

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Shell Point CDD

Balance Sheet

As of 8/31/2019
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash-Operating Account	481	0	0	0	0	481
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	680	0	0	0	680
Investment - Interest 2019 (5001)	0	493,816	0	0	0	493,816
Investment - Reserve 2019 (5003)	0	953,644	0	0	0	953,644
Investment - Construction 2019 (5005)	0	0	1,129,431	0	0	1,129,431
Investment - Cost of Issuance 2019 (5006)	0	0	0	0	0	0
Investment - Bond Redemption 2019 (5007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Construction Work in Progress	0	0	0	10,888,393	0	10,888,393
Amount To Be Provided-Debt Service	0	0	0	0	14,205,000	14,205,000
Other	0	0	0	0	0	0
Total Assets	481	1,448,139	1,129,431	10,888,393	14,205,000	27,671,444
Liabilities						
Accounts Payable	2,506	0	0	0	0	2,506
Accounts Payable-Other	0	0	0	0	0	0
Revenue Bonds Payable - Series 2018	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	14,205,000	14,205,000
Total Liabilities	2,506	0	0	0	14,205,000	14,207,506
Fund Equity & Other Credits						
Investment in General Fixed Assets	0	0	0	10,888,393	0	10,888,393
Other	(2,025)	1,448,139	1,129,431	0	0	2,575,545
Total Fund Equity & Other Credits	(2,025)	1,448,139	1,129,431	10,888,393	0	13,463,938
Total Liabilities & Fund Equity	481	1,448,139	1,129,431	10,888,393	14,205,000	27,671,444

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	75,000	24,496	(50,504)	(67)%
Total Revenues	<u>75,000</u>	<u>24,496</u>	<u>(50,504)</u>	<u>(67)%</u>
Expenditures				
Financial & Administrative				
District Manager	9,000	9,000	0	0 %
District Engineer	4,000	613	3,387	85 %
Disclosure Report	4,000	0	4,000	100 %
Trustee Fees	2,000	0	2,000	100 %
Auditing Services	3,000	0	3,000	100 %
Postage, Phone, Faxes, Copies	250	1	250	100 %
Public Officials Insurance	500	2,096	(1,596)	(319)%
Legal Advertising	2,000	9,653	(7,653)	(383)%
Bank Fees	250	90	160	64 %
Dues, Licenses, & Fees	175	150	25	14 %
Office Supplies	225	116	109	49 %
Website Maintenance	0	600	(600)	0 %
Legal Counsel				
District Counsel	3,100	4,203	(1,103)	(36)%
Electric Utility Services				
Electric Utility Services	12,000	0	12,000	100 %
Garbage/Solid Waste Control Services				
Garbage Collection	1,000	0	1,000	100 %
Water-Sewer Combination Services				
Water Utility Services	3,500	0	3,500	100 %
Other Physical Environment				
Property & Casualty Insurance	2,000	0	2,000	100 %
Waterway Management Program	8,000	0	8,000	100 %
Landscape Maintenance-Contract	12,000	0	12,000	100 %
Landscape Maintenance-Other	2,000	0	2,000	100 %
Plant Replacement Program	1,000	0	1,000	100 %
Irrigation Maintenance	1,000	0	1,000	100 %
Pool Maintenance	2,000	0	2,000	100 %
Club Facility Maintenance	2,000	0	2,000	100 %
Total Expenditures	<u>75,000</u>	<u>26,521</u>	<u>48,479</u>	<u>65 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,025)</u>	<u>(2,025)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>(2,025)</u>	<u>(2,025)</u>	<u>0 %</u>

Shell Point CDD

Statement of Revenues and Expenditures

200 - Debt Service Fund - Series 2018

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	6,905,000	0	(6,905,000)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>95</u>	<u>95</u>	<u>0 %</u>
Total Revenues	<u>6,905,000</u>	<u>95</u>	<u>(6,904,905)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest	0	91,108	(91,108)	0 %
Principal	<u>0</u>	<u>6,905,000</u>	<u>(6,905,000)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>6,996,108</u>	<u>(6,996,108)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6,996,610	6,996,610	0 %
Debt Proceeds				
Bond Proceeds	0	150,000	150,000	0 %
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(150,597)</u>	<u>(150,597)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>6,996,013</u>	<u>6,996,013</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>6,905,000</u>	<u>0</u>	<u>(6,905,000)</u>	<u>(100)%</u>
Fund Balance, End of Period	<u>6,905,000</u>	<u>0</u>	<u>(6,905,000)</u>	<u>(100)%</u>

Shell Point CDD
Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2018 Through 8/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,783	1,783	0 %
Total Revenues	0	1,783	1,783	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	173,619	173,619	0 %
Debt Proceeds				
Bond Proceeds	0	8,269,761	8,269,761	0 %
Interfund Transfer				
Interfund Transfer	0	(6,997,023)	(6,997,023)	0 %
Total Other Financing Sources	0	1,446,357	1,446,357	0 %
Excess of Revenues Over (Under) Expenditures	0	1,448,139	1,448,139	0 %
Fund Balance, End of Period	0	1,448,139	1,448,139	0 %

Shell Point CDD
Statement of Revenues and Expenditures

300 - Capital Projects Fund - Series 2018
 From 10/1/2018 Through 8/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	872	872	0 %
Total Revenues	<u>0</u>	<u>872</u>	<u>872</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	12,700	(12,700)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	3,500	(3,500)	0 %
Underwriting Counsel	0	22,000	(22,000)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	15,000	(15,000)	0 %
Legal Counsel	0	4,000	(4,000)	0 %
Bond Counsel	0	22,000	(22,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	6,577,589	(6,577,589)	0 %
Total Expenditures	<u>0</u>	<u>6,663,039</u>	<u>(6,663,039)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	6,685,950	6,685,950	0 %
Interfund Transfer				
Interfund Transfer	0	(23,783)	(23,783)	0 %
Total Other Financing Sources	<u>0</u>	<u>6,662,167</u>	<u>6,662,167</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	4,482	4,482	0 %
Total Revenues	<u>0</u>	<u>4,482</u>	<u>4,482</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	5,000	(5,000)	0 %
Trustee Fees	0	5,675	(5,675)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	35,500	(35,500)	0 %
Underwriting Counsel	0	42,500	(42,500)	0 %
Legal Counsel	0	5,500	(5,500)	0 %
Bond Counsel	0	42,500	(42,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	4,310,803	(4,310,803)	0 %
Total Expenditures	<u>0</u>	<u>4,483,728</u>	<u>(4,483,728)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	916	916	0 %
Debt Proceeds				
Bond Proceeds	0	5,607,502	5,607,502	0 %
Interfund Transfer				
Interfund Transfer	0	259	259	0 %
Total Other Financing Sources	<u>0</u>	<u>5,608,677</u>	<u>5,608,677</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1,129,431</u>	<u>1,129,431</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>1,129,431</u>	<u>1,129,431</u>	<u>0 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
 From 10/1/2018 Through 8/31/2019
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Fund Balance, Beginning of Period	0	10,888,393	10,888,393	0 %
Fund Balance, End of Period	<u> 0 </u>	<u> 10,888,393 </u>	<u> 0 </u>	<u> 0 % </u>

Shell Point CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 08/31/19
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	480.55
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	480.55
Balance Per Books	<u>480.55</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1013	8/8/2019	System Generated Check/Voucher	302.50	Stantec Consulting Services Inc.
1014	8/8/2019	System Generated Check/Voucher	1,089.12	Straley Robin Vericker
1015	8/15/2019	System Generated Check/Voucher	341.34	Times Publishing Company
CD017	8/30/2019	Bank Fee	<u>15.00</u>	
Cleared Checks/Vouchers			<u>1,747.96</u>	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 08/31/19

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	1115	8/5/2019	Developer Funding - 08.05.19	1,791.60
	8278	8/14/2019	Straley Overpayment Refund - 08.14.19	232.97
				<hr/>
Cleared Deposits				2,024.57
				<hr/> <hr/>

08/31/2019



Account Statement

SHELL POINT COMMUNITY DEVELOPMENT DI
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		08/01/2019 - 08/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$203.94	Average Balance	\$745.96
Deposits/Credits	\$2,024.57	Average Collected Balance	\$665.74
Checks	\$1,732.96	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$480.55		

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	08/08	1,791.60		DEPOSIT	08/16	232.97		DEPOSIT
Deposits/Credits: 2				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1013	302.50	08/14	1014	1,089.12	08/13	1015	341.34	08/21
Checks: 3									

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	08/30	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	08/01	203.94	203.94	08/16	836.89	604.89
	08/08	1,995.54	204.54	08/19	836.89	836.89
	08/09	1,995.54	1,995.54	08/21	495.55	495.55
	08/13	906.42	906.42	08/30	480.55	480.55
	08/14	603.92	603.92			

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.