	4,696.01	4,696.01	0.00
<b>Total Deposits</b>				15,483.34	15,483.34	0.00
<b>Checks</b>						
10/18/2024	Payment	100011	Inv: 20240923003	-2,325.00	-2,325.00	0.00
10/23/2024	Payment	100015	Inv: 8997333	-11,079.71	-11,079.71	0.00
10/31/2024	Payment	1919	Check for Vendor V00093	-42.12	-42.12	0.00
11/14/2024	Payment	100016	Inv: 364388 102324	-581.60	-581.60	0.00
11/14/2024	Payment	100017	Inv: 27510	-145.00	-145.00	0.00
11/21/2024	Payment	1920	Check for Vendor V00079	-400.00	-400.00	0.00
11/21/2024	Payment	1921	Check for Vendor V00085	-400.00	-400.00	0.00
11/21/2024	Payment	1922	Check for Vendor V00086	-400.00	-400.00	0.00
11/21/2024	Payment	1923	Check for Vendor V00082	-400.00	-400.00	0.00
11/21/2024	Payment	1925	Check for Vendor V00083	-400.00	-400.00	0.00
11/18/2024	Payment	DD145	Payment of Invoice 001090	-9,076.04	-9,076.04	0.00
11/26/2024	Payment	DD146	Payment of Invoice 001092	-204.97	-204.97	0.00
11/22/2024	Payment	DD147	Payment of Invoice 001091	-150.47	-150.47	0.00
11/21/2024	Payment	100018	Inv: 135698, Inv: 135960, Inv: 136688	-15,625.66	-15,625.66	0.00
11/21/2024	Payment	100019	Inv: 7314, Inv: 7392	-1,850.00	-1,850.00	0.00
11/21/2024	Payment	100020	Inv: 3436	-600.00	-600.00	0.00
11/21/2024	Payment	100021	Inv: 0438	-895.00	-895.00	0.00
11/21/2024	Payment	100022	Inv: 2374546	-32.95	-32.95	0.00
11/21/2024	Payment	100023	Inv: 0000196	-780.00	-780.00	0.00
<b>Total Checks</b>				-45,388.52	-45,388.52	0.00

**Adjustments**

**Total Adjustments**

# Bank Account Statement

Friday, December 13, 2024

Shell Point CDD

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**Bank Account No.** 6049

**Statement No.** 11\_24

**Statement Date**

11/30/2024

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## 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
11/21/2024	Payment	1924	Check for Vendor V00009	-175.00
09/30/2022		JE000406	R/C to Bank Card	-100.44
11/29/2024	Payment	100024	Inv: 52088	-125.00
11/29/2024	Payment	100025	Inv: 164307	-130.00
11/29/2024	Payment	100026	Inv: 25516	-950.00
11/29/2024	Payment	100027	Inv: 137493	-43.48
<b>Total Outstanding Checks</b>				<b>-7,923.37</b>

## Outstanding Deposits

### Total Outstanding Deposits