

Shell Point Community Development District

Board of Supervisors'

Vincent Orlando, Chairperson
Elaine Pennington, Vice Chairperson
Cheryl Hammond, Assistant Secretary
Angela Davis, Assistant Secretary
Brittany Schwartzbauer, Assistant Secretary

District Staff

Lisa Castoria, District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer

REGULAR MEETING AGENDA

Tuesday, July 8, 2025, at 5:30 p.m.

[Teams Meeting Information](#)

Meeting ID: 257 082 088 904 **Passcode:** qvkizD

Dial-in by phone +1 646-838-1601 **Phone conference ID:** 916 390 770#

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** *Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.*
- 3. CONSENT AGENDA**
 - A. Approval of Minutes for June 10, 2025, Regular Meeting, & June 24, 2025, Workshop
 - B. Consideration of Operation and Maintenance May 2025
 - C. Acceptance of the Financials and Approval of the Check Register for May 2025
- 4. STAFF REPORTS**
 - A. District Counsel
 - i. Discussion on Special Counsel
 - B. District Engineer
 - C. District Manager
 - D. Onsite Report
- 5. BUSINESS ITEMS**
 - A. Update on Pond Erosion
 - B. Discussion on Landscaping RFP
 - C. Discussion on 11th Street Washout
 - D. Discussion on Resident Incident Report
 - E. Discussion on Adopting a Pond
 - F. Discussion on Mulch around Clubhouse
- 6. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

***The next Public Hearing and regular meeting is scheduled to be held
on Tuesday, August 12, 2025, at 5:30 p.m.**

***The next Workshop will be held on Tuesday, July 22, 2025, at 6:00 p.m.**

Tuesday, July 8, 2025

Third Order of Business

3A.

**MINUTES OF MEETING
SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Shell Point Community Development District was held on Wednesday, June 10, 2025, and called to order at 5:30 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present and constituting a quorum were:

Vincent Orlando	Chairperson
Elaine Pennington	Vice Chairperson (<i>via conference call</i>)
Angela Davis	Assistant Secretary (<i>arrived at 5:47 p.m.</i>)
Cheryl Hammond	Assistant Secretary
Brittany Schwartzbauer	Assistant Secretary

Also present were:

Lisa Castoria	District Manager
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The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of May 13, 2025, Public Hearing & Regular Meetings, &

May 27, 2025, Workshop

B. Consideration of Operation and Maintenance April 2025

C. Acceptance of the Financials and Approval of the Check Register for April 2025

D. Acceptance of FY 2024 Audit Report

E. Ratification of Security Services

On MOTION by Ms. Hammond seconded by Mr. Orlando, with all in favor, the Consent Agenda items were approved. 5-0
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FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

An update was discussed regarding special council and pond planting restoration.

B. District Engineer

There being none, the next business item followed.

C. District Manager**i. Field Inspection Report**

The Field Inspection Report was presented and discussed, a copy of which was included in the agenda package.

D. Onsite Report

A discussion ensued regarding the Brightview landscape report.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-05; Approving the Proposed Budget & Setting Public Hearing**

On MOTION by Mr. Orlando seconded by Ms. Davis, with all in favor, Resolution 2025-05 Approving the Proposed Budget with a 58.4% increase and Setting the Public hearing for August 12, 2025 at 5:30 P.M, located at Shell Point Clubhouse, was adopted. 5-0

B. Discussion of Form 1 Email from

EthicsFDMSinfo@mail.disclosure.floridaethics.gov

Ms. Castoria discussed form 1 email as a reminder.

C. Consideration of Brightview Pre-Authorization Hurricane 2025

On MOTION by Ms. Hammond seconded by Mr. Schwartzbauer, with all in favor, the pre-authorization proposal for Hurricane 2025 not to exceed \$5,000 by *Brightview*, was approved. 5-0

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

The Board discussed the following:

- Meeting times.
- Requests 11th Street washout area sod, and next to the pickle ball court.

On MOTION by Ms. Hammond, seconded by Ms. Davis, with all in favor of RFP landscaping, was approved as discussed. 5-0

SEVENTH ORDER OF BUSINESS**Public Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Orlando seconded by Ms. Schwartzbauer, with
all in favor, meeting was adjourned at 6:08 p.m. 5-0

Lisa Castoria
District Manager

Vincent Orlando
Chairperson

**MINUTES OF WORKSHOP
SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of Shell Point Community Development District was held on Tuesday, June 24, 2025, and called to order at 6:03 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present were:

Vincent Orlando	Chairperson
Elaine Pennington	Vice-Chairperson
Cheryl Hammond	Assistant Secretary
Brittany Schwartzbauer	Assistant Secretary
Angela Davis	Assistant Secretary

The following item was discussed during June 24, 2025, Shell Point Community Development District Workshop; no motions, votes or actions were taken. Any action to be taken on the items listed below will occur at a regular meeting of the Board of Supervisors.

FIRST ORDER OF BUSINESS

Call to Order

The workshop to order.

SECOND ORDER OF BUSINESS

Roll Call

No roll call is needed for a workshop.

THIRD ORDER OF BUSINESS

**Audience Questions, Comments and
Discussion Forum**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

**Discussion on Landscaping-Scope of
Work**

A discussion ensued.

FIFTH ORDER OF BUSINESS

**Discussion on CDD Website
Improvements**

A discussion ensued.

SIXTH ORDER OF BUSINESS

Discussion on Flooring - Clubhouse

A discussion ensued.

SEVENTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

A discussion ensued.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business, the workshop was adjourned at 7:54 p.m.

Lisa Castoria
District Manager

Vincent Orlando
Chairperson

3B.

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
ACTION SECURITY, INC	5/1/2025	29194	\$145.00	\$145.00	security monitoring
ADA SITE COMPLIANCE	4/28/2025	INV8927	\$1,500.00	\$1,500.00	WEBSITE COMPLIANCE
ANGELA MARIE DAVIS	5/13/2025	AD-051325	\$200.00	\$200.00	BOARD 5/13/25
ANGELA MARIE DAVIS	5/27/2025	AD-052725	\$200.00	\$200.00	BOARD 5/27/25
BGE, INC	5/6/2025	20827	\$193.90	\$193.90	ENGINEERING SERV
BL POOLS dba AQUASENTRY	3/17/2025	H10015	\$1,163.75	\$1,163.75	pond contract
BOCC ACH	5/2/2025	050225-9190-ACH	\$496.07	\$496.07	WATER
BRIGHT VIEW LANDSCAPE SERVICES	5/1/2025	9328020	\$11,412.10	\$11,412.10	landscape contract
BRITTANY IVY-SCHWARTZBAUER	5/13/2025	BS-051325	\$200.00	\$200.00	BOARD 5/13/25
BRITTANY IVY-SCHWARTZBAUER	5/27/2025	BS-052725	\$200.00	\$200.00	BOARD 5/27/25
BUSINESS OBSERVER	5/2/2025	25-1237H	\$100.63	\$100.63	Advertising
CHARTER COMMUNICATIONS ACH	5/9/2025	2459430050925-ACH	\$205.00	\$205.00	INTERNET
CHERYL ANN HAMMOND	5/13/2025	CH-051325	\$200.00	\$200.00	BOARD 5/13/25
CHERYL ANN HAMMOND	5/27/2025	CH-052725	\$200.00	\$200.00	BOARD 5/27/25
DOORKING INC.	5/12/2025	2501145	\$34.95	\$34.95	doorking
ELAINE PENNINGTON	5/13/2025	EP-051325	\$200.00	\$200.00	BOARD 5/13/25
ELAINE PENNINGTON	5/27/2025	EP-052725	\$200.00	\$200.00	BOARD 5/27/25
FIRST CHOICE AQUATIC WEED	4/30/2025	109497	\$281.00	\$281.00	waterway
FIRST CHOICE AQUATIC WEED	4/30/2025	109496	\$1,463.00	\$1,463.00	waterway
FLORIDA DEPARTMENT OF HEALTH	5/2/2025	29-BID-7840966	\$275.00	\$275.00	pool permit
GRAU AND ASSOCIATES	5/1/2025	27529	\$3,200.00	\$3,200.00	audit
INFRAMARK LLC	5/16/2025	149902	\$350.00		MANAGEMENT FEE
INFRAMARK LLC	5/16/2025	149902	\$3,000.00		MANAGEMENT FEE
INFRAMARK LLC	5/16/2025	149902	\$7,050.00		MANAGEMENT FEE
INFRAMARK LLC	5/16/2025	149902	\$125.00	\$10,525.00	MANAGEMENT FEE
STRALEY ROBIN VERICKER	5/6/2025	26461	\$722.50	\$722.50	district council
TECO ACH	5/6/2025	050625-6112-ACH	\$9,172.69	\$9,172.69	ELECTRIC
VINCENT ORLANDO	5/13/2025	VO-051325	\$200.00	\$200.00	BOARD 5/13/25

SHELL POINT CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
VINCENT ORLANDO	5/27/2025	VO-052725	\$200.00	\$200.00	BOARD 5/27/25
Regular Services Subtotal			\$42,890.59	\$42,890.59	
Additional Services					
BL POOLS dba AQUASENTRY	4/17/2025	SWZQ6YR-7	\$457.89	\$457.89	pool R&M
BL POOLS dba AQUASENTRY	4/17/2025	SWZQ6YR-6	\$499.00	\$499.00	pool R&M
BRIGHT VIEW LANDSCAPE SERVICES	12/23/2024	122324-	\$180.00	\$180.00	landscape r&m hurricane
BRIGHT VIEW LANDSCAPE SERVICES	4/29/2025	9345171	\$211.11	\$211.11	R&M
CORLIN SERVICES LLC	5/10/2025	0000248	\$80.00	\$80.00	gate
FLA POOLS INC	4/25/2025	01194596	\$1,002.44	\$1,002.44	pool R&M
MIRACLE RECREATION EQUIPMENT, INC.	10/19/2023	866345	\$4,211.30	\$4,211.30	tube
SHELL POINT CDD	5/7/2025	05072025 - 723	\$3,172.78	\$3,172.78	SERIES 2019 FY25 TAX DIST ID 723
Additional Services Subtotal			\$9,814.52	\$9,814.52	
TOTAL			\$52,705.11	\$52,705.11	

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
Sales@ActionSecurityFL.com

Invoice



BILL TO
Shell Pointe CDD c/o Inframark / [REDACTED] 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29194	05/01/2025	\$145.00	05/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: <ul style="list-style-type: none">• 24 HOUR RAPID RESPONSE SERVICE• DISCOUNTED SERVICE RATES• DATABASE MGT.	1	145.00	145.00

FL Contractor ES12001404	BALANCE DUE	\$145.00
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Thank you, we appreciate your business!



an
AudioEye®
company

Invoice

5210 E Williams Circle
Suite 750
Tucson AZ 85711
United States

Date	Invoice #
04/28/2025	INV8927

Bill To
Shell Point CDD 2005 Pan Am Circle, Suite 300 Tampa FL 33607 United States

Terms	Due Date	PO #
Net 14	05/12/2025	

Memo:					
Item	Quantity	Service Start	Service End	Rate	Amount
SaaS Support Services - ADA SC	1	04/15/2025	04/14/2026		\$1,500.00
Sales Tax				0%	\$0.00
				Tax Total	\$0.00
				Total	\$1,500.00

PLEASE NOTE OUR BANK DETAILS HAVE CHANGED

If you have any billing questions, contact: ar@audioeye.com

ACH / Wire Payments

Bank Account Name:	Audio Eye, Inc.
Bank Name:	JP Morgan
Bank City and State:	New York, NY
Wire Routing Number:	021000021
ACH Routing Number:	122100024
Account Number:	729516705
SWIFT CODE:	CHASUS33

Check Payments

USPS Delivery
AudioEye Inc
Dept # 880461
PO Box 29650
Phoenix, AZ 85038

Overnight Courier Service

AudioEye Inc
JP Morgan Chase (AZ1-2170)
Attn: AudioEye Inc & Dept # 880461
2108 E Elliot Rd
Tempe, AZ 85284

By paying the amount referenced in the invoice, client agrees to the renewal of the term referenced in the invoice.

Shell Point CDD regular meeting
MEETING DATE: 5/13/25
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	✓	Salary Accepted	200
Brittany Schwartzbauer	✓	Salary Accepted	200
Vincent Orlando	✓	Salary Accepted	200
Angela Davis	✓	Salary Accepted	200
Elaine Pennington	✓	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 5/27/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200



INVOICE

Lisa Castoria
Shell Point Community Development District
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

May 6, 2025
Project No: 00014558-00
Invoice No: 20827

Project 00014558-00 Shell Point CDD District Engineering Services
Follow up with contractors regarding outstanding quotes for pond erosion repairs; review additional quote received.
Services current through April 25, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	.50	280.00	140.00	
Totals	.50		140.00	
Total Labor				140.00

Reimbursable Expenses

R-Project Travel & Subsist.			53.90	
Total Reimbursables			53.90	53.90
Total this Invoice				\$193.90

BBE/L
inframarkcms@payableslockbox.com; lisa.castoria@inframark.com

Billing Backup

BGE, Inc.

Invoice 20827 Dated 5/6/2025

Tuesday, May 6, 2025
1:32:25 PM

Project	00014558-00	Shell Point CDD District Engineering Services
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Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	3/31/2025		.50	280.00	140.00	
	Totals		.50		140.00	
	Total Labor					140.00

Reimbursable Expenses

R-Project Travel & Subsist.						
000000075018	3/26/2025	Chang, Philip / Site Visit - Shell Point / Site visit to assess issue and concerns with erosion at Pond 6 at Shell Point CDD / 70.00 miles @ 0.70			53.90	
	Total Reimbursables				53.90	53.90
				Total this Project		\$193.90
				Total this Report		\$193.90

INVOICE

Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578

AquaSentryTampa@gmail.com
+1 (813) 943-2755



Bill to

Shell Cove
1155 7th Ave NW
Ruskin Fla 33570

Ship to

Shell Cove
1155 7th Ave NW
Ruskin Fla 33570

Invoice details

Invoice no.: H10015
Terms: Net 30
Invoice date: 03/17/2025
Due date: 04/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Shell Cove	Cleaning and maintenance of community pool. Partial month1995/12 visits=\$1163.75	1	\$1,163.75	\$1,163.75

Total **\$1,163.75**

Overdue 04/16/2025



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	05/02/2025	05/23/2025

Service Address: 1155 7TH AVE NW

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703173032	04/02/2025	118363	05/02/2025	148937	30574 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$92.33
Water Base Charge	\$38.19
Water Usage Charge	\$59.38
Sewer Base Charge	\$100.80
Sewer Usage Charge	\$199.34

Summary of Account Charges

Previous Balance	\$264.69
Net Payments - Thank You	\$-264.69
Total Account Charges	\$496.07

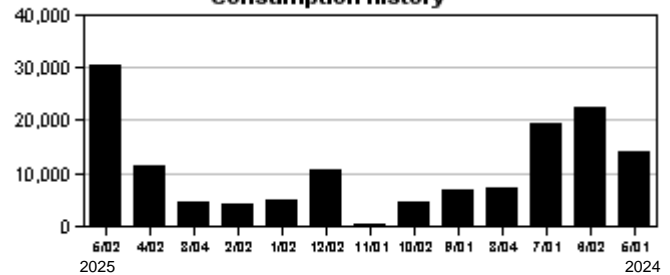
AMOUNT DUE	\$496.07
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Important Message

This account has ACH payment method

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0909989190



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

484 8

DUE DATE	05/23/2025
AMOUNT DUE	\$496.07
AMOUNT PAID	



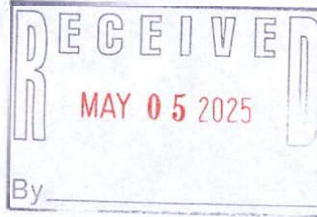
0009099891906 00000496075

BrightView

Landscape Services

INVOICE

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607



Customer #: 21714889
Invoice #: 9328020
Invoice Date: 5/1/2025
Cust PO #:



102-#10-1895-3206-F1 P3212

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For May	11,412.10
Total invoice amount		11,412.10
Tax amount		
Balance due		11,412.10

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 21714889
Invoice #: 9328020
Invoice Date: 5/1/2025

Amount Due: \$11,412.10

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Shell Point CDD regular meeting
MEETING DATE: 5/13/25
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	✓	Salary Accepted	200
Brittany Schwartzbauer	✓	Salary Accepted	200
Vincent Orlando	✓	Salary Accepted	200
Angela Davis	✓	Salary Accepted	200
Elaine Pennington	✓	Salary Accepted	200

Shell Point CDD workshop meeting

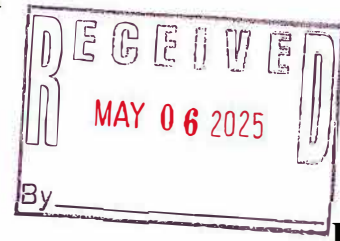
MEETING DATE: 5/27/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322



INVOICE

Legal Advertising

Invoice # 25-01237H

Date 05/02/2025

Attn:
Shell Point CDD - Inframark
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01237H

\$100.63

Notice of Meeting and Public Hearing

RE: Shell Point CDD Board of Supervisors Meeting on 5/13/25 @ 5:30 PM for
Proposed Amenity Rules et al

Published: 5/2/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$100.63

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

INVOICE

Legal Advertising

**Shell Point Community Development District
Notice Of Meeting and Public Hearing on Proposed Amenity Rules, Policies,
Rental Rates, Rental Deposits, and Non-Resident User Fees**

The Shell Point Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review, revise and adopt amenity policies, rental rates, rental deposits, and non-resident user fees (the "Recreational Facilities Policies") on May 13, 2025, at 5:30 p.m. located at 1155 7th Ave NW Ruskin, Florida 33570.

The Board deems it necessary to hold the above-referenced meeting and public hearing to review the Recreational Facilities Policies and to receive input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of the District's recreational facilities are borne in a fair manner for all user types, and to conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at the public hearing. The public may attend the public hearing at the offices of Inframark or by conference line. Please check the District's website at <https://www.shellpointdd.com/> prior to the public hearing/meeting date for the call-in number in order to attend via the conference line. At the conclusion of the hearing, the Board shall adopt the Recreational Facilities Policies as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically, and provide legal authority for establishment or amendment of such policies and rate and fee schedules.

To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Recreational Facilities Policies will be available by emailing the District Manager at Lisa.Castoria@Inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

Lisa Castoria, District Manager
May 2, 2025

25-01237H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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May 9, 2025
Invoice Number: 2459430050925
Account Number: **8337 12 028 2459430**
Security Code: **1043**
Service At: 1155 7TH AVE NW
RUSKIN FL 33570-3518

Auto Pay Notice**Contact Us**

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

*Service from 05/09/25 through 06/08/25
details on following pages*

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 05/26/25	
Total Due by Auto Pay	\$205.00

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, **we have upgraded your Internet speed to 750 Mbps at no additional cost.** Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Spectrum Store Hours. To better serve our customers, effective Sunday, 04/06/25, the Spectrum Store located at 12970 S US Hwy 301 Ste 105, Riverview, FL 33579 will expand Sunday hours from 12pm - 5pm to 12pm - 7pm. Visit Spectrum.com/stores for more details.

Call 1-866-738-0242 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 09 05102025 NNNNNNNN 01 001009 0004

SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

May 9, 2025

SHELL POINT CDD

Invoice Number: 2459430050925
Account Number: 8337 12 028 2459430
Service At: 1155 7TH AVE NW
RUSKIN FL 33570-3518

Total Due by Auto Pay**\$205.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

**833712028245943000205005**

Invoice Number: SHELL POINT CDD
 2459430050925
 Account Number: 8337 12 028 2459430
 Security Code: 1043

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 09 05102025 NNNNNNNN 01 001009 0004

Charge Details

Previous Balance		205.00
EFT Payment	04/26	-205.00
Remaining Balance		\$0.00

Payments received after 05/09/25 will appear on your next bill.

Service from 05/09/25 through 06/08/25

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WiFi	10.00
	\$170.00

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice**Phone number (813) 938-1096**

Spectrum Business Voice	50.00
Promotional Discount	-15.00
	\$35.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.05, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continue on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



Shell Point CDD regular meeting
MEETING DATE: 5/13/25
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	✓	Salary Accepted	200
Brittany Schwartzbauer	✓	Salary Accepted	200
Vincent Orlando	✓	Salary Accepted	200
Angela Davis	✓	Salary Accepted	200
Elaine Pennington	✓	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 5/27/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301
(800) 826-7493

DKS Cellular Subscription

INVOICE

INVOICE #

2501145

INVOICE DATE

May 12, 2025

SUBSCRIBER

Shell Point CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: April 12, 2025

Period Ends: May 11, 2025

Previous Balance: \$34.95 **Note: All \$ amounts are in US Dollars.**

Payment Received: (\$34.95)

New Charges: \$34.95

Total Amount Due: \$34.95 USD Due upon receipt

Payments

Date	Details	Amount
4/25/2025	Check received	(\$34.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/12/2025	5/11/2025	Shell Point CDD	813 947 3641	9999	5	26	\$34.95

Summary

Total Amount Due

This amount is due upon receipt

\$34.95 USD

Shell Point CDD regular meeting
MEETING DATE: 5/13/25
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	✓	Salary Accepted	200
Brittany Schwartzbauer	✓	Salary Accepted	200
Vincent Orlando	✓	Salary Accepted	200
Angela Davis	✓	Salary Accepted	200
Elaine Pennington	✓	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 5/27/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
4/30/2025	109496

Bill To

SHELL POINT CDD
c/o Inframark
2005 Pan Am Circle Dr., Ste. 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/30/2025

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways	1,463.00

Thank you for your business.

Total	\$1,463.00
Payments/Credits	\$0.00
Balance Due	\$1,463.00

☐ Arrowhead ☐ Bulrush ☐ Golden Canna ☐ Naiad ☐ _____
☐ Bacopa ☐ Chara ☐ Gulf Spikerush ☐ Pickerelweed
☐ Blue Flag Iris ☐ Cordgrass ☐ Lily ☐ Soft Rush ☐

Aquatic Weed Control, Inc.

Lake & Wetland Customer Service Report

Job Name:

Customer Number: 433 Customer: FCA - SHELL POINT CDD

Technician: Jarvis

Date: 04/16/2025 Time: 02:43 PM

Customer Signature: _____

[illegible]

CLARITY

- ☒ $< 1'$
☐ $1-2'$
☐ $2-4'$
☐ $> 4'$

FLOW

- ☐ None
☐ Slight
☒ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
- ☐ Truck

CARP PROGRAM

- ☐ Carp observed
- ☐ Barrier Inspected

WATER LEVEL

- ☐ High
☐ Normal
☒ Low

WEATHER

- ☐ Clear
☒ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|---|---|--|---|------------------------------------|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input checked="" type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Arrowhead | <input checked="" type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily |

Beneficial Vegetation Notes:

- ☐ Naiad ☐ _____
- ☐ Pickerelweed
- ☐ Soft Rush ☐









Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-7840966

Permit Number

29-60-2025211

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by 06/30/2025 then the fee will be: \$325.00

Mail To: Attention: [REDACTED]
Shell Point Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Shell Point Zero Entry Swimming Pool Pool Volume: 89,800
Location: 1107 W Shell Point Road gallons
Ruskin, FL 33570 Bathing Load: 100

Owner Information:

Name: Shell Point Community Development District
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607
Home Phone: (813) 873-7300 Work Phone: ()
Flow Rate: 500

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 29-60-2025211 Bill ID: 29-BID-7840966

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County

ATTN: Environmental Health

P O Box 5135

[Please RETURN invoice with your payment]

Batch Billing ID: 81257



PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Shell Point Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 27529
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,200.00</u>
Current Amount Due	\$ <u><u>3,200.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,200.00	0.00	0.00	0.00	0.00	3,200.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149902

DATE

5/16/2025

CUSTOMER ID

C2305

NET TERMS

Net 30

PO#**DUE DATE**

6/15/2025

BILL TO

Shell Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	3,000.00		3,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Personnel Services	1	Ea	7,050.00		7,050.00
Subtotal					10,525.00

Subtotal

\$10,525.00

Tax**Total Due**

\$10,525.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Shell Point CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

May 06, 2025

Client: 001510

Matter: 000001

Invoice #: 26461

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	MB	PREPARE ADVERTISEMENT PUBLICATION FOR PUBLIC HEARING ON AMENITY POLICIES AND FEES.	0.6	\$195.00
4/2/2025	MB	REVIEW ADVERTISEMENT PUBLICATION FOR APRIL WORKSHOP.	0.2	\$65.00
4/21/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
4/22/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.0	\$375.00
Total Professional Services			2.3	\$722.50

May 06, 2025
Client: 001510
Matter: 000001
Invoice #: 26461

Page: 2

Total Services	\$722.50	
Total Disbursements	\$0.00	
Total Current Charges		\$722.50
Previous Balance		\$1,540.00
Less Payments		(\$1,540.00)
PAY THIS AMOUNT		\$722.50

Please Include Invoice Number on all Correspondence



SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Statement Date: May 06, 2025

Amount Due: \$9,172.69

Due Date: May 20, 2025

Account #: 321000026112

DO NOT PAY. Your account will be drafted on May 20, 2025

Account Summary

Previous Amount Due	\$9,287.20
Payment(s) Received Since Last Statement	-\$9,287.20
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$9,172.69

Amount Due by May 20, 2025 \$9,172.69

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage



1155 7TH AVE NW,
CLBHSE, RUSKIN, FL
33570-3425

6,998
KWH



470 OLIVE CONCH ST,
FOUNTN, RUSKIN, FL
33570-2037

2,166
KWH



Scan here to interact
with your bill online.

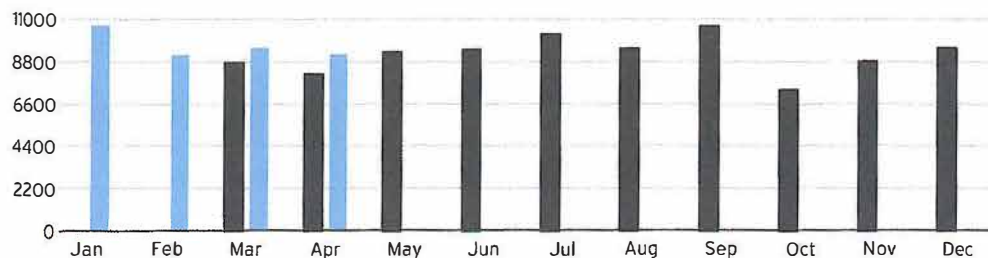


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026112

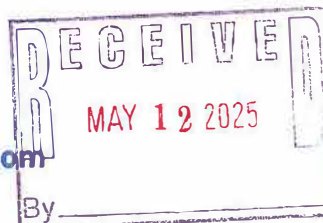
Due Date: May 20, 2025



Pay your bill online at [TampaElectric.com](https://www.tampaelectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/paperless) to enroll now.



Amount Due: \$9,172.69

Payment Amount: \$ _____

700500003355

Your account will be
drafted on May 20, 2025

00000014 FTECO505062522514010 00000 01 00000000 14 006

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

 Increased
  Same
  Decreased

Service Address: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8112

Sub-Account Number: 221007983952

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492468	04/23/2025	0		0		0 kWh	1	30 Days	\$19.38

Service Address: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8110


Sub-Account Number: 221007983960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492492	04/23/2025	7,596		7,596		0 kWh	1	30 Days	\$19.38

Service Address: 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037

Sub-Account Number: 221007983978

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492466	04/23/2025	13,569		11,403		2,166 kWh	1	30 Days	\$349.06

 3.8%

Service Address: 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570-2083

Sub-Account Number: 221007983986

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492491	04/23/2025	0		0		0 kWh	1	30 Days	\$19.38

Service Address: 334 GRACEFUL SEA PL, RUSKIN, FL 33570

Sub-Account Number: 211021533685

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621304	04/23/2025	0		0		0 kWh	1	30 Days	\$19.38

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

▲ Increased ▬ Same ▼ Decreased

Service Address: 1070 ISLAND SUNSET PL, RUSKIN, FL 33570

Sub-Account Number: 211021583862

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000648230	04/23/2025	0		0		0 kWh	1	30 Days	\$19.38

Service Address: SHELL POINT AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221007911623

Amount: \$370.93

Service Address: 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425

Sub-Account Number: 221007934435

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000799181	04/23/2025	82,883		75,885		6,998 kWh	1	30 Days	\$827.59
1000799181	04/23/2025	19.09		0		19.09 kW	1	30 Days	▼ 3.6%

Service Address: SHELL POINT PH 1 AND 2, LIGHTS, RUSKIN, FL 33570

Sub-Account Number: 221007940820

Amount: \$7,528.21

Total Current Month's Charges

\$9,172.69

00000014-00000002-Page 3 of 12





Sub-Account #: 221007983952
Statement Date: 05/01/2025

Service Address: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8112

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 03/25/2025 - 04/23/2025

Rate Schedule: General Service - Non Demand

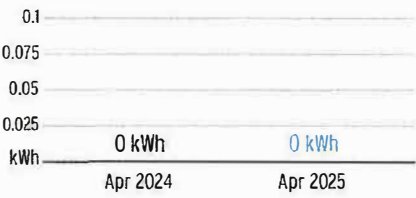
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	04/23/2025	0		0		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Current Month's Electric Charges	\$19.38
---	----------------

Avg kWh Used Per Day



Billing information continues on next page →



Sub-Account #: 221007983960
Statement Date: 05/01/2025

Service Address: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8110

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 03/25/2025 - 04/23/2025

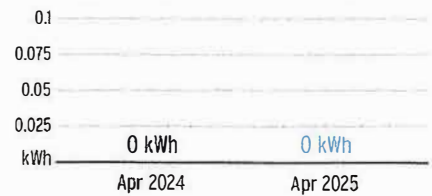
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	04/23/2025	7,596	7,596		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.38

Billing information continues on next page →





Sub-Account #: 221007983978
Statement Date: 05/01/2025

Service Address: 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 03/25/2025 - 04/23/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	04/23/2025	13,569	11,403		2,166 kWh	1	30 Days

Charge Details



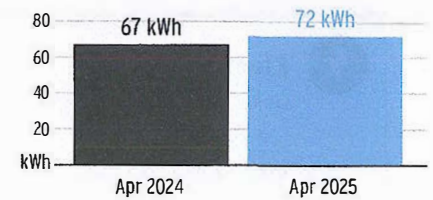
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	2,166 kWh @ \$0.08641/kWh	\$187.16
Fuel Charge	2,166 kWh @ \$0.03083/kWh	\$66.78
Storm Protection Charge	2,166 kWh @ \$0.00577/kWh	\$12.50
Clean Energy Transition Mechanism	2,166 kWh @ \$0.00418/kWh	\$9.05
Storm Surcharge	2,166 kWh @ \$0.02121/kWh	\$45.94
Florida Gross Receipt Tax		\$8.73

Electric Service Cost

\$349.06

Avg kWh Used Per Day



Current Month's Electric Charges

\$349.06

Billing information continues on next page →



Sub-Account #: 221007983986
Statement Date: 05/01/2025

Service Address: 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570-2083

Meter Read


Meter Location: LAKE FOUNTAIN

Service Period: 03/25/2025 - 04/23/2025

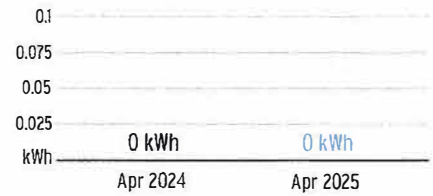
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	04/23/2025	0	0		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.38

Billing information continues on next page →

00000014-0000084-Page 7 of 12





Sub-Account #: 211021533685
Statement Date: 05/01/2025

Service Address: 334 GRACEFUL SEA PL, RUSKIN, FL 33570

Meter Read


Meter Location: SOUTH ENTRANCE

Service Period: 03/25/2025 - 04/23/2025

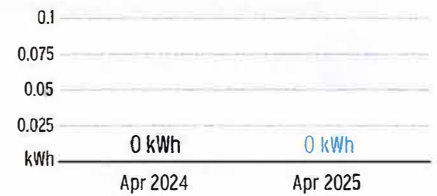
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	04/23/2025	0		0		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.38

Billing information continues on next page →



Sub-Account #: 211021583862
Statement Date: 05/01/2025

Service Address: 1070 ISLAND SUNSET PL, RUSKIN, FL 33570

Meter Read


Meter Location: NORTH ENTRANCE

Service Period: 03/25/2025 - 04/23/2025

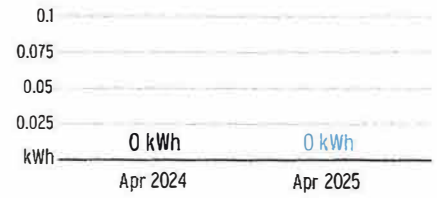
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	04/23/2025	0		0		0 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
Electric Service Cost		\$19.38

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.38

Billing information continues on next page →

00000014-00000085-Page 9 of 12





Sub-Account #: 221007911623
Statement Date: 05/01/2025

Service Address: SHELL POINT AMENITY CENTER, LIGHTS, RUSKIN, FL 33570

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	133 kWh @ \$0.03412/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03059/kWh	\$4.07
Storm Protection Charge	133 kWh @ \$0.00559/kWh	\$0.74
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.28
Franchise Fee		\$21.34
Municipal Public Service Tax		\$0.88
State Tax		\$22.87

Lighting Charges

\$370.93

Current Month's Electric Charges

\$370.93

Billing information continues on next page →



Sub-Account #: 221007934435
Statement Date: 05/01/2025

Service Address: 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425

Meter Read

Meter Location: CLUBHOUSE

Service Period: 03/25/2025 - 04/23/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000799181	04/23/2025	82,883	75,885	6,998 kWh	1	30 Days
1000799181	04/23/2025	19.09	0	19.09 kW	1	30 Days

Charge Details



Electric Charges

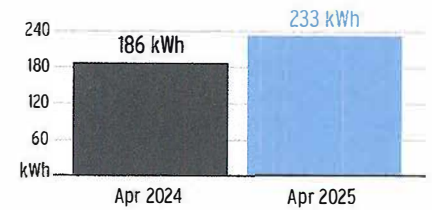
Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	19 kW @ \$18.07000/kW	\$343.33
Energy Charge	6,998 kWh @ \$0.00773/kWh	\$54.09
Fuel Charge	6,998 kWh @ \$0.03083/kWh	\$215.75
Capacity Charge	19 kW @ \$0.30000/kW	\$5.70
Storm Protection Charge	19 kW @ \$2.08000/kW	\$39.52
Energy Conservation Charge	19 kW @ \$0.93000/kW	\$17.67
Environmental Cost Recovery	6,998 kWh @ \$0.00068/kWh	\$4.76
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	6,998 kWh @ \$0.01035/kWh	\$72.43
Florida Gross Receipt Tax		\$20.69
Electric Service Cost		\$827.59

Current Month's Electric Charges

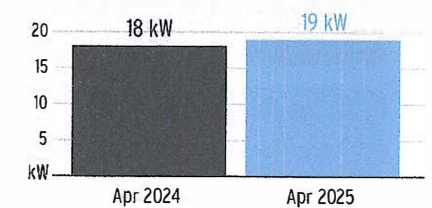
\$827.59

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.





Sub-Account #: 221007940820
Statement Date: 05/01/2025

Service Address: SHELL POINT PH 1 AND 2, LIGHTS, RUSKIN, FL 33570

Service Period: 02/27/2025 - 03/27/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2723 kWh @ \$0.03412/kWh	\$92.91
Fixture & Maintenance Charge	143 Fixtures	\$2377.99
Lighting Pole / Wire	143 Poles	\$4049.76
Lighting Fuel Charge	2723 kWh @ \$0.03059/kWh	\$83.30
Storm Protection Charge	2723 kWh @ \$0.00559/kWh	\$15.22
Clean Energy Transition Mechanism	2723 kWh @ \$0.00043/kWh	\$1.17
Storm Surcharge	2723 kWh @ \$0.01230/kWh	\$33.49
Florida Gross Receipt Tax		\$5.80
Franchise Fee		\$393.29
Municipal Public Service Tax		\$18.03
State Tax		\$457.25

Lighting Charges

\$7,528.21

Current Month's Electric Charges

\$7,528.21

Total Current Month's Charges

\$9,172.69

Shell Point CDD regular meeting
MEETING DATE: 5/13/25
DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	✓	Salary Accepted	200
Brittany Schwartzbauer	✓	Salary Accepted	200
Vincent Orlando	✓	Salary Accepted	200
Angela Davis	✓	Salary Accepted	200
Elaine Pennington	✓	Salary Accepted	200

Shell Point CDD workshop meeting

MEETING DATE: 5/27/25

DMS Staff Signature: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Cheryl Hammond	x	Salary Accepted	200
Brittany Schwartzbauer	x	Salary Accepted	200
Vincent Orlando	x	Salary Accepted	200
Angela Davis	x	Salary Accepted	200
Elaine Pennington	x	Salary Accepted	200

INVOICE

Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578

AquaSentryTampa@gmail.com
+1 (813) 943-2755



Bill to

Shell Cove
1155 7th Ave NW
Ruskin Fla 33570

Invoice details

Invoice no.: SWZQ6YR-7
Terms: Net 30
Invoice date: 04/17/2025
Due date: 05/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Repair and replace	3-way valve new 3 way valve for vac and trash pump	1	\$157.89	\$157.89
2.		Repair and replace	Labor re-plumb cut and remove jandy valve and re- plumb in new valve	1	\$300.00	\$300.00
Total						\$457.89

INVOICE

Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578

AquaSentryTampa@gmail.com
+1 (813) 943-2755



Bill to

Shell Cove
1155 7th Ave NW
Ruskin Fla 33570

Invoice details

Invoice no.: SWZQ6YR-6
Terms: Net 30
Invoice date: 04/17/2025
Due date: 05/17/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Repair and replace	slide valve repair drained pit and cut slide valve stem then heat and peeled broken pipe from bulk head , then re-plumbed new slide shaft in place and secured to slide valve , tested and confirmed proper operation . Also cleaned filters after repair to insure correct operation	1	\$499.00	\$499.00
Total						\$499.00

Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Gary Schwartz
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607
Project Name	6th Ave NW		
Project Description	Tree Staking From Hurricane Milton 2024		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
4.00	EACH	Stake up and reset (4) Oak trees that are leaning from Hurricane Milton 2024	\$45.00	\$180.00

For internal use only

SO# 8554755
JOB# 340500113
Service Line 130

Total Price \$180.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Point Of Contact

Signature	Title
Gary Schwartz	December 23, 2024
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Associate Acct Mgr Enhancement

Signature	Title
Martin Padilla	December 23, 2024
Printed Name	Date

Job #: 340500113

SO #: 8554755

Proposed Price: \$180.00



INVOICE

Sold To: 21714889
Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 9345171
Invoice Date: 4/29/2025
Sales Order: 8638383
Cust PO #:

Project Name: 1375-1379 Anchor Bend Dr
Project Description: Remove Debris From CCD Property

Job Number	Description	Amount
340500113	Shell Point CDD Remove debris from wooded area that belongs to CCD property	211.11
Total Invoice Amount		211.11
Taxable Amount		
Tax Amount		
Balance Due		211.11

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21714889
Invoice #: 9345171
Invoice Date: 4/29/2025

Amount Due: \$ 211.11

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Lisa Castoria
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607
Project Name	1375-1379 Anchor Bend Dr		
Project Description	Remove Debris From CCD Property		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	HOURL	Remove debris from wooded area that belongs to CCD property and take to land fill for disposal

Other

anchor bend dr pic 4



anchor bend dr pic 3



THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

Proposal for Extra Work at Shell Point CDD

anchor bend dr pic 1



For internal use only

SO# 8638383
JOB# 340500113
Service Line 130

Total Price

\$211.11

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

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2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

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NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature	Title	District Manager
Lisa Castoria	Date	April 08, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"
Account Manager

Signature	Title
Jesus Longoria	April 08, 2025
Printed Name	Date

Job #:	340500113	
SO #:	8638383	Proposed Price: \$211.11



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
ShellPoint CDD

Date of Issue
05/10/2025

Invoice Number
0000248

Amount Due (USD)

\$80.00

Due Date
06/09/2025

Description	Rate	Qty	Line Total
Adjustment of location of magnetic gate lock at the pool entrance to provide more secure function	\$80.00	1	\$80.00

Subtotal 80.00

Tax 0.00

Total 80.00

Amount Paid 0.00

Amount Due (USD) \$80.00

FLA POOLS

PO Box 6004
Sun City Center, FL 33571
(813) 839-7665
info@flapools.com



INVOICE

BILL TO
Shell Point CDD
1155 7th Ave NW
Ruskin, FL 33570

INVOICE 01194596
DATE 04/25/2025
TERMS Due on receipt

DESCRIPTION	AMOUNT
Installed replacement 3 phase motor starter for circulation pump. Had to tap off of GFCI circuit to run chemical pump, as using the pump circuit to power it cause the FGI breaker to trip due to unbalanced load between the two legs.	1,002.44

If paying by debit or credit card there is a 3.5% convenience fee charge, you can call us, pay online or Zelle at service@flapools.com

BALANCE DUE **\$1,002.44**

INVOICE

Ship KEN HOEFLE
To: SHELL POINT COMMUNITY
 1155 7TH AVE. NW
 RUSKING FL 33570
 USA

Ph: (417) 354-2241

ISO 9001 Certified

Bill SHELL POINT COMMUNITY
To: 1155 7TH AVE. NW
 RUSKING FL 33570
 USA

Tax I.D. 431595099

Remit To:
 MIRACLE RECREATION
 PO BOX 734154
 DALLAS, TX 75373-4154

Mark for: SHELL POINT COMMUNITY DEVELOPMENT DISTRI

Sold By: R0093 - MILLER RECREATION EQUIPMENT & DESIGN, INC.		Account Terms: NET 30		Currency: USD	
Customer Acct#		Customer PO #		Invoice No.	
3357K04				866345	
				MR00706395	
				10/19/2023	
Qty	Part #	Line Description		Unit Price	Ext Price
3	789004	TUBE SECT, 30" ID X 43 1/2" W/HARDWARE		\$ 755.00	\$ 2,265.00
1	INSTALL	CONTRACT INSTALLATION		\$ 1,500.00	\$ 1,500.00
				SALES AMOUNT	\$ 3,765.00
				COMMERCIAL FREIGHT	\$ 446.30
				SALES TAX	\$ 169.88
				TOTAL	\$ 4,381.18
				PAYMENTS	\$ 0.00
				ADJUSTMENTS	\$-169.88
				TOTAL BALANCE DUE	\$ 4,211.30

1.25% CHARGE PER MONTH FOR PAST DUE INVOICES - PLEASE ENCLOSE DUPLICATE COPY OF TERMS INVOICE WITH PAYMENT

Remit To: MIRACLE RECREATION
 PO BOX 734154
 DALLAS, TX 75373-4154

For questions or to request a copy of an invoice, please email us at accounts.receivable@playpower.com; to expedite your request, please include reference to your customer account number or invoice number in the subject line.

For a copy of product terms and conditions, please visit our website: <http://www.miracle-recreation.com>

Thank you for your business!

Today's Date	<u>5/7/2025</u>
Check Amount	<u>\$3,172.78</u>
Payable To	<u>Shell Point CDD</u>
Check Description	<u>Series 2019 - FY 25 Tax Dist. ID Dist 723</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

ERIC

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

SHELL POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	572,220.00	36.098%	0.361000
Net DS	1,012,981.00	63.902%	0.639000
Net Total	1,585,201.00	100.0000%	1.000000

93%

201

Date Received	Amount Received	36.10%	36.10%	63.90%	63.90%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/6/2024	7,864.33	2,838.84	2,838.84	5,025.49	5,025.49	(0.00)	Dist 695	1933
11/14/2024	2,348.00	847.57	847.57	1,500.43	1,500.43	0.00	Dist 697	1933
11/22/2024	4,696.01	1,695.15	1,695.15	3,000.86	3,000.86	(0.00)	Dist 698	1926
12/6/2024	1,012,835.39	365,609.58	365,609.58	647,225.81	647,225.81	(0.00)	Dist 706	1933
12/3/2024	7,983.21	2,881.75	2,881.75	5,101.46	5,101.46	(0.00)	Dist 700	1933
12/16/2024	110,825.52	40,005.39	40,005.39	70,820.13	70,820.13	(0.00)	Dist 707	1933
1/7/2025	311,879.17	112,580.99	112,580.99	199,298.18	199,298.18	0.00	Dist 709	1007
3/10/2025	2,421.37	874.06	874.06	1,547.31	1,547.31	(0.00)	Dist 716	1023
2/7/2025	4,774.26	1,723.39	1,723.39	3,050.87	3,050.87	0.00	Dist 713`	1023
4/7/2025	9,362.94	3,379.80	3,379.80	5,983.14	5,983.14	(0.00)	Dist 713`	1034
5/7/2025	4,965.04	1,792.26	1,792.26	3,172.78	3,172.78	0.00	Dist 723	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,479,955.24	534,228.77	534,228.78	945,726.47	945,726.47	(0.01)		
Net Total on Roll	1,585,201.00		572,220.00		1,012,981.00			
Collection Surplus / (Deficit)	(105,245.76)		(37,991.22)		(67,254.53)			

3C

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					
	GENERAL	DEBT SERVICE	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	FUND	PROJECTS	FIXED ASSETS	LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 39,572	\$ -	\$ -	\$ -	\$ -	\$ 39,572
Cash In Bank	336,583	-	-	-	-	336,583
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	767,171	-	-	-	767,171
Deposits	684	-	-	-	-	684
Fixed Assets						
Land	-	-	-	3,890,000	-	3,890,000
Water Management & Drainage	-	-	-	12,018,227	-	12,018,227
Amenity/Hardscape/Landscape	-	-	-	3,317,530	-	3,317,530
Amount Avail In Debt Services	-	-	-	-	1,019,461	1,019,461
Amount To Be Provided	-	-	-	-	12,200,539	12,200,539
TOTAL ASSETS	\$ 376,839	\$ 1,243,019	\$ -	\$ 19,225,757	\$ 13,220,000	\$ 34,065,615
LIABILITIES						
Accounts Payable	\$ 10,950	\$ -	\$ -	\$ -	\$ -	\$ 10,950
Due To Developer	42,196	-	-	-	-	42,196
Bonds Payable	-	-	-	-	13,220,000	13,220,000
Due To Other Funds	1,579	4,750	-	-	-	6,329
TOTAL LIABILITIES	54,725	4,750	-	-	13,220,000	13,279,475

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 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
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,238,269	-	-	-	1,238,269
Unassigned:	322,114	-	-	19,225,757	-	19,547,871
TOTAL FUND BALANCES	322,114	1,238,269	-	19,225,757	-	20,786,140
TOTAL LIABILITIES & FUND BALANCES	\$ 376,839	\$ 1,243,019	\$ -	\$ 19,225,757	\$ 13,220,000	\$ 34,065,615

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>				
Interest - Investments	\$ -	\$ 5,048	\$ 5,048	0.00%
Interest - Tax Collector	-	1,945	1,945	0.00%
Rental Income	-	2,450	2,450	0.00%
Special Assmnts- Tax Collector	537,887	531,960	(5,927)	98.90%
Other Miscellaneous Revenues	-	750	750	0.00%
TOTAL REVENUES	537,887	542,153	4,266	100.79%

EXPENDITURES

Administration

Supervisor Fees	12,000	15,600	(3,600)	130.00%
ProfServ-Trustee Fees	4,100	4,256	(156)	103.80%
Disclosure Report	4,200	2,450	1,750	58.33%
District Counsel	5,000	12,648	(7,648)	252.96%
District Engineer	3,000	3,685	(685)	122.83%
District Manager	36,000	21,000	15,000	58.33%
Auditing Services	5,100	5,200	(100)	101.96%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	70	430	14.00%
Public Officials Insurance	3,000	3,000	-	100.00%
Legal Advertising	2,500	5,502	(3,002)	220.08%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	3,972	(2,472)	264.80%
Dues, Licenses, Subscriptions	300	(6,860)	7,160	-2286.67%
Total Administration	79,550	72,023	7,527	90.54%

Utility Services

Utility - Electric	90,000	67,140	22,860	74.60%
Total Utility Services	90,000	67,140	22,860	74.60%

Garbage/Solid Waste Services

Garbage Collection	3,000	918	2,082	30.60%
Total Garbage/Solid Waste Services	3,000	918	2,082	30.60%

Water-Sewer Comb Services

Utility - Water	30,000	1,929	28,071	6.43%
Total Water-Sewer Comb Services	30,000	1,929	28,071	6.43%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	-	2,000	0.00%
Waterway Management	19,000	13,729	5,271	72.26%
Field Manager	12,000	13,050	(1,050)	108.75%
Amenity Center Cleaning & Supplies	7,500	5,515	1,985	73.53%
Contracts-Pools	18,000	14,298	3,702	79.43%
Amenity Center Pest Control	2,000	550	1,450	27.50%
Onsite Staff	40,000	20,042	19,958	50.11%
Janitorial Services & Supplies	2,500	-	2,500	0.00%
Telephone, Cable & Internet Service	1,800	1,802	(2)	100.11%
Insurance -Property & Casualty	32,693	25,461	7,232	77.88%
R&M-Plant Replacement	5,000	761	4,239	15.22%
Amenity Maintenance & Repairs	15,000	26,853	(11,853)	179.02%
R&M-Monument, Entrance & Wall	4,000	504	3,496	12.60%
Landscape Maintenance	145,000	126,078	18,922	86.95%
Security System Monitoring & Maint.	4,000	10,085	(6,085)	252.13%
Mulch & Tree Trimming	13,344	-	13,344	0.00%
Irrigation Maintenance	2,500	555	1,945	22.20%
Total Other Physical Environment	335,337	259,283	76,054	77.32%
TOTAL EXPENDITURES	537,887	401,293	136,594	74.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	140,860	140,860	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		181,254		
FUND BALANCE, ENDING		\$ 322,114		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 34,456	\$ 34,456	0.00%
Special Assmnts- Tax Collector	948,331	929,913	(18,418)	98.06%
Special Assmnts- CDD Collected	-	4,598	4,598	0.00%
TOTAL REVENUES	948,331	968,967	20,636	102.18%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	260,000	10,000	96.30%
Interest Expense	678,331	683,531	(5,200)	100.77%
Total Debt Service	948,331	943,531	4,800	99.49%
TOTAL EXPENDITURES	948,331	943,531	4,800	99.49%
Excess (deficiency) of revenues Over (under) expenditures	-	25,436	25,436	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	41	41	0.00%
TOTAL FINANCING SOURCES (USES)	-	41	41	0.00%
Net change in fund balance	\$ -	\$ 25,477	\$ 25,477	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,212,792		
FUND BALANCE, ENDING		\$ 1,238,269		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(41)	(41)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(41)	(41)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (41)</u>	<u>\$ (41)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		41		
FUND BALANCE, ENDING		<u>\$ -</u>		

Bank Account Statement

Shell Point CDD

Thursday, June 26, 2025

Page 1

Bank Account No. 5605

Statement No. 05_25

Statement Date

05/31/2025

G/L Account No. 101002 Balance	336,582.84	Statement Balance	364,799.29
		Outstanding Deposits	9,095.97
Positive Adjustments	0.00	Subtotal	373,895.26
Subtotal	336,582.84	Outstanding Checks	-37,312.42
Negative Adjustments	0.00	Ending Balance	336,582.84
Ending G/L Balance	336,582.84		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/07/2025	Payment	BD00016	Special Assmnts-Tax Collector	Deposit No. BD00016	4,965.04	4,965.04	0.00
05/29/2025	Payment	BD00026	Other Miscellaneous Revenues	Deposit No. BD00026	1,055.00	1,055.00	0.00
05/31/2025		JE000544	Interest - Investments	Interest Earned	1,402.33	1,402.33	0.00
Total Deposits					7,422.37	7,422.37	0.00
Checks							
							0.00
02/26/2025	Payment	1013	ANGELA MARIE DAVIS	Check for Vendor V00079	-200.00	-200.00	0.00
04/18/2025	Payment	100018	BUSINESS OBSERVER	Inv: 25 00985H	-54.69	-54.69	0.00
04/25/2025	Payment	100022	JNJ CLEANING SERVICES LLC	Inv: 0540	-770.00	-770.00	0.00
04/25/2025	Payment	100023	BRIGHT VIEW LANDSCAPE SERVICES	Inv: 9315111, Inv: 9184710 A, Inv: 9200984	-11,993.46	-11,993.46	0.00
04/25/2025	Payment	100024	STRALEY ROBIN VERICKER	Inv: 26293	-1,540.00	-1,540.00	0.00
04/25/2025	Payment	100025	INFRAMARK LLC	Inv: 147968	-11.70	-11.70	0.00
04/25/2025	Payment	100026	ACTION SECURITY, INC	Inv: 29132, Inv: 28917, Inv: 28435	-2,420.00	-2,420.00	0.00
04/29/2025	Payment	1036	ANGELA MARIE DAVIS	Payment of Invoice 001284	-200.00	-200.00	0.00
04/29/2025	Payment	1037	BRITTANY IVY-SCHWARTZBAUER	Payment of Invoice 001281	-200.00	-200.00	0.00
04/29/2025	Payment	1038	CHERYL ANN HAMMOND	Payment of Invoice 001282	-200.00	-200.00	0.00
04/29/2025	Payment	1039	ELAINE PENNINGTON	Payment of Invoice 001285	-200.00	-200.00	0.00
04/29/2025	Payment	1040	VINCENT ORLANDO	Payment of Invoice 001283	-200.00	-200.00	0.00

Bank Account Statement

Shell Point CDD

Thursday, June 26, 2025

Page 2

Bank Account No. 5605

Statement No. 05_25

Statement Date

05/31/2025

04/29/2025	Payment	100027	BRIGHT VIEW LANDSCAPE SERVICES	Inv: 9315240	-250.01	-250.01	0.00
05/02/2025	Payment	100028	ACTION SECURITY, INC	Inv: 29156	-660.00	-660.00	0.00
05/02/2025	Payment	100029	CORLIN SERVICES LLC	Inv: 0000246	-160.00	-160.00	0.00
05/08/2025	Payment	100030	BRIGHT VIEW LANDSCAPE SERVICES	Inv: 122324-	-180.00	-180.00	0.00
05/08/2025	Payment	100031	ACTION SECURITY, INC	Inv: 29194	-145.00	-145.00	0.00
05/08/2025	Payment	100032	FIRST CHOICE AQUATIC WEED	Inv: 109497, Inv: 109496	-1,744.00	-1,744.00	0.00
05/08/2025	Payment	100033	BL POOLS dba AQUASENTRY FLORIDA	Inv: SWZQ6YR-7, Inv: H10015	-1,621.64	-1,621.64	0.00
05/13/2025	Payment	1041	DEPARTMENT OF HEALTH	Payment of Invoice 001297	-275.00	-275.00	0.00
05/14/2025	Payment	1043	SHELL POINT CDD	Payment of Invoice 001304	-3,172.78	-3,172.78	0.00
05/14/2025	Payment	100034	GRAU AND ASSOCIATES	Inv: 27529	-3,200.00	-3,200.00	0.00
05/14/2025	Payment	100035	BRIGHT VIEW LANDSCAPE SERVICES	Inv: 9328020	-11,412.10	-11,412.10	0.00
05/14/2025	Payment	100036	STRALEY ROBIN VERICKER	Inv: 26461	-722.50	-722.50	0.00
05/14/2025	Payment	100038	BGE, INC	Inv: 20827	-193.90	-193.90	0.00
05/14/2025	Payment	100040	MIRACLE RECREATION EUIPMENT, INC.	Inv: 866345	-4,211.30	-4,211.30	0.00
05/15/2025	Payment	100041	DOORKING INC.	Inv: 2501145	-34.95	-34.95	0.00
05/15/2025	Payment	100043	FLA POOLS INC	Inv: 01194596	-1,002.44	-1,002.44	0.00
05/16/2025	Payment	1044	ANGELA MARIE DAVIS	Check for Vendor V00079	-200.00	-200.00	0.00
05/16/2025	Payment	1045	BRITTANY IVY- SCHWARTZBAUER	Check for Vendor V00085	-200.00	-200.00	0.00
05/16/2025	Payment	1046	CHERYL ANN HAMMOND	Check for Vendor V00086	-200.00	-200.00	0.00
05/16/2025	Payment	1047	ELAINE PENNINGTON	Check for Vendor V00082	-200.00	-200.00	0.00
05/16/2025	Payment	1048	VINCENT ORLANDO	Check for Vendor V00083	-200.00	-200.00	0.00
05/16/2025	Payment	1049	ANGELA MARIE DAVIS	Check for Vendor V00079	-200.00	-200.00	0.00
05/23/2025	Payment	300004	BOCC ACH	Inv: 050225-9190-ACH	-496.07	-496.07	0.00
05/27/2025	Payment	300005	CHARTER COMMUNICATION S ACH	Inv: 2459430050925-ACH	-205.00	-205.00	0.00
05/23/2025		JE000545	Utility - Electric	Bank recon adj Teco	-1,142.19	-1,142.19	0.00
Total Checks					-50,018.73	-50,018.73	0.00

Adjustments

Total Adjustments

Bank Account Statement

Shell Point CDD

Thursday, June 26, 2025
Page 3

Bank Account No. 5605
Statement No. 05_25

Statement Date 05/31/2025

Outstanding Checks

02/02/2025		JE000482	Special Assmnts- Tax Collector	Hills Tax Reve dist 713	-4,774.26
04/21/2025	Payment	300001	TECO ACH	Inv: 040425 6112	-9,287.20
03/31/2025	Payment	DD106	TECO ACH	Payment of Invoice 000784	-8,527.02
05/14/2025	Payment	100037	BUSINESS OBSERVER	Inv: 25-1237H	-100.63
05/14/2025	Payment	100039	BL POOLS dba AQUASENTRY	Inv: SWZQ6YR-6	-499.00
05/15/2025	Payment	100042	ADA SITE COMPLIANCE	Inv: INV8927	-1,500.00
05/20/2025	Payment	100044	CORLIN SERVICES LLC	Inv: 0000248	-80.00
05/27/2025	Payment	100045	INFRAMARK LLC	Inv: 149902	-10,525.00
05/27/2025	Payment	100046	BRIGHT VIEW LANDSCAPE SERVICES	Inv: 9345171	-211.11
04/23/2025	Payment	DD108	TECO ACH	Payment of Invoice 001314	-808.20
05/30/2025	Payment	1050	ANGELA MARIE DAVIS	Check for Vendor V00079	-200.00
05/30/2025	Payment	1051	BRITTANY IVY- SCHWARTZBAUER	Check for Vendor V00085	-200.00
05/30/2025	Payment	1052	CHERYL ANN HAMMOND	Check for Vendor V00086	-200.00
05/30/2025	Payment	1053	ELAINE PENNINGTON	Check for Vendor V00082	-200.00
05/30/2025	Payment	1054	VINCENT ORLANDO	Check for Vendor V00083	-200.00
Total Outstanding Checks					-37,312.42

Outstanding Deposits

04/01/2025		JE000500		Reverse Bank recon adj	9,095.97
Total Outstanding Deposits					9,095.97

Shell Point CDD

Page 1

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
Total Checks							0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
09/30/2022		JE000406		R/C to Bank Card			-100.44
Total Outstanding Checks							-100.44
Outstanding Deposits							
02/10/2025	Payment	BD00009		Deposit No. BD00009			650.00
Total Outstanding Deposits							650.00

Fifth Order of Business

5D

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

District Office " 2005 Pan Am Circle " Suite 300 " Tampa, Florida 33607

Davis
1027 7th Ave NW
Ruskin, FL 33570

Subject: Davis Family Incident Report 6/7/2025

Dear Resident,

It's been brought to my attention that Community Pool violations occurred by residents/guests of 1027 7th Ave NW on June 7, 2025. These violations have been confirmed by reviewing the security team report and security camera footage.

On June 7, 2025, at approximately 5:30 PM a member of the Davis family that resides at 1027 7th Ave NW entered the pool area through the East Gate. The individual then proceeded to the West Gate to allow other individuals into the pool area. The security guard approached the individual that entered through the west exit gate and asked if they were residents. A male member of the group had told the security guard to "leave his family alone."

The family proceeded to set up for a party utilizing the veranda area by the ping pong table.

Violations that occurred in the pool area:

- No parties are permitted
- Exceeding the 4 additional guests per address policy
- Smoking
- Alcoholic beverages in glass containers
- Members of the party allowing others to enter through the West Gate which is an EXIT ONLY NO RE-ENTRY Gate.

Our records indicate that you signed the new Registration Form agreeing to the Community Policies.

Due to the infractions that occurred your amenities access will be suspended for 30 days starting June 28, 2025. The CDD Board of Supervisors will review this incident and determine if any further suspension period is warranted. You may discuss this matter with the CDD Board and appeal the suspension at the next scheduled meeting on July 8, 2025, at 5:30 PM at the Shell Point Clubhouse.

Thank you for your cooperation.

Lisa Castoria
District Manager, Inframark
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