

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

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 January 31, 2025

(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	\$ 372,170	\$ -	\$ -	\$ -	\$ -	\$ 372,170
Cash In Bank	209,642	-	-	-	-	209,642
Cash in Transit	853	740,839	-	-	-	741,692
Due From Other Funds	1,699	-	41	-	-	1,740
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	1,072,559	-	-	-	1,072,559
Deposits	684	-	-	-	-	684
Fixed Assets						
Improvements Other Than Buildings (IOTB)	-	-	-	12,495,935	-	12,495,935
Amount Avail In Debt Services	-	-	-	-	759,461	759,461
Amount To Be Provided	-	-	-	-	12,450,539	12,450,539
TOTAL ASSETS	\$ 585,048	\$ 2,289,246	\$ 41	\$ 12,495,935	\$ 13,210,000	\$ 28,580,270

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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
LIABILITIES						
Accounts Payable	\$ 11,047	\$ -	\$ -	\$ -	\$ -	\$ 11,047
Due To Developer	42,196	-	-	-	-	42,196
Due To Other Gov'tl Units	-	6,000	-	-	-	6,000
Bonds Payable	-	-	-	-	13,210,000	13,210,000
Due To Other Funds	-	1,740	-	-	-	1,740
TOTAL LIABILITIES	53,243	7,740	-	-	13,210,000	13,270,983
FUND BALANCES						
Restricted for:						
Debt Service	-	2,281,506	-	-	-	2,281,506
Capital Projects	-	-	41	-	-	41
Unassigned:	531,805	-	-	12,495,935	-	13,027,740
TOTAL FUND BALANCES	531,805	2,281,506	41	12,495,935	-	15,309,287
TOTAL LIABILITIES & FUND BALANCES	\$ 585,048	\$ 2,289,246	\$ 41	\$ 12,495,935	\$ 13,210,000	\$ 28,580,270

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	-	325	325	0.00%
Special Assmnts- Tax Collector	537,887	526,459	(11,428)	97.88%
Other Miscellaneous Revenues	-	250	250	0.00%
TOTAL REVENUES	537,887	527,034	(10,853)	97.98%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,600	4,400	63.33%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,433	2,767	34.12%
District Counsel	5,000	6,605	(1,605)	132.10%
District Engineer	3,000	1,400	1,600	46.67%
District Manager	36,000	24,142	11,858	67.06%
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	37	463	7.40%
Public Officials Insurance	3,000	3,000	-	100.00%
Legal Advertising	2,500	5,274	(2,774)	210.96%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	500	1,000	33.33%
Dues, Licenses, Subscriptions	300	(7,135)	7,435	-2378.33%
Total Administration	79,550	42,856	36,694	53.87%
<u>Utility Services</u>				
Utility - Electric	90,000	36,692	53,308	40.77%
Total Utility Services	90,000	36,692	53,308	40.77%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,000	918	2,082	30.60%
Total Garbage/Solid Waste Services	3,000	918	2,082	30.60%
<u>Water-Sewer Comb Services</u>				
Utility - Water	30,000	786	29,214	2.62%
Total Water-Sewer Comb Services	30,000	786	29,214	2.62%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	7,596	11,404	39.98%
Field Manager	12,000	3,000	9,000	25.00%
Amenity Center Cleaning & Supplies	7,500	3,755	3,745	50.07%
Contracts-Pools	18,000	5,150	12,850	28.61%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	40,000	10,042	29,958	25.11%
Janitorial Services & Supplies	2,500	-	2,500	0.00%
Telephone, Cable & Internet Service	1,800	4,000	(2,200)	222.22%
Insurance -Property & Casualty	32,693	25,461	7,232	77.88%
R&M-Plant Replacement	5,000	-	5,000	0.00%
Amenity Maintenance & Repairs	15,000	2,426	12,574	16.17%
R&M-Monument, Entrance & Wall	4,000	66	3,934	1.65%
Landscape Maintenance	145,000	40,946	104,054	28.24%
Security System Monitoring & Maint.	4,000	3,161	839	79.03%
Mulch & Tree Trimming	13,344	-	13,344	0.00%
Irrigation Maintenance	2,500	305	2,195	12.20%
Total Other Physical Environment	335,337	106,258	229,079	31.69%
TOTAL EXPENDITURES	537,887	187,510	350,377	34.86%
Excess (deficiency) of revenues				
Over (under) expenditures	-	339,524	339,524	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		192,281		
FUND BALANCE, ENDING		\$ 531,805		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 8,434	\$ 8,434	0.00%
Special Assmnts- Tax Collector	948,331	931,972	(16,359)	98.27%
Special Assmnts- CDD Collected	-	732,674	732,674	0.00%
TOTAL REVENUES	948,331	1,673,080	724,749	176.42%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	260,000	10,000	96.30%
Interest Expense	678,331	344,366	333,965	50.77%
Total Debt Service	948,331	604,366	343,965	63.73%
TOTAL EXPENDITURES	948,331	604,366	343,965	63.73%
Excess (deficiency) of revenues Over (under) expenditures	-	1,068,714	1,068,714	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,212,792		
FUND BALANCE, ENDING		\$ 2,281,506		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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>		

Bank Account Statement

Shell Point CDD

Bank Account No. 6049
Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	372,169.83	Statement Balance	388,337.07
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	388,337.07
Subtotal	372,169.83	Outstanding Checks	-16,167.24
Negative Adjustments	0.00	Ending Balance	372,169.83
Ending G/L Balance	372,169.83		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
01/07/2025		JE000447	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	311,879.17	311,879.17	0.00
01/31/2025		JE000460	Utility - Electric	ACH adj Teco	45.45	45.45	0.00
01/23/2025		JE000463	Dues, Licenses, Subscriptions	AVIDPAY SHELLPOINT CK#100013 adj JE	7,310.48	7,310.48	0.00
Total Deposits					319,235.10	319,235.10	0.00
Checks							0.00
12/20/2024	Payment	1930	ELAINE PENNINGTON	Check for Vendor V00082	-400.00	-400.00	0.00
12/24/2024	Payment	1933	SHELL POINT CDD	Check for Vendor V00047	-729,673.32	-729,673.32	0.00
12/24/2024	Payment	100034	FIRST CHOICE AQUATIC WEED	Inv: 102872	-1,463.00	-1,463.00	0.00
12/24/2024	Payment	100037	CORLIN SERVICES LLC	Inv: 0000213	-680.00	-680.00	0.00
12/24/2024	Payment	100038	STANTEC CONSULTING SERVICES	Inv: 2326330	-455.00	-455.00	0.00
12/24/2024	Payment	100040	STRALEY ROBIN VERICKER	Inv: 25688	-2,307.50	-2,307.50	0.00
01/23/2025	Payment	DD149	BOCC ACH	Payment of Invoice 001150	-196.12	-196.12	0.00
01/16/2025	Payment	1934	BRITTANY IVY	Payment of Invoice 001141	-200.00	-200.00	0.00
01/21/2025	Payment	100044	DOORKING INC.	Inv: 2415403	-32.95	-32.95	0.00
01/21/2025	Payment	100045	ALAFIA TERMITE & PEST SERVICES, INC.	Inv: 010825	-550.00	-550.00	0.00
01/21/2025	Payment	100046	STRALEY ROBIN VERICKER	Inv: 25770	-2,112.50	-2,112.50	0.00
01/21/2025	Payment	100047	INFRAMARK LLC	Inv: 141023	-7,808.33	-7,808.33	0.00
01/21/2025	Payment	100048	ZEBRA CLEANING TEAM, ICN.	Inv: 7582	-1,500.00	-1,500.00	0.00
01/21/2025	Payment	100049	ACTION SECURITY, INC	Inv: 28144	-145.00	-145.00	0.00

Bank Account Statement

Shell Point CDD

Bank Account No. 6049
Statement No. 01-25

Statement Date 01/31/2025

Date	Type	Account No.	Description	Inv/Ref	Debit	Credit	Balance
01/21/2025	Payment	100050	BRIGHT VIEW LANDSCAPE SERVICES	Inv: 9200976	-11,412.10	-11,412.10	0.00
01/21/2025	Payment	100051	JNJ CLEANING SERVICES LLC	Inv: 0472	-770.00	-770.00	0.00
01/21/2025	Payment	100052	FIRST CHOICE AQUATIC WEED	Inv: 104170	-1,463.00	-1,463.00	0.00
01/21/2025	Payment	100053	TIMES PUBLISHING COM	Inv: 364388 10232024	-581.60	-581.60	0.00
01/21/2025	Payment	100054	MHD COMMUNICATION S	Inv: 36475	-2,587.50	-2,587.50	0.00
01/30/2025	Payment	100057	MHD COMMUNICATION S	Inv: 36688	-566.44	-566.44	0.00
01/22/2025	Payment	DD150	TECO ACH CHARTER	Payment of Invoice 001159	-9,232.63	-9,232.63	0.00
01/26/2025	Payment	DD151	COMMUNICATION S ACH	Payment of Invoice 001166	-204.97	-204.97	0.00
Total Checks					-774,341.96	-774,341.96	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/19/2024	Payment	100000	INFRAMARK LLC	Inv: 129930, Ref: DISTRICT	-70.85		
09/25/2024	Payment	1894	NANCY C MILLAN, TAX COLLECTOR	Check for Vendor V00013	-6,328.60		
09/30/2022		JE000406		R/C to Bank Card	-100.44		
12/20/2024	Payment	1927	ANGELA MARIE DAVIS	Check for Vendor V00079	-200.00		
01/30/2025	Payment	100055	BRIGHT VIEW LANDSCAPE SERVICES	Inv: 9199735	-6,210.00		
01/30/2025	Payment	100056	TIMES PUBLISHING COM	Inv: 16758 011525	-367.50		
01/30/2025	Payment	100058	STANTEC CONSULTING SERVICES	Inv: 2335965	-944.50		
01/31/2025		JE000461		Truist Bank	-1,945.35		
Total Outstanding Checks					-16,167.24		

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Shell Point CDD

Bank Account No. 5605
Statement No. 01_25

Statement Date 01/31/2025

G/L Account No. 101002 Balance	209,642.49	Statement Balance	210,642.49
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	210,642.49
Subtotal	209,642.49	Outstanding Checks	-1,000.00
Negative Adjustments	0.00	Ending Balance	209,642.49
Ending G/L Balance	209,642.49		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
01/31/2025		JE000461		Valley National Bank	1,945.35	1,945.35	0.00
Total Deposits					1,945.35	1,945.35	0.00
Checks							
12/31/2024	Payment	1001	ANGELA MARIE DAVIS	Check for Vendor V00079	-200.00	-200.00	0.00
12/31/2024	Payment	1002	CHERYL ANN HAMMOND	Check for Vendor V00086	-200.00	-200.00	0.00
12/31/2024	Payment	1003	ELAINE PENNINGTON	Check for Vendor V00082	-200.00	-200.00	0.00
12/31/2024	Payment	1004	TIMES PUBLISHING COM	Check for Vendor V00022	-1,204.68	-1,204.68	0.00
12/31/2024	Payment	1005	VINCENT ORLANDO	Check for Vendor V00083	-200.00	-200.00	0.00
01/08/2025	Payment	1007	SHELL POINT CDD	Check for Vendor V00047	-199,298.18	-199,298.18	0.00
Total Checks					-201,302.86	-201,302.86	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/30/2025	Payment	1008	ANGELA MARIE DAVIS	Check for Vendor V00079			-200.00
01/30/2025	Payment	1009	BRITTANY IVY	Check for Vendor V00085			-200.00
01/30/2025	Payment	1010	CHERYL ANN HAMMOND	Check for Vendor V00086			-200.00
01/30/2025	Payment	1011	ELAINE PENNINGTON	Check for Vendor V00082			-200.00
01/30/2025	Payment	1012	VINCENT ORLANDO	Check for Vendor V00083			-200.00
Total Outstanding Checks							-1,000.00
Outstanding Deposits							

Bank Account Statement

Shell Point CDD

Bank Account No. 5605

Statement No. 01_25

Statement Date

01/31/2025

Total Outstanding Deposits