

**SHELL POINT
COMMUNITY DEVELOPMENT
DISTRICT**

MEETING AGENDA

Tuesday, November 25, 2025, at 6:00 P.M.

**Meeting to be held at:
The Shell Point Clubhouse
1155 7th Ave NW., Ruskin, FL 33570**

[Teams Meeting Information](#)

Meeting ID: 230 158 184 243 7 **Passcode:** jV3LY7ZQ

PREPARED BY:



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Shell Point Community Development District

Board of Supervisors'

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

District Staff

Kristee Cole, Senior District Manager
Alize Aninipot, District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer
Ken Hoefle, Field Inspector
Nancy Nix, Accountant
Diana Kapatsyna, District Admin. Assistant

PUBLIC HEARING AND REGULAR MEETING AGENDA

Tuesday, November 25, 2025, at 6:00 p.m.

[Teams Meeting Information](#)

Meeting ID: 230 158 184 243 7 **Passcode:** jV3LY7ZQ

1. **Call To Order and Roll Call**
2. **Audience Comments** *Each individual has the opportunity to comment and is limited to **three (3) minutes**.*
3. **Motion to Approve the Agenda**
4. **Staff Reports**
 - A. Accountant
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Onsite Manager Report.....Page 3
5. **Business Administration**
 - A. Approval of Regular Meeting Minutes for October 28, 2025.....Page 14
 - B. Workshop Meeting Minutes for September 2025 & October 2025 (*Under Separate Cover*)
 - C. Consideration of Operation and Maintenance for September 2025 & October 2025.....Page 19
6. **Business Items**
 - A. Public Hearing to Adopt the Recreation Center Policies
 1. Consideration of Resolution 2026-04; Adopting Recreation Center Policies.....Page 134
 - B. Consideration of Playground Mulch Proposal.....Page 142
 - C. Consideration of Fence Proposals.....Page 143
 - D. Discussion Regarding the Hillsborough County Substation
7. **Board of Supervisors' Requests and Comments**
8. **Audience Comments**
9. **Adjournment**

The next Workshop will be held on Tuesday, December 9, 2025, at 6:00 p.m.

The next Regular Meetings is scheduled to be held on Tuesday, December 30, 2025, at 6:00 p.m.

November 2025 On-Site Report:

- **Working with DM on quotes for playground mulch. Sent email to DM & Board Chair regarding pricing.**
- **Monument Repairs due to vandalism are being addressed by Corlin Services with approval by Board Chair. Corlin Services is looking for the corbels we need for repair. This repair will be under a separate invoice as we have an Incident Report filed with HCSO. Corlin Services is also going to address the graffiti on the other monument and the missing tile from the west side monument close to Anchor Bend.**
- **Entire Community palm trees need trimming.**
- **Hillsborough County Public Works Division were advised of issues with pedestrian walkway bridges. Work orders have been created.**
- **It appears most ducks have moved on. Only a couple have reappeared on occasion. Duck deterrent poles and hardware along with insurance recommended signage will be installed in case we have another invasion per Board Chair.**
- **Working with Board Chair on front sidewalk renovation. Removing mulch and will be installing walk pavers and stone.**
- **Working with DM for quotes regarding fence project around pickleball court. Quotes have been received and were sent to DM & Board Chair under separate cover.**
- **Playground drainage issues. Need to keep this on our radar.**
- **Clubhouse Usage Agreement language update for cleaning fee to be added. Working with DM on this.**
- **Bulletin Board was purchased and installed at mail kiosk per Board Chair. Final cost was presented to HOA, and they will be covering half the cost.**
- **Worked with Board Chair regarding paint colors for inside of clubhouse. Work in progress but coming along well.**
- **Per Board Chair paint purchased to reline parking lines and handicap space.**

- **Worked with Board Chair on creating a Holiday Event at the clubhouse. Santa will be coming and a coffee trailer with treats.**
- **The leak at the drinking fountain is scheduled for repair on 11/14.**
- **Shower at pool repaired on 11/14.**
- **Landscape around community is the same as previous month. New Landscaper starts 12/1 and will be walking property at that time.**
- **Homeless situation was addressed. Will monitor area.**
- **Worked with Home Depot and provided them with our Tax-Exempt Certificate. We are good to go now.**



Corlin Services working on monuments.





Fountain repairs scheduled for 11/14.



Front sidewalk work to start week of 11/17.



New bulletin board installed.



Parking lot paint to start week of 11/17



Clubhouse painting in progress.



Shower to pool repaired 11/14.



Palm trees need trimming.



Pool area looks good palms need trimming.

**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 Tuesday October 28, 2025, at 6:00 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present and constituting a quorum were:

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

Also present either in person or via TEAMS Video Communications, were:

Alize Aninipot	District Manager
Kristee Cole	Senior District Manager
Phil Chang	District Engineer
Michael Broadus	District Counsel
Jason Liggett	Inframark Field

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

There was a motion to designate officers by Ms. Hammond and Ms. Schwartzbauer.

Ms. Cole explained that because this item was not listed on the agenda, the Board would need to open the floor to audience comments regarding redesignating Officers. There were no audience comments at this time.

There was one nomination for Ms. Hammond as Chair.

Mr. Orlando asked for clarification on whether officer redesignation may occur again.

Ms. Cole confirmed that officers may be redesignated at any time.

One nomination for Ms. Schwartzbauer as Chair.

One nomination for Ms. Pennington as Chair.

First Round of Voting – Chair

Votes for Ms. Hammond as Chair: 2

Votes for Ms. Schwartzbauer as Chair: 1

Votes for Ms. Pennington as Chair: 2
Due to a tie, the Board proceeded to re-vote.

Second Round of Voting – Chair
Votes for Ms. Hammond as Chair: 0
Votes for Ms. Schwartzbauer as Chair: 3
Votes for Ms. Pennington as Chair: 2
Ms. Schwartzbauer was elected Chairperson.

Nomination for Ms. Hammond as Vice Chair: 2.
The District Manager explained that another nomination was required because a majority vote was not obtained.

Nomination for Mr. Orlando as Vice Chair.

Vote – Vice Chair
Votes for Ms. Hammond as Vice Chair: 2
Votes for Mr. Orlando as Vice Chair: 3
Mr. Orlando was elected Vice Chairperson.

Ms. Schwartzbauer is now Chairperson, Mr. Orlando is now Vice Chair, and all other remaining Board Members will serve as Assistant Secretaries.

Additionally, Ms. Cole was designated as an Assistant Secretary, and it was announced that she will be taking over as District Manager.

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, the Board adopted Resolution 2026-01, Redesignating Officers.

Audience members asked whether Board Members could state their names and titles for the public. Ms. Cole asked if the Board was comfortable with this request, and Board Members stated their names and titles for the record.

Mr. Orlando asked to open the floor back to audience comments. Residents asked for a update on the pool, and when the commissioner will be attending the next Board meeting. The District Manager mentioned the pool has improved and the ducks have been keeping out of the pool, it was also mentioned the Commissioner was unable to make the November 2025 meeting due to the holiday and is working to get her scheduled for the December meeting if she is available.

A resident then asked for the meeting schedule, and the District Manager explained the Workshop and Regular Meeting Schedule.

On MOTION by Ms. Hammond, seconded by Ms. Schwartzbauer, to cancel the Workshop meetings, with three Board Members opposing the motion to cancel the workshop failed.

A recess was called to obtain decorum of the meeting, due to several outbursts.

There were questions regarding seat terms and Board Members discussing Board business outside of a meeting.

THIRD ORDER OF BUSINESS

Motion to Approve the Agenda

On MOTION by Ms. Hammond, second by Ms. Davis, the Board approved the agenda.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Regular Meeting Minutes for September 9, 2025, & Workshop Meeting Minutes September 23, 2025

B. Consideration of Operation and Maintenance August 2025

On MOTION by Mr. Orlando seconded by Ms. Schwartzbauer, with all in favor, the consent agenda item 4A meeting minutes of September 9, 2025, Regular Meeting, was approved as presented.

The Board tabled the September 23, 2025, workshop minutes.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

None.

B. District Engineer

Mr. Chang provided GEO proposal for pond erosion. Ms. Cole stated this item could be reviewed at the November 2025 meeting for further discussion and possibly receive more proposals.

Mr. Orlando asked for a follow-up quote for pool crack testing and voids and received a quote for \$6,000 from the Engineer and asked for 3 quotes total. It was mentioned on record that Egis' report stated there was no voids. Ms. Davis asked to push this discussion to supervisor requests to allow RFP landscape vendors to have their time to present.

C. District Manager

Next meeting scheduled November 25, 2025, at 6:00pm. The District Manager provided an update to the Board on the vandalism on the pickleball court, resident received the letter that was sent October 13, 2025, and are awaiting payment.

D. Onsite Report

131 None.

132

133 **SIXTH ORDER OF BUSINESS** **Business Items**

134 **A. Consideration of Landscaping RFP Bid Submission**

135 There were a total of 9 submissions, and the Board chose five. Due to the lack of decorum
136 of the meeting, two vendors have pulled their bids, Down to Earth, Pine Lake and Green
137 team presented to the Board.
138

139 Discussion ensued among the Board regarding the Landscaping RFPs presented.

140

141 On MOTION by Ms. Schwartzbauer, second by Ms. Hammond,
142 with all in favor, the Pine Lake proposal, was accepted.

143

144 On MOTION by Ms. Davis, second by Ms. Hammond, with all in
145 favor, to terminate BrightView, was accepted.

146

147 **B. Consideration of Resolution 2026-02; FY 2025 Budget Amendment**

148

149 On MOTION by Mr. Orlando, second by Ms. Pennington, with all in
150 favor, business item 6B Resolution 2026-02; FY 2025 Budget
151 Amendment was adopted.

152

153 **C. Consideration of Resolution 2026-03; Goals and Objectives for FY 2026**

154

155 On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with
156 all in favor, Resolution 2026-03; Goals and Objectives for FY 2026
157 was adopted.

158

159 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
160 **Comments**

161 Mr. Orlando requested follow-up with the insurance company regarding their measurement
162 and testing of the pool. Mr. Orlando asked that additional quotes to be obtained, other than
163 the previously received \$6,000 quote.

164 Mr. Orlando also requested that the District Counsel email be removed from the District
165 Website.

166

167 Mr. Orlando expressed concerns about residents and Board members directly contacting the
168 District Engineer and District Counsel.

It was suggested that all questions for the District Engineer and District Counsel should be directed to the District Manager, who will present the questions to the Board for determination on whether they should be forwarded to District Engineer and District Counsel.

The Board requested that District Counsel be physically present at the next meeting. Due to lack of decorum the Board Meeting was called for an adjournment.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Pennington seconded by Mr. Orlando, with Ms. Hammond and Ms. Schwartzbauer opposed, meeting was adjourned at 8:13 p.m.

Alike Aninipot
District Manager

Brittany Schwartzbauer
Chairperson

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
CHARTER COMMUNICATIONS ACH	9/9/2025	24594300090925-ACH	\$205.00	\$205.00	SVC PRD 09/09-10/08/25
Monthly Contract Subtotal			\$205.00	\$205.00	
Utilities					
BOCC ACH	9/2/2025	090225-9190-ACH	\$628.50	\$628.50	WATER
BRIGHT VIEW LANDSCAPE SERVICES	8/1/2025	9437090	\$11,412.10	\$11,412.10	August 2025 Landscaping Maintenance
BRIGHT VIEW LANDSCAPE SERVICES	9/1/2025	9473084	\$11,412.10	\$11,412.10	September 2025 Landscape Maintenance
TECO ACH	9/4/2025	090425-6112-ACH	\$8,314.33	\$8,314.33	September 2025 Electric
Utilities Subtotal			\$31,767.03	\$31,767.03	
Regular Services					
ACTION SECURITY, INC	9/1/2025	30386	\$145.00	\$145.00	September 2025 Action Security
ALAFIA TERMITE & PEST SERVICES, INC.	8/26/2025	082625	\$650.00	\$650.00	Indoor Pest Control Services
ANGELA MARIE DAVIS	9/9/2025	AD-090925	\$200.00	\$200.00	BOARD 9/9/25
BGE, INC	9/2/2025	28552	\$140.00	\$140.00	August 2025 District Engineer
BL POOLS dba AQUASENTRY	9/1/2025	S2UH448-14	\$1,995.00	\$1,995.00	September 2025 Pool Contract
BRITTANY IVY-SCHWARTZBAUER	9/9/2025	BS-090925	\$200.00	\$200.00	BOARD 9/9/25
BRITTANY IVY-SCHWARTZBAUER	9/23/2025	BS-092325	\$200.00	\$200.00	BOARD 9/23/25
BUSINESS OBSERVER	9/19/2025	25-02876H	\$111.56	\$111.56	Legal Advertising for 10-14-25 Workshop
CHERYL ANN HAMMOND	9/9/2025	CH-090925	\$200.00	\$200.00	BOARD 9/9/25
CHERYL ANN HAMMOND	9/23/2025	CH-092325	\$200.00	\$200.00	BOARD 9/23/25
EGIS INSURANCE	9/19/2025	29665	\$29,404.00	\$29,404.00	RENEW POLICY 10/01/25-101/01/26
ELAINE PENNINGTON	9/9/2025	EP-090925	\$200.00	\$200.00	BOARD 9/9/25
ELAINE PENNINGTON	9/23/2025	EP-092325	\$200.00	\$200.00	BOARD 9/23/25
FIRST CHOICE AQUATIC WEED	8/31/2025	113835	\$1,463.00	\$1,463.00	August 2025 Pond Maintenance
INFRAMARK LLC	9/5/2025	158093	\$350.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2025	158093	\$3,000.00		MANAGEMENT FEE
INFRAMARK LLC	9/5/2025	158093	\$7,050.00	\$10,400.00	MANAGEMENT FEE
STRALEY ROBIN VERICKER	9/16/2025	27112	\$230.00	\$230.00	District Counsel 8/13/25 and 8/25/25
VINCENT ORLANDO	9/9/2025	VO-090925	\$200.00	\$200.00	BOARD 9/9/25
VINCENT ORLANDO	9/23/2025	VO-092325	\$200.00	\$200.00	BOARD 9/23/25
Regular Services Subtotal			\$46,338.56	\$46,338.56	
Additional Services					
BRIGHT VIEW LANDSCAPE SERVICES	7/31/2025	9461881	\$2,342.81	\$2,342.81	Landscaping Services 7/31/25
BRIGHT VIEW LANDSCAPE SERVICES	7/31/2025	9461882	\$110.11	\$110.11	Landscaping Renovation Behind Pickeball Court
CORLIN SERVICES LLC	8/22/2025	0000274	\$80.00	\$80.00	Removal, Repair, Replacement of LOCK on dog bag device and investigation of leak at water fountain
Additional Services Subtotal			\$2,532.92	\$2,532.92	
TOTAL			\$80,843.51	\$80,843.51	

September 9, 2025

Invoice Number: 2459430090925
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 09/09/25 through 10/08/25
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
<i>YOUR AUTO PAY WILL BE PROCESSED 09/26/25</i>	
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.

**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 DY RP 09 09102025 NNNNNNNN 01 000986 0004

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

September 9, 2025

SHELL POINT CDD

Invoice Number: 2459430090925
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: 2459430090925
 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 DY RP 09 09102025 NNNNNNNN 01 000986 0004

Charge Details

Previous Balance		205.00
EFT Payment	08/26	-205.00
Remaining Balance		\$0.00

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

Service from 09/09/25 through 10/08/25

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 \$2.02, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued 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.





Invoice Number: 2459430090925
Account Number: 8337 12 028 2459430
Security Code: **1043**

SHELL POINT CDD**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 09 09102025 NNNNNNNN 01 000986 0004

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2459430090925
Account Number:: 8337 12 028 2459430
Security Code: **1043**

SHELL POINT CDD



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 09 09102025 NNNNNNNN 01 000986 0004





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	09/02/2025	09/23/2025

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	08/01/2025	194883	09/01/2025	236145	41262 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$124.61
Water Base Charge	\$38.19
Water Usage Charge	\$89.84
Sewer Base Charge	\$100.80
Sewer Usage Charge	\$269.03

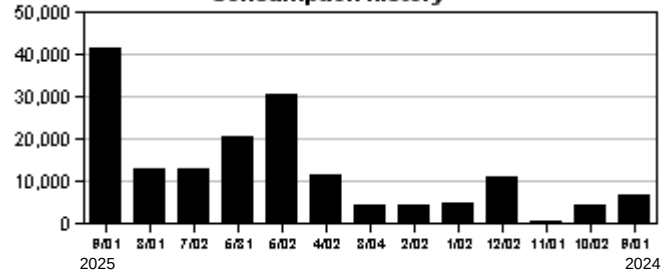
Summary of Account Charges

Previous Balance	\$278.59
Net Payments - Thank You	\$-278.59
Total Account Charges	\$628.50
AMOUNT DUE	\$628.50

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

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

979 0

DUE DATE 09/23/2025

**Auto Pay Scheduled
DO NOT PAY**



0009099891906 00000628503

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 9437090
Invoice Date: 8/1/2025
Cust PO #:



102 - #10 - 1859 - 2965 - F1 P2971

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

Terms: Net 15 Days

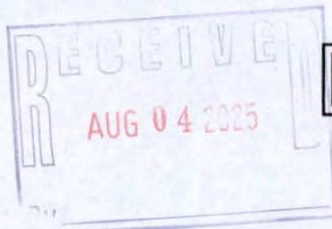
If you have any questions regarding this invoice, please call 813-641-3672

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 #: 9437090
Invoice Date: 8/1/2025



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
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 9473084
Invoice Date: 9/1/2025
Cust PO #:



102-#10-1894-2762-F1 P2768

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For September	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 #: 9473084
Invoice Date: 9/1/2025



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

Statement Date: September 04, 2025

Amount Due: \$8,314.33

Due Date: September 18, 2025

Account #: 321000026112

DO NOT PAY. Your account will be drafted on September 18, 2025

Account Summary

Previous Amount Due	\$8,293.61
Payment(s) Received Since Last Statement	-\$8,293.61
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,314.33

Amount Due by September 18, 2025 \$8,314.33

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

7,385
KWH



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

2,020
KWH



Scan here to interact
with your bill online.

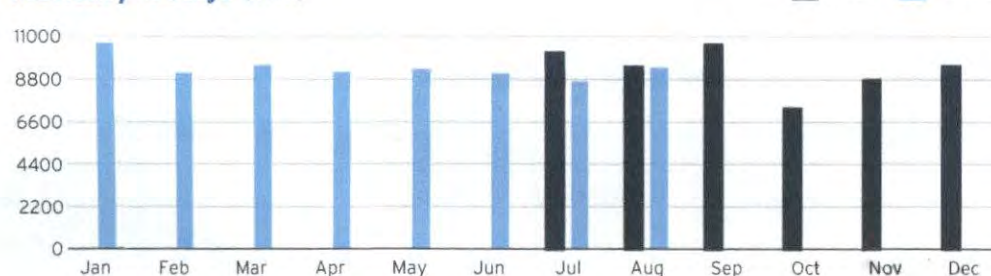


DOWNED IS DANGEROUS!

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.



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.



Account #: 321000026112

Due Date: September 18, 2025

Amount Due: \$8,314.33

Payment Amount: \$ _____

700125004433

Your account will be
drafted on September 18, 2025

00000013 FTECO509052503095110 000000 01 00000000 13 006

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	08/21/2025	0		0		0 kWh	1	29 Days	\$18.74

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	08/21/2025	7,596		7,596		0 kWh	1	29 Days	\$18.74

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	08/21/2025	22,123		20,103		2,020 kWh	1	29 Days	\$332.57
									▼ 6.0%

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	08/21/2025	0		0		0 kWh	1	29 Days	\$18.74

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	08/21/2025	0		0		0 kWh	1	29 Days	\$18.74

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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	08/21/2025	0		0		0 kWh	1	29 Days	\$18.74

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

Sub-Account Number: 221007911623

Amount: \$348.50

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	08/21/2025	10,881		3,496		7,385 kWh	1	29 Days	\$869.52
1000799181	08/21/2025	18.8		0		18.8 kW	1	29 Days	▲ 12.9%

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

Sub-Account Number: 221007940820

Amount: \$6,670.04

Total Current Month's Charges

\$8,314.33

00000013-0000071-Page 3 of 12





Sub-Account #: 221007983952
Statement Date: 08/29/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 07/24/2025 - 08/21/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	08/21/2025	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Current Month's Electric Charges

\$18.74

Billing information continues on next page →

00000013-0000071-Page 4 of 12



Sub-Account #: 221007983960
Statement Date: 08/29/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 07/24/2025 - 08/21/2025

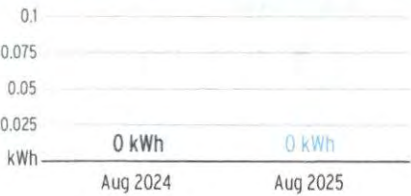
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	08/21/2025	7,596		7,596		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Current Month's Electric Charges **\$18.74**

Billing information continues on next page →

00000013-0000072-Page 5 of 12





Sub-Account #: 221007983978
Statement Date: 08/29/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 07/24/2025 - 08/21/2025

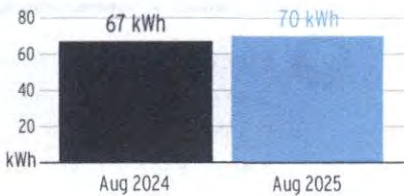
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492466	08/21/2025	22,123	20,103	2,020 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	2,020 kWh @ \$0.08641/kWh	\$174.55
	Fuel Charge	2,020 kWh @ \$0.03391/kWh	\$68.50
	Storm Protection Charge	2,020 kWh @ \$0.00577/kWh	\$11.66
	Clean Energy Transition Mechanism	2,020 kWh @ \$0.00418/kWh	\$8.44
	Storm Surcharge	2,020 kWh @ \$0.02121/kWh	\$42.84
	Florida Gross Receipt Tax		\$8.31
	Electric Service Cost		\$332.57

Avg kWh Used Per Day



Current Month's Electric Charges \$332.57

Billing information continues on next page →



Sub-Account #: 221007983986
Statement Date: 08/29/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN
Service Period: 07/24/2025 - 08/21/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	08/21/2025	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Current Month's Electric Charges \$18.74

Billing information continues on next page →

00000013-0000073-Page 7 of 12





Sub-Account #: 211021533685
Statement Date: 08/29/2025

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

Meter Read

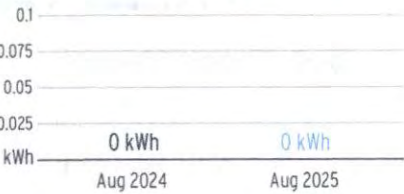
Meter Location: SOUTH ENTRANCE
Service Period: 07/24/2025 - 08/21/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	08/21/2025	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Current Month's Electric Charges \$18.74

Billing information continues on next page →

00000013-0000073-Page 8 of 12



Sub-Account #: 211021583862
Statement Date: 08/29/2025

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 07/24/2025 - 08/21/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	08/21/2025	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	Electric Service Cost		\$18.74

Avg kWh Used Per Day



Current Month's Electric Charges **\$18.74**

Billing information continues on next page →

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Sub-Account #: 221007911623
Statement Date: 08/29/2025

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

Service Period: 06/27/2025 - 07/28/2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh		\$4.47
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			\$0.29
Franchise Fee			\$21.37
Municipal Public Service Tax			\$0.88
Lighting Charges			\$348.50

Current Month's Electric Charges **\$348.50**

Billing information continues on next page →

00000013-0000074-Page 10 of 12



Sub-Account #: 221007934435
Statement Date: 08/29/2025

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

Meter Read

Meter Location: CLUBHOUSE
Service Period: 07/24/2025 - 08/21/2025 Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	08/21/2025	10,881	3,496		7,385 kWh	1	29 Days
1000799181	08/21/2025	18.8	0		18.8 kW	1	29 Days

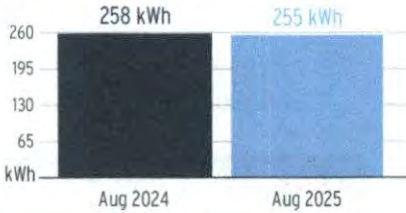
Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000		\$30.74
Billing Demand Charge	19 kW @ \$18.07000/kW		\$343.33
Energy Charge	7,385 kWh @ \$0.00773/kWh		\$57.09
Fuel Charge	7,385 kWh @ \$0.03391/kWh		\$250.43
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	7,385 kWh @ \$0.00068/kWh		\$5.02
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW		\$21.85
Storm Surcharge	7,385 kWh @ \$0.01035/kWh		\$76.43
Florida Gross Receipt Tax			\$21.74
Electric Service Cost			\$869.52

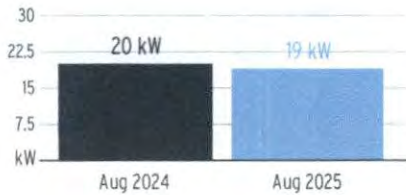
Current Month's Electric Charges **\$869.52**

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: 08/29/2025

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

Service Period: 06/27/2025 - 07/28/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2725 kWh @ \$0.03412/kWh	\$92.98
Fixture & Maintenance Charge	143 Fixtures	\$2379.73
Lighting Pole / Wire	143 Poles	\$4049.76
Lighting Fuel Charge	2725 kWh @ \$0.03363/kWh	\$91.64
Storm Protection Charge	2725 kWh @ \$0.00559/kWh	\$15.23
Clean Energy Transition Mechanism	2725 kWh @ \$0.00043/kWh	\$1.17
Storm Surcharge	2725 kWh @ \$0.01230/kWh	\$33.52
Florida Gross Receipt Tax		\$6.01

Lighting Charges

\$6,670.04

Current Month's Electric Charges

\$6,670.04

Total Current Month's Charges

\$8,314.33

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

Invoice



BILL TO
Shell Pointe CDD c/o Inframark / Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30386	09/01/2025	\$145.00	09/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: • 24 HOUR RAPID RESPONSE SERVICE • DISCOUNTED SERVICE RATES • DATABASE MGT.	1	145.00	145.00

FL Contractor ES12001404	BALANCE DUE	\$145.00
--------------------------	-------------	-----------------

Thank you, we appreciate your business!

INVOICE

Shell Point CDD

Alafia Termite and Pests Corp
4568 White Marble Ct. Lakeland
FL 33811 Antonio Estevez
813-966-4935



Job Address
1155 Seventh Ave. Ruskin FL 33570

Itemized	
Once a Year Pest Control for the Club House,Playground, and Mail Kiosks.	\$550.00
Ant treatment around pool	\$100.00
Tax	
Total Due	\$650.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: September 9th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Angela Davis	x	\$200
5	Brittant Schwartzbauer	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

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

September 2, 2025
Project No: 00014558-00
Invoice No: 28552

Project 00014558-00 Shell Point CDD District Engineering Services
Discussion with Kimes Engineering regarding the pool crack

Services current through August 22, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	.50	280.00	140.00	
Totals	.50		140.00	
Total Labor				140.00
		Total this Invoice		\$140.00

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

Billing Backup

Tuesday, September 2, 2025

BGE, Inc.

Invoice 28552 Dated 9/2/2025

10:42:54 AM

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

Professional Personnel

			Hours	Rate	Amount	
Director I						
Chang, Philip	8/5/2025		.50	280.00	140.00	
	Totals		.50		140.00	
	Total Labor					140.00
					Total this Project	\$140.00
					Total this Report	\$140.00

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
+18139432755
AquaSentryTampa@gmail.com



INVOICE

BILL TO

Shell Point CDD
1155 7th Ave NW
Ruskin Fla 33570

INVOICE # S2UH448-14**DATE** 09/01/2025**DUE DATE** 10/01/2025**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Shell Cove Cleaning and maintenance of community pool		1,995.00	1,995.00

BALANCE DUE**\$1,995.00**

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: September 9th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Angela Davis	x	\$200
5	Brittant Schwartzbauer	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Shellpoint CDD</u>
Board Meeting Date:	<u>September 23rd, 2025</u>

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

9/26/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02876H

Date 09/19/2025

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 # 25-02876H	\$111.56
Notice of Regular Board Meeting Schedule RE: Shell Point CDD Board of Supervisors Meetings and Workshops at 6:00 PM for Fiscal Year 2025-2026 on 10/14/25 et al Published: 9/19/2025	

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

\$111.56

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.

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2026 SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Shell Point Community Development District has scheduled their Workshop for **FISCAL YEAR 2026** on the **second Tuesday of every month at 6:00 p.m.** and Regular meetings on the **fourth Tuesday of every month at 6:00 p.m.** as listed below located at the at the Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL 33570 on the following dates:

MEETINGS

October 28, 2025
November 25, 2025
December 30, 2025
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026

May 25, 2026

June 23, 2026 **Budget Approval**

July 28, 2026

August 25, 2026

Adopting Budget Hearing

September 22, 2026

WORKSHOPS

October 14, 2025

November 11, 2025

December 9, 2025

January 13, 2026

February 10, 2026

March 10, 2026

April 14, 2026

Budget Workshop

May 12, 2026

June 9, 2026

July 14, 2026

August 11, 2026

September 8, 2026

* = Meetings may be subject to change location depending on meeting facility availability.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such a special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Alize Aninipot, District Manager
September 19, 2025

25-02876H

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: September 9th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Angela Davis	x	\$200
5	Brittant Schwartzbauer	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Shellpoint CDD</u>
Board Meeting Date:	<u>September 23rd, 2025</u>

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

9/26/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

Customer	Shell Point Community Development District
Acct #	921
Date	09/19/2025
Customer Service	Christina Wood
Page	1 of 1

Shell Point Community Development District
1107 West Shell Point Rd
Ruskin, FL 33570

Payment Information	
Invoice Summary	\$ 29,404.00
Payment Amount	
Payment for:	Invoice#29665
100125413	

Thank You

Please detach and return with payment



Customer: Shell Point Community Development District

Invoice	Effective	Transaction	Description	Amount
29665	10/01/2025	Renew policy	Policy #100125413 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/19/2025	29,404.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total

\$ 29,404.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/19/2025

9/25/2025

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: September 9th, 2025

Name	In Attendance Please X	Paid
1 Elaine Pennington	x	\$200
2 Vincent Orlando	x	\$200
3 Cheryl Hammond	x	\$200
4 Angela Davis	x	\$200
5 Brittant Schwartzbauer	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: September 23rd, 2025

Name	In Attendance Please X	Paid
1 Elaine Pennington	x	\$200
2 Vincent Orlando	x	\$200
3 Cheryl Hammond	x	\$200
4 Brittany Schwartzbauer	x	\$200
5		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

9/26/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

158093

DATE

9/5/2025

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/5/2025

BILL TO

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

Services provided for the Month of: September 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
Personnel Services	1	Ea	7,050.00		7,050.00
Subtotal					10,400.00

Subtotal \$10,400.00

Tax \$0.00

Total Due \$10,400.00

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

September 16, 2025

Client: 001510

Matter: 000001

Invoice #: 27112

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/13/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGEMENT AND CONFERENCE CALL WITH DISTRICT MANAGEMENT REGARDING LANDSCAPE MAINTENANCE RFP/SOLICITATION.	0.6	\$195.00
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$35.00
Total Professional Services			0.8	\$230.00

September 16, 2025
Client: 001510
Matter: 000001
Invoice #: 27112

Page: 2

Total Services	\$230.00	
Total Disbursements	\$0.00	
Total Current Charges		\$230.00
Previous Balance		\$2,210.00
Less Payments		(\$2,210.00)
PAY THIS AMOUNT		\$230.00

Please Include Invoice Number on all Correspondence

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: September 9th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Angela Davis	x	\$200
5	Brittant Schwartzbauer	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

9/10/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Shellpoint CDD</u>
Board Meeting Date:	<u>September 23rd, 2025</u>

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5			

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

9/26/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



INVOICE

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

Customer #: 21714889
Invoice #: 9461881
Invoice Date: 7/31/2025
Sales Order: 8707714
Cust PO #:

Project Name: Sidewalk On 11th Street
Project Description: Landscape Services

Job Number	Description	Amount
340500113	Shell Point CDD Prep out (4) areas along the sidewalk and flowerbed where di Add (1050) sq ft of St Augustine sod	2,342.81
Total Invoice Amount		2,342.81
Taxable Amount		
Tax Amount		
Balance Due		2,342.81

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 #: 9461881
Invoice Date: 7/31/2025

Amount Due: \$ 2,342.81

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
Property Address 1052 Ocean Spray Dr.
Ruskin, FL 33570

Contact Lisa Castoria
To Shell Point CDD
Billing Address 2005 Pan Am Cir
Tampa, FL 33607

Project Name Sidewalk On 11th Street
Project Description Landscape Services

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Prep out (4) areas along the sidewalk and flowerbed where dirt is washing onto sidewalk.	\$641.81	\$641.81
1,050.00	SQUARE FEET	Add (1050) sq ft of St Augustine sod	\$1.62	\$1,701.00

Other

Sidewalk On 11th Street 1



Sidewalk On 11th Street 2



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

Sidewalk On 11th Street 3



For internal use only

SO# 8707714
JOB# 340500113
Service Line 130

Total Price

\$2,342.81

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 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

Signature	Title	District Manager
Lisa Castoria	Date	July 31, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

Associate Acct Mgr Enhancement

Signature	Title
Martin Padilla	July 31, 2025
Printed Name	Date

Job #: 340500113

SO #: 8707714

Proposed Price: \$2,342.81



INVOICE

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

Customer #: 21714889
Invoice #: 9461882
Invoice Date: 7/31/2025
Sales Order: 8707737
Cust PO #:

Project Name: Behind Pickle Ball Court
Project Description: Landscape Renovation

Job Number	Description	Amount
340500113	Shell Point CDD Prep out area behind Pickle Ball Ct that has been fenced in. Add 1/2 yard of Rip	110.11
Total Invoice Amount		110.11
Taxable Amount		
Tax Amount		
Balance Due		110.11

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 #: 9461882
Invoice Date: 7/31/2025

Amount Due: \$ 110.11

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	Ken Hoefle
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607
Project Name	Behind Pickle Ball Court		
Project Description	Landscape Renovation		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Prep out area behind Pickle Ball Ct that has been fenced in.
0.50	YARD	Add 1/2 yard of Rip

For internal use only

SO# 8707737
JOB# 340500113
Service Line 130

Total Price \$110.11

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.
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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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Customer

Signature	Title	Point Of Contact
Ken Hoefle	Date	July 07, 2025
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Associate Acct Mgr Enhancement
Martin Padilla	Date	July 07, 2025
Printed Name		

Job #: 340500113

SO #: 8707737

Proposed Price: \$110.11



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
ShellPoint CDD

Date of Issue
08/22/2025

Invoice Number
0000274

Amount Due (USD)

\$80.00

Due Date
09/21/2025

Description	Rate	Qty	Line Total
removal, repair, and replacement of lock on dog bag device at dog park	\$80.00	0.5	\$40.00
investigation of leak at water fountain and suggestion of future repair	\$80.00	0.5	\$40.00

Subtotal 80.00

Tax 0.00

Total 80.00

Amount Paid 0.00

Amount Due (USD) \$80.00

Terms

Request a Deposit \$0.00

Notes

Enter notes (optional)

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
AQUATIC WEED CONTROL INC	9/30/2025	115001	\$1,463.00	\$1,463.00	October 2025 Waterway Managment Service
CHARTER COMMUNICATIONS ACH	10/9/2025	2459430100925-ACH	\$205.00	\$205.00	INTERNET
INFRAMARK LLC	10/8/2025	160646	\$416.66		MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160646	\$3,090.00		MANAGEMENT FEE
INFRAMARK LLC	10/8/2025	160646	\$7,333.33	\$10,839.99	MANAGEMENT FEE
MHD COMMUNICATIONS	10/21/2025	39416	\$75.00	\$75.00	MHD Communications
Monthly Contract Subtotal			\$12,582.99	\$12,582.99	
Variable Contract					
ELAINE PENNINGTON	10/28/2025	EP-102825	\$200.00	\$200.00	BOARD 10/28/25
VALLEY BANK	9/30/2025	093025-4115	\$60.24	\$60.24	PUBLIX
Variable Contract Subtotal			\$260.24	\$260.24	
Utilities					
BOCC ACH	10/2/2025	100225-9190-ACH	\$289.31	\$289.31	September Water Bill
TECO ACH	10/3/2025	100325-6112-ACH	\$8,374.18	\$8,374.18	October 2025 Electric
Utilities Subtotal			\$8,663.49	\$8,663.49	
Regular Services					
ACTION SECURITY, INC	10/1/2025	30652	\$145.00	\$145.00	October 2025 Action Security
ANGELA MARIE DAVIS	10/14/2025	AD-101425	\$200.00	\$200.00	WORKSHOP 10/14/25
ANGELA MARIE DAVIS	10/28/2025	AD-102825	\$200.00	\$200.00	BOARD 10/28/25
BL POOLS dba AQUASENTRY	10/2/2025	S1TUZU5-60	\$2,120.00	\$2,120.00	October 2025 Pool Contract
BRITTANY IVY-SCHWARTZBAUER	10/14/2025	BS-101425	\$200.00	\$200.00	WORKSHOP 10/14/25
BRITTANY IVY-SCHWARTZBAUER	10/28/2025	BS-102825	\$200.00	\$200.00	BOARD 10/28/25
CHERYL ANN HAMMOND	10/14/2025	CH-101425	\$200.00	\$200.00	WORKSHOP 10/14/25
CHERYL ANN HAMMOND	10/28/2025	CH-102825	\$200.00	\$200.00	BOARD 10/28/25
CORLIN SERVICES LLC	10/17/2025	0000281	\$60.00	\$60.00	Installation of Swing at playground
DOORKING INC.	10/12/2025	2607333	\$34.95	\$34.95	DKS Cellular Subscription
ELAINE PENNINGTON	10/14/2025	EP-101425	\$200.00	\$200.00	WORKSHOP 10/14/25

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Finn Outdoor LLC	9/16/2025	2938	\$6,400.00	\$6,400.00	9/16/25 Erosion Repairs
FLORIDA COMMERCE	10/1/2025	93415	\$175.00	\$175.00	FY 2026 Special District Annual Fee
INFRAMARK LLC	8/28/2025	157205	\$1,133.52		July Postage and Mail Notices
INFRAMARK LLC	8/28/2025	157205	\$1,196.98	\$2,330.50	July 2025 Clubhouse Supplies
INFRAMARK LLC	9/22/2025	159307	\$113.70		August 2025 Clubhouse Supplies and Postage
INFRAMARK LLC	9/22/2025	159307	\$7.40	\$121.10	August 2025 Postage
INFRAMARK LLC	10/24/2025	161856	\$2.96	\$2.96	Postage
MHD COMMUNICATIONS	9/23/2025	39095	\$375.00	\$375.00	Security Monitoring
STRALEY ROBIN VERICKER	10/7/2025	27260	\$1,560.00	\$1,560.00	DC September 2025
VALLEY BANK	9/30/2025	093025-4115	\$166.02		WALMART
VALLEY BANK	9/30/2025	093025-4115	\$135.90	\$301.92	HOME DEPOT
VALLEY BANK	10/16/2025	101625-0001	\$120.28	\$120.28	LOAN PAYMENT
VINCENT ORLANDO	10/14/2025	VO-101425	\$200.00	\$200.00	WORKSHOP 10/14/25
VINCENT ORLANDO	10/28/2025	VO-102825	\$200.00	\$200.00	BOARD 10/28/25
Regular Services Subtotal			\$15,546.71	\$15,546.71	
Additional Services					
VALLEY BANK	9/30/2025	093025-4115	\$42.98		AMAZON
VALLEY BANK	9/30/2025	093025-4115	\$69.94	\$112.92	KLYVERA
Additional Services Subtotal			\$112.92	\$112.92	
TOTAL			\$37,166.35	\$37,166.35	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
9/30/2025	115001

Bill To

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

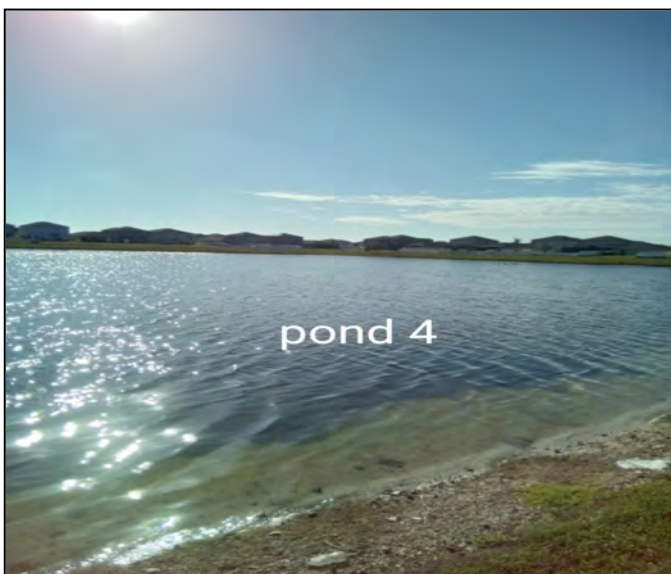
Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/30/2025

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

☐ Soft Rush







October 9, 2025
Invoice Number: 2459430100925
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 10/09/25 through 11/08/25
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 10/26/25	
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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.



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 DY RP 09 10102025 NNNNNNNN 01 000998 0004

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

October 9, 2025

SHELL POINT CDD

Invoice Number: 2459430100925
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: 2459430100925
 Account Number: 8337 12 028 2459430
 Security Code: 1043

SHELL POINT CDD

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 09 10102025 NNNNNNNN 01 000998 0004

Charge Details

Previous Balance		205.00
EFT Payment	09/26	-205.00
Remaining Balance		\$0.00

Payments received after 10/09/25 will appear on your next bill.

Service from 10/09/25 through 11/08/25

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 \$2.13, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued 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**.



Invoice Number: 2459430100925
Account Number: 8337 12 028 2459430
Security Code: **1043**

SHELL POINT CDD**Contact Us**

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

8633 2390 DY RP 09 10102025 NNNNNNNN 01 000998 0004

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160646

DATE

10/8/2025

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/8/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	416.66		416.66
District Management	1	Ea	3,090.00		3,090.00
Personnel Services	1	Ea	7,333.33		7,333.33
Subtotal					10,839.99

Subtotal	\$10,839.99
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$10,839.99
------------------	-------------

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.



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
10/21/2025	39416
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Accounts Payable 1155 7th Ave NW Ruskin , FL 33570 United States

Ship To
Shell Point CDD 1155 7th Ave NW Ruskin , FL 33570 United States

Terms	Due Date	PO Number	Reference	
NET15	11/05/2025			

Service Request Number	737921
Summary	Security cameras not triggering in certain zones
Billing Method	Actual Rates
Detail	Wed 10/15/2025/9:15 AM UTC-04/ Kenneth Hoefle ken.hoefle@inframark.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive. I couldn't test last night but I just finished up testing and it seems to be ok now. I now have a better understanding of the settings so I'm good. Thank you Wed 10/15/2025/8:41 AM UTC-04/ Josh Nielsen (time)- Hey Ken! How did testing the intrusion system at the pool go last night? Respectfully, Joshua Nielsen MHD Communications Tue 10/14/2025/4:52 PM UTC-04/ Josh Nielsen (time)- Hey Ken Just a recap, We adjusted the zone sensitivity in the NVR from 30 to 45, to ideally make the area more sensitive. Send me an email here later on tonight after you've tested. Respectfully, Joshua Nielsen MHD Communications Tue 10/14/2025/4:26 PM UTC-04/ Josh Nielsen (time)- - Looking over documentation - Cameras online - contacting the user - Camera 9 - When people walk through blue boxes, the alarm is supposed to trip

- Subject arrived onsite at 8:02pm but the alarms didn't trip until about 8:06
- Upped the sensitivity of camera 9 and the user is going to test it tonight after 8pm
- Will follow up with the user tomorrow

Tue 10/14/2025/4:03 PM UTC-04/ Alex Luevanos-
Ken called in informing that his security cameras are not triggering and some zones
The alarm will go off once but that is it
10/13 a little after 8pm alarm did go off but other zones did not and only tripped once

Resolution

Company Name Shell Point CDD

Contact Name Kenneth Hoefle

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	0.50	150.00	\$75.00
Total Services:				\$75.00

We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Subtotal:	\$75.00
	Sales Tax:	\$0.00
	Invoice Total:	\$75.00
	Payments:	\$0.00
	Credits:	\$0.00
Balance Due:		\$75.00

Invoice Time Detail

Invoice Number: 39416
Company: Shell Point CDD

Charge To: Shell Point CDD / Security cameras not triggering in certain zones Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
10/14/2025	Nielsen, Josh	Service Ticket: 737921 Summary: Security cameras not triggering in certain zones - Looking over documentation - Cameras online - contacting the user - Camera 9 - When people walk through blue boxes, the alarm is supposed to trip - Subject arrived onsite at 8:02pm but the alarms didn't trip until about 8:06 - Upped the sensitivity of camera 9 and the user is going to test it tonight after 8pm - Will follow up with the user tomorrow	Y	0.50	150.00	\$75.00

Subtotal: \$75.00

Invoice Time Total: **Billable Hours:** 0.50

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 28th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/28/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****



KEN HOEFLE

Account Number: XXXX XXXX XXXX 4115

ACCOUNT SUMMARY

Credit Limit	\$2,000.00
Credit Available	\$1,921.00
Statement Closing Date	September 30, 2025
Days in Billing Cycle	0
Previous Balance	\$0.00
Payments & Credits	\$0.00
Purchases & Other Charges	\$0.00
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$0.00

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$0.00
Minimum Payment Due	\$0.00
Payment Due Date	October 27, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/08	09/10	52707157W09FDVVEX	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	135.90
09/09	09/10	02305377X00GEBZGH	PUBLIX #1260 APOLLO BEACH FL MCC: 5411 MERCHANT ZIP: 33572	60.24
09/09	09/10	05416017W43A4PM0Y	WAL-MART #1203 WIMAUMA FL MCC: 5411 MERCHANT ZIP:	166.02
09/11	09/12	82305097YEHNVPVZPM	AMAZON MARK* WR7I63IC3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	42.98
09/29	09/30	11077518G0004ENHB	VIRAXPOWER.COM MACUNGIE PA MCC: 5399 MERCHANT ZIP:	69.94
09/29	09/30	87149698GS66JD2EJ	SERONLINE.CO 980 385-4 RENO NV MCC: 5719 MERCHANT ZIP:	9.95-
09/29	09/30	87149698GS66JD29E	SERONLINE.CO 980 385-4 RENO NV MCC: 5719 MERCHANT ZIP:	9.95

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Commercial Services
180 Fountain Parkway N
St Petersburg FL 33716

KEN HOEFLE
KEN HOEFLE
INFRAMARK LLC
11631 MAUDEVILLA VIEW WAY
RIVERVIEW FL 33579

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 4115
Payment Due Date	October 27, 2025
New Balance	\$0.00
Minimum Payment Due	\$0.00
Past Due Amount	\$0.00

Amount Enclosed:

\$

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
09/30	09/30	000000000000COMPC	TOTAL PURCHASES	\$485.03
			TOTAL RETURNS	\$9.95
			TOTAL	\$475.08

INTEREST CHARGE CALCULATION				
Your Annual Percentage Rate (APR) is the annual interest rate on your account.				
Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	0	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Shell Point CDD					
Purchase Period					
Date	Purchase From	Amount	Original Receipt Submitted	Coding	Description
9/8/2025	Home Depot	\$135.90		546176	Hoses, flowers & Mold cleaner
9/9/2025	Walmart	\$166.02		534349	ink cartridges, paper clips, staples, copy paper
9/9/2025	Publix	\$60.24		534349	Snacks for Board Meetings
9/11/2025	Amazon	\$42.98		546176	Pinwheels to help deter ducks
9/29/2025	Klyvera	\$69.94		546176	Eagle decorations to help deter ducks



How doers
get more done.

3730 SUN CITY CTR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00031 28139 09/08/25 04:37 PM
SALE CASHIER MARIE RONINE

040235751285 30 SEC GAL <A> 12.48
30 SECONDS O/DR 1280Z
097298070112 17825 <A>
SILVER BULLET HOSE 2.0 100 FT
2049.98 99.96
022532470256 7.5IN P/NTR <A> 13.98
CLASSIC SQ VINCA MULTI 7.5IN

SUBTOTAL 126.42
SALES TAX 9.48
TOTAL \$135.90

XXXXXXXXXXXX4115 MASTERCARD

USD\$ 135.90

AUTH CODE 008011/0310533

TA

Chip Read

AID A0000000041010

Mastercard

P.O.#/JOB NAME: 0

6951 09/08/25 04:37 PM



6951 31 28139 09/08/2025 9588

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 12/07/2025

Publix

Southshore Village
5052 N. Highway 41
Apollo Beach, FL 33572
Store Manager: Alex
813-641-2377



1260 99Q 027 455

SNYDERS 20CT MINI	12.99	F
ARCHER BF STICK	8.19	F
CHOMPSTURKEY CHOMP	9.59	F
CLIF ZBAR CINN		
1 @ 2 FOR 10.00	5.00	F
You Saved	1.29	
CLIF KID ZBAR		
1 @ 2 FOR 10.00	5.00	F
You Saved	1.29	
13CT HEATH COOKIES	6.99	F
13CT CHOC CHP CKIE	6.99	F
EMERALD 100 CAL PK	5.49	F

Order Total	60.24	
Sales Tax	0.00	
Grand Total	60.24	
Credit	Payment	60.24
Change	0.00	

Savings Summary

Special Price Savings 2.58

* Your Savings at Publix *
* 2.58 *

Receipt ID: 1260 99Q 027 455

PRESTO!

Trace #: 020365

Reference #: 1361425238

Acct #: XXXXXXXXXXXX4115

Purchase Mastercard

Amount: \$60.24

Auth #: 009092

CREDIT CARD
A0000000041010
Entry Method:
Mode:

PURCHASE
Mastercard
Chip Read
Issuer

Your cashier was David

09/09/2025 11:46 S1260 R102 7455 C0232

Give us feedback @ survey.walmart.com
Thank you! ID #:7UQNRZF0ZB8

Walmart *

WM Supercenter
813-633-1467 Mar:MARK
4928 STATE ROAD 674
JINAHUA FL 33598

ST# 01203 OP# 000589 TE# 68 TR# 04921

ITEMS SOLD 7

TC# 9977 2774 3762 8475 5192 7



67XL BLACK	019301552240	35.92 X
67XL BLACK	019301552240	35.92 X
67XL BLACK	019301552240	35.92 X
67XL BLACK	019301552240	35.92 X
PAPER CLIPS	084410605716	1.87 X
STAPLES	007471135482	3.12 X
COPY PAPER	084235606159	5.77 X

SUBTOTAL

154.44

TAX 1

7.500 %

11.58

TOTAL

166.02

MCARD TEND

166.02

Mastercard

**** * 4115 I 1

APPROVAL # 009446

REF # 525299282881

AID A0000000041010

AAC 7DA8BEE919D8EDDF

TERMINAL # 55780282

*NO SIGNATURE REQUIRED

09/09/25

15:00:28

CHANGE DUE

0.00

CUSTOMER COPY



Get free delivery
from this store
with Walmart+

Scan for 30-day free trial.

09/09/25

15:00:29

Order Summary

Order placed September 11, 2025

Order # 113-2976498-3125806

Ship to

Denise Hoefle
11631 MANDEVILLA VIEW
WAY
RIVERVIEW, FL 33579-1819
United States

Payment method

Mastercard ending in 4115

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$39.98
Shipping & Handling:	\$0.00
Total before tax:	\$39.98
Estimated tax to be collected:	\$3.00
Grand Total:	\$42.98

Delivered September 12

Your package was left near the front door or porch.



DECEED 10 Pack Reflective Pinwheels for Yard and Garden Bird
Devices Pre-Installed Sparkly Wind Spinner Deterrent to Scare
Birds Away from Yard Patio Farm (Silver)
Sold by: DECEED
Return or replace items: Eligible through October 12, 2025
\$19.99

Klyvera

Order #KV4074

Confirmed Sep 29

Buy again



✓ **Confirmed**

You'll receive an email when your order is ready.

Sep 29



✓ **Confirmed**

Sep 29

Contact information

ken.hoefle@inframark.com

Shipping address

Ken Hoefle
11631 MANDEVILLA VIEW WAY
RIVERVIEW Florida 33579
United States
8132446445

Shipping method

Free Shipping

Billing address

Ken Hoefle
11631 MANDEVILLA VIEW WAY

RIVERVIEW Florida 33579
United States



Garden Art Bird Patio Decoration
Eagle
\$34.97/ea

\$69.94



Rewards

\$0.00

Subtotal

\$69.94

Shipping

Free

Total

USD **\$69.94**

[Refund policy](#) [Shipping](#) [Privacy policy](#) [Terms of service](#)



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	10/02/2025	10/23/2025

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	09/01/2025	236145	10/01/2025	249796	13651 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$41.23
Water Base Charge	\$38.19
Water Usage Charge	\$14.06
Sewer Base Charge	\$100.80
Sewer Usage Charge	\$89.00

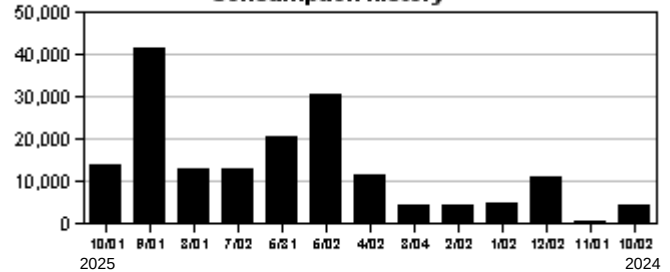
Summary of Account Charges

Previous Balance	\$628.50
Net Payments - Thank You	\$-628.50
Total Account Charges	\$289.31
AMOUNT DUE	\$289.31

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0909989190



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

499 0

DUE DATE

10/23/2025

**Auto Pay Scheduled
DO NOT PAY**



0009099891906 00000289314



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

Statement Date: October 03, 2025

Amount Due: \$8,374.18

Due Date: October 17, 2025

Account #: 321000026112

DO NOT PAY. Your account will be drafted on October 17, 2025

Account Summary

Previous Amount Due	\$8,314.33
Payment(s) Received Since Last Statement	-\$8,314.29
Miscellaneous Credits	-\$2.04
Credit Balance After Payments and Credits	-\$2.00
Current Month's Charges	\$8,376.18

Amount Due by October 17, 2025 \$8,374.18

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

**7,719
KWH**



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

**2,206
KWH**



Scan here to interact
with your bill online.

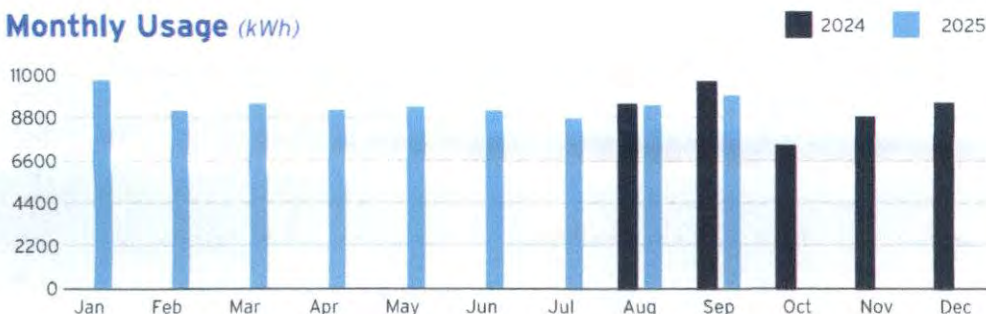


**DOWNED IS
DANGEROUS!**

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



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

Account #: 321000026112

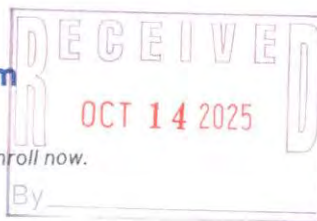
Due Date: October 17, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$8,374.18

Payment Amount: \$ _____

700625003560

Your account will be
drafted on October 17, 2025

00000013 FTECO510032522391310 00000 01 00000000 13 006

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	09/22/2025	0		0		0 kWh	1	32 Days	\$20.68

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	09/22/2025	7,596		7,596		0 kWh	1	32 Days	\$20.68

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	09/22/2025	24,329		22,123		2,206 kWh	1	32 Days	\$363.42

▲ 9.2%

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	09/22/2025	0		0		0 kWh	1	32 Days	\$20.68

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	09/22/2025	0		0		0 kWh	1	32 Days	\$20.68

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.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	09/22/2025	0		0		0 kWh	1	32 Days	\$20.68

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

Sub-Account Number: 221007911623

Amount: \$348.50

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	09/22/2025	18,600		10,881		7,719 kWh	1	32 Days	\$890.82
1000799181	09/22/2025	18.81		0		18.81 kW	1	32 Days	▲ 4.5%

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

Sub-Account Number: 221007940820

Amount: \$6,670.04

Total Current Month's Charges									\$8,376.18
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00000013-0000071-Page 3 of 12





Sub-Account #: 221007983952
Statement Date: 09/30/2025

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

Meter Read

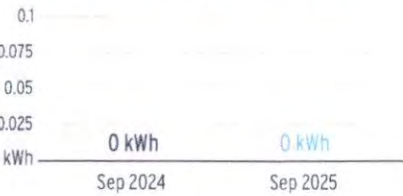
Meter Location: LAKE FOUNTAIN
Service Period: 08/22/2025 - 09/22/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	09/22/2025	0		0		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Avg kWh Used Per Day



Current Month's Electric Charges \$20.68

Billing information continues on next page →

00000013-0000071-Page 4 of 12



Sub-Account #: 221007983960
Statement Date: 09/30/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 08/22/2025 - 09/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	09/22/2025	7,596		7,596		0 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68

Avg kWh Used Per Day



Current Month's Electric Charges **\$20.68**

 Miscellaneous Credits	
Deposit Refund	-\$2.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit	-\$0.04
Total Current Month's Credits	-\$2.04

Billing information continues on next page →

00000013-0000072-Page 5 of 12





Sub-Account #: 221007983978
Statement Date: 09/30/2025

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

Meter Read

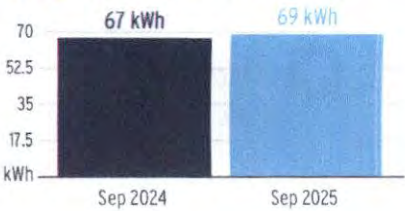
Meter Location: LAKE FOUNTAIN
Service Period: 08/22/2025 - 09/22/2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492466	09/22/2025	24,329	22,123	2,206 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	2,206 kWh @ \$0.08641/kWh	\$190.62
	Fuel Charge	2,206 kWh @ \$0.03391/kWh	\$74.81
	Storm Protection Charge	2,206 kWh @ \$0.00577/kWh	\$12.73
	Clean Energy Transition Mechanism	2,206 kWh @ \$0.00418/kWh	\$9.22
	Storm Surcharge	2,206 kWh @ \$0.02121/kWh	\$46.79
	Florida Gross Receipt Tax		\$9.09
	Electric Service Cost		\$363.42

Avg kWh Used Per Day



Current Month's Electric Charges \$363.42

Billing information continues on next page →

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Sub-Account #: 221007911623
Statement Date: 09/30/2025

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

Service Period: 07/29/2025 - 08/26/2025

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 @ \$0.03363/kWh	\$4.47
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		\$0.29
Franchise Fee		\$21.37
Municipal Public Service Tax		\$0.88

Lighting Charges

\$348.50

Current Month's Electric Charges

\$348.50

Billing information continues on next page →



Sub-Account #: 211021583862
Statement Date: 09/30/2025

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 08/22/2025 - 09/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	09/22/2025	0		0		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Avg kWh Used Per Day



Current Month's Electric Charges	\$20.68
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Billing information continues on next page →

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Sub-Account #: 211021533685
Statement Date: 09/30/2025

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

Meter Read

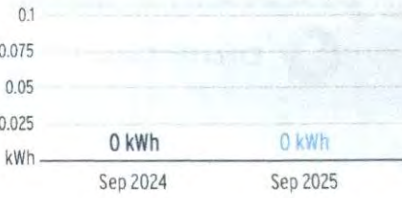
Meter Location: SOUTH ENTRANCE
Service Period: 08/22/2025 - 09/22/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	09/22/2025	0		0		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Avg kWh Used Per Day



Current Month's Electric Charges \$20.68

Billing information continues on next page →

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Sub-Account #: 221007983986
Statement Date: 09/30/2025

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 08/22/2025 - 09/22/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	09/22/2025	0		0		0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Avg kWh Used Per Day



Current Month's Electric Charges \$20.68

Billing information continues on next page →

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Sub-Account #: 221007934435
Statement Date: 09/30/2025

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 08/22/2025 - 09/22/2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799181	09/22/2025	18,600	10,881	7,719 kWh	1	32 Days
1000799181	09/22/2025	18.81	0	18.81 kW	1	32 Days

Charge Details



Electric Charges

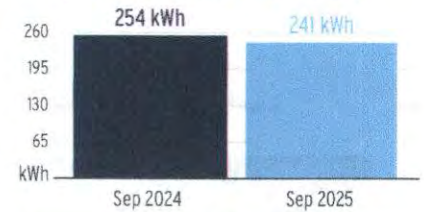
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	19 kW @ \$18.07000/kW	\$343.33
Energy Charge	7,719 kWh @ \$0.00773/kWh	\$59.67
Fuel Charge	7,719 kWh @ \$0.03391/kWh	\$261.75
Capacity Charge	19 kW @ \$0.30000/kW	\$5.70
Storm Protection Charge	19 kW @ \$2.08000/kW	\$39.52
Energy Conservation Charge	19 kW @ \$0.93000/kW	\$17.67
Environmental Cost Recovery	7,719 kWh @ \$0.00068/kWh	\$5.25
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Storm Surcharge	7,719 kWh @ \$0.01035/kWh	\$79.89
Florida Gross Receipt Tax		\$22.27
Electric Service Cost		\$890.82

Current Month's Electric Charges

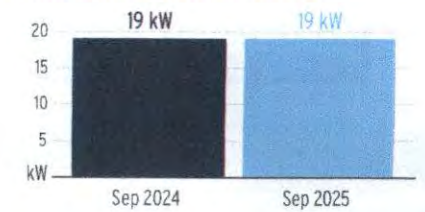
\$890.82

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: 09/30/2025

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

Service Period: 07/29/2025 - 08/26/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2725 kWh @ \$0.03412/kWh	\$92.98
Fixture & Maintenance Charge	143 Fixtures	\$2379.73
Lighting Pole / Wire	143 Poles	\$4049.76
Lighting Fuel Charge	2725 kWh @ \$0.03363/kWh	\$91.64
Storm Protection Charge	2725 kWh @ \$0.00559/kWh	\$15.23
Clean Energy Transition Mechanism	2725 kWh @ \$0.00043/kWh	\$1.17
Storm Surcharge	2725 kWh @ \$0.01230/kWh	\$33.52
Florida Gross Receipt Tax		\$6.01

Lighting Charges

\$6,670.04

Current Month's Electric Charges

\$6,670.04

Total Current Month's Charges

\$8,376.18

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

Invoice



BILL TO
Shell Pointe CDD c/o Inframark / Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30652	10/01/2025	\$145.00	10/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: • 24 HOUR RAPID RESPONSE SERVICE • DISCOUNTED SERVICE RATES • DATABASE MGT.	1	145.00	145.00

FL Contractor ES12001404	BALANCE DUE	\$145.00
--------------------------	-------------	-----------------

Thank you, we appreciate your business!

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 14th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alice Aninipot
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 28th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/28/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
+18139432755
AquaSentryTampa@gmail.com



INVOICE

BILL TO

Shell Point CDD
1155 7th Ave NW
Ruskin Fla 33570

INVOICE # S1TUZU5-60**DATE** 10/02/2025**DUE DATE** 11/01/2025**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Shell Cove Cleaning and maintenance of community pool		1,995.00	1,995.00
Extra Visit:Extra Visit Monthly rate for 12 visits per month. Two extra visits for duck issue. Only charged for 1.	1	125.00	125.00

BALANCE DUE**\$2,120.00**

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 14th, 2025

Name		In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 28th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/28/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 14th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 28th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/28/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
ShellPoint CDD

Date of Issue
10/17/2025

Invoice Number
0000281

Amount Due (USD)

\$60.00

Due Date
11/16/2025

Description	Rate	Qty	Line Total
installation of swing at playground - installation of swing assembly that was in storage, also checking safety of all other connections on other swings	\$60.00	1	\$60.00

Subtotal 60.00

Tax 0.00

Total 60.00

Amount Paid 0.00

Amount Due (USD) \$60.00

Terms

Request a Deposit \$0.00

Notes

Enter notes (optional)

[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 #
2607333
INVOICE DATE
October 12, 2025

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

User ID:	ShellPointCDD
Period Starts:	September 12, 2025
Period Ends:	October 11, 2025

Previous Balance:	\$0.00	Note: All \$ amounts are in US Dollars.
Payment Received:	\$0.00	
New Charges:	\$34.95	
Total Amount Due:	\$34.95 USD	Due upon receipt

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/12/2025	10/11/2025	Shell Point CDD	813 947 3641	9999	6	7	\$34.95

Summary	Total Amount Due
This amount is due upon receipt	\$34.95 USD

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 14th, 2025

Name	In Attendance Please X	Paid
1 Elaine Pennington	x	\$200
2 Vincent Orlando	x	\$200
3 Cheryl Hammond	x	\$200
4 Brittany Schwartzbauer	x	\$200
5 Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

INVOICE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Shell Point CDD

Ship to
Shell Point CDD

Invoice details
Invoice no.: 2938
Terms: Due on receipt
Invoice date: 09/16/2025
Due date: 09/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Erosion/Pond Bank Restoration	Restore two eroding areas behind homes on the North side of 7th Ave NW; Repair areas with clean, compactable fill and sod to match surroundings. Areas shown in request for proposal titled Shell Point CDD Pond Embankment Erosion Repairs March 5, 2025	1	\$6,400.00	\$6,400.00

Total \$6,400.00

Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93415
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Shell Point Community Development District

Mr. Brian K. Lamb
Meritus
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



- | | |
|---------------------------------------|-------------------------------|
| 2. Telephone: | 813-397-5120 Ext: |
| 3. Fax: | 813-873-7070 |
| 4. Email: | brian.lamb@inframark.com |
| 5. Status: | Independent |
| 6. Governing Body: | Elected |
| 7. Website Address: | shellpointcdd.com |
| 8. County(ies): | Hillsborough |
| 9. Special Purpose(s): | Community Development |
| 10. Boundary Map on File: | 11/20/2018 |
| 11. Creation Document on File: | 11/20/2018 |
| 12. Date Established: | 11/15/2018 |
| 13. Creation Method: | Local Ordinance |
| 14. Local Governing Authority: | Hillsborough County |
| 15. Creation Document(s): | County Ordinance 18-34 |
| 16. Statutory Authority: | Chapter 190, Florida Statutes |
| 17. Authority to Issue Bonds: | Yes |
| 18. Revenue Source(s): | Assessments |

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ☐ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
2. ☐ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

157205

DATE

8/28/2025

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

BILL TO

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on \$1,127.57	1	Ea	1,127.57		1,127.57
Kenneth Hoeffle- Walmart Charges Clubhouse \$ 698.18, Amazon : Clubhouse supplies: \$73.45, Lowes : Clubhouse supplies: \$21.07, Sam's Club : Clubhouse supplies: \$48.33, Target : Clubhouse supplies: \$63.29, Home Depot : Clubhouse supplies: \$114.95, Old Time Pottery : Clubhouse supplies: \$170.19, Ace Hardware : Clubhouse supplies: \$7.52.	1	Ea	1,196.98		1,196.98
B/W Copies	15	Ea	0.15		2.25
Postage	5	Ea	0.74		3.70
Subtotal					2,330.50

Subtotal

\$2,330.50

Tax

\$0.00

Total Due

\$2,330.50

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159307

CUSTOMER ID

C2305

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

BILL TO

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Kenneth A Hoefle- W : Clubhouse supplies: \$13.95, Home Depot : Clubhouse supplies: \$27.08, Walmart : Clubhouse supplies: \$72.67	1	Ea	113.70		113.70
Postage	10	Ea	0.74		7.40
Subtotal					121.10

Subtotal

\$121.10

Tax

\$0.00

Total Due

\$121.10

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

161856

DATE

10/24/2025

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/24/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					2.96

Subtotal \$2.96

Tax \$0.00

Total Due \$2.96

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.



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
09/23/2025	39095
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Accounts Payable 1155 7th Ave NW Ruskin , FL 33570 United States

Ship To
Shell Point CDD 1155 7th Ave NW Ruskin , FL 33570 United States

Terms	Due Date	PO Number	Reference	
NET15	10/08/2025			

Service Request Number	692851
Summary	Camera footage Shell Point CDD
Billing Method	Actual Rates
Detail	Tue 9/2/2025/9:05 AM UTC-04/ Ken Hoefle Ken.Hoefle@Inframark.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive. As an FYI. Sherwood Manor CDD is another community that I no longer manage. Sherwood has nothing to do with this request. This is strictly Shell Point CDD. Ken Tue 9/2/2025/8:22 AM UTC-04/ Luis Cisneros (time)- Good morning, I shared the folder with the footage to you via OneDrive, please let me know if you run into any issues! Thank you, Luis Cisneros MHD Communications Tue 9/2/2025/8:07 AM UTC-04/ Luis Cisneros (time)- Renamed folder Renamed files for the footage Shared folder to user Will email and let him know Tue 9/2/2025/7:09 AM UTC-04/ Luis Cisneros (time)- 8/17 completed Beginning 8/19 Fri 8/29/2025/6:58 AM UTC-04/ Luis Cisneros (time)- 8/16 dates completed already Beginning downloads for 8/17 Will check back once it is complete Tue 8/26/2025/8:42 AM UTC-04/ Ken Hoefle Ken.Hoefle@Inframark.com This email comes from outside the organization.

Do not click links or open attachments unless it is an email you expected to receive.

Change the range times to:

8/16 12pm-3pm
8/17 1pm-4pm
8/19 5pm-8pm

Tue 8/26/2025/7:55 AM UTC-04/ Luis Cisneros (time)-
Good morning,

I can pull the footage for the requested dates and timeframes; however, it will break it up into multiple clips. I am unable to pull one 9 hour long footage, I will need to break these up into 1 hour intervals and this still breaks it down into multiple clips. It saves 3 clips per 1 hour of footage so it would save about 54 video clips just for 8/16 12pm-9pm for the two cameras and it does take a significant amount of time to download these.

I want to make sure you are ok with this. Or we can narrow down the timeframe so we can reduce the number of clips downloaded. Please let me know if you have any questions or concerns regarding this ticket.

Thank you,

Luis Cisneros
MHD Communications

Mon 8/25/2025/10:28 AM UTC-04/ Luis Cisneros (time)-
Attempted to download footage
Failing to download 8/16 12pm-9pm
Reduced the time frame to 6 hours and it began downloading
Retried the 9 hour frame and began downloading
- Footage did not save correctly it downloaded the wrong date and time frame
Unable to download the full 9 hours
Began in 1 hour increments
Downloaded 12-1pm footage for Camera 2 & 6
- It broke them up into 3 video clips each
- There will about 54 clips just for these two cameras for a 9 hour time frame
- Also takes a lot of time and resources from computer to download
Will email the user to see how they would like to proceed

Mon 8/25/2025/9:35 AM UTC-04/ Ken Hoefle
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

Clive,

We had vandalism at the community, and I need to see what can be saved for me for the following dates and cameras.

8/16/25	12:00pm thru 9pm	camera # 2 playground and camera #6
pool pump/pickleball court		
8/17/25	1:00pm thru 9pm	camera # 2 playground and camera #6
pool pump/pickleball court		
8/19/25	5:00pm thru 9pm	camera # 2 playground and camera #6
pool pump/pickleball court		

Let me know what you can do to save this footage for me and I can pick up at your office next week.

Thanks
Ken

Ken Hoefle | On-Site Manager

[image]

1155 7th Ave. NW | Ruskin, FL 33570

813.244.6445 ken.hoefle@inframark.com				
Resolution				
Company Name		Shell Point CDD		
Contact Name		Kenneth Hoefle		
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	2.50	150.00	\$375.00
Total Services:				\$375.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:	\$375.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$375.00	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$375.00	

Invoice Time Detail

Invoice Number: 39095
Company: Shell Point CDD

Charge To: Shell Point CDD / Camera footage Shell Point CDD Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
08/25/2025	Cisneros, Luis	Service Ticket: 692851 Summary: Camera footage Shell Point CDD Attempted to download footage Failing to download 8/16 12pm-9pm Reduced the time frame to 6 hours and it began downloading Retried the 9 hour frame and began downloading - Footage did not save correctly it downloaded the wrong date and time frame Unable to download the full 9 hours Began in 1 hour increments Downloaded 12-1pm footage for Camera 2 & 6 - It broke them up into 3 video clips each - There will about 54 clips just for these two cameras for a 9 hour time frame - Also takes a lot of time and resources from computer to download Will email the user to see how they would like to proceed	Y	1.75	150.00	\$262.50
08/29/2025	Cisneros, Luis	Service Ticket: 692851 Summary: Camera footage Shell Point CDD 8/16 dates completed already Beginning downloads for 8/17 Will check back once it is complete	Y	0.25	150.00	\$37.50
09/02/2025	Cisneros, Luis	Service Ticket: 692851 Summary: Camera footage Shell Point CDD 8/17 completed Beginning 8/19	Y	0.25	150.00	\$37.50
09/02/2025	Cisneros, Luis	Service Ticket: 692851 Summary: Camera footage Shell Point CDD Renamed folder Renamed files for the footage Shared folder to user Will email and let him know	Y	0.25	150.00	\$37.50

Subtotal: \$375.00

Invoice Time Total:

Billable Hours: 2.50

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

October 07, 2025

Client: 001510

Matter: 000001

Invoice #: 27260

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/4/2025	MB	REVIEW AND REVISE LANDSCAPE MAINTENANCE SOLICITATION FOR PROPOSALS.	1.8	\$585.00
9/9/2025	MB	ATTENDANCE AT DISTRICT BOARD MEETING.	0.3	\$97.50
9/12/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT AMENITY POLICY FOR REGISTERED SEX OFFENDERS.	0.9	\$292.50
9/29/2025	MB	REVIEW RECREATION CENTER POLICIES, PREPARE ADVERTISEMENT FOR PUBLIC HEARING ON FEES AND RESOLUTON ADOPTING POLICIES.	1.8	\$585.00
Total Professional Services			4.8	\$1,560.00

October 07, 2025
Client: 001510
Matter: 000001
Invoice #: 27260

Page: 2

Total Services	\$1,560.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,560.00
Previous Balance		\$230.00
Less Payments		(\$230.00)
PAY THIS AMOUNT		\$1,560.00

Please Include Invoice Number on all Correspondence



LOAN STATEMENT

P.O. Box 558
Wayne, NJ 07474-0558
Return Service Requested

00003957 IBSP1017250956189554 000002 100000 0M

SHELL POINT COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

Account/Note Number	00025027816-20001
Statement Date	10/16/25
Branch Number	776
Current Balance	\$4,013.00
Payment Due Date	11/01/25
Amount Due	\$120.28

Call 800-522-4100 with questions on your bill.

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
20001/C	4,013.00	6.500000	05/15/28		
				Interest To 11/01/25	120.28
				Total Due On 11/01/25	\$120.28

YEAR-TO-DATE SUMMARY			
Interest Paid	0.00	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

LOAN HISTORY									
Note Number	Posting Date	Effective Date	Transaction Description	Principal	Interest	Late Fees/ Others	Escrow	Insurance	
20001	05/16/25	05/15/25	Note Increase	4,013.00	0.00	0.00	0.00	0.00	0.00

Please return the bottom portion of the statement with your loan payment.

☐

Check here for change of address or phone number and indicate changes.

SHELL POINT COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 300
TAMPA FL 33607

A late fee of \$25.00 will be imposed if payment is not received by 11/12/25.

997

Please remit and make check payable to:
VALLEY NATIONAL BANK
PO BOX 953
WAYNE NJ 07474-0953

Account/Note Number	00025027816-20001
Payment Due Date	11/01/25
Amount Due	\$120.28
Additional Prin, Int, Escrow, Fees:	
_____	_____
_____	_____
Amount Enclosed	_____

997 00025027816 20001 610 00000 0000012028 9



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 14th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/21/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Shellpoint CDD

Board Meeting Date: October 28th, 2025

	Name	In Attendance Please X	Paid
1	Elaine Pennington	x	\$200
2	Vincent Orlando	x	\$200
3	Cheryl Hammond	x	\$200
4	Brittany Schwartzbauer	x	\$200
5	Angela Davis	x	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Alize Aninipot
District Manager Signature

10/28/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING RECREATION CENTER POLICIES AND CLUBHOUSE USAGE AGREEMENT, RELEASE OF LIABILITY AND INDEMNIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATE.

WHEREAS, the Shell Point Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District owns, maintains, and operates certain recreational facilities;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and regulations for its amenity facilities;

WHEREAS, the Board held a public hearing on the meeting of November 25, 2025, to receive public comment on its proposed Recreation Center Policies and Clubhouse Usage Agreement, Release of Liability and Indemnification (the “**Recreation Center Policies**”);

WHEREAS, the proposed Recreation Center Policies are meant to provide for efficient and effective District operations, and for the safety and security of the District and its members; and

WHEREAS, after hearing and considering public comment, the Board has determined that the proposed Recreation Center Policies should be adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this Resolution.
2. **Adoption**. The Board hereby adopts the Recreation Center Policies as finalized in the form attached hereto as **Exhibit A**.
3. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS MEETING 25th DAY OF NOVEMBER, 2025.

Attest:

**Shell Point
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: _____
Title: Chair/Vice Chair of the Board of Supervisors

EXHIBIT A

Shell Point Community Development District

RECREATION CENTER POLICIES

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **SHELL POINT COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Shell Point community in Hillsborough County, Florida.
2. The District, The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, and regulations, and subject to the District’s receipt of a \$100.00, for up to five (5) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (5) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by Money Order ONLY at least 72 hours prior to the rental.
3. A mandatory \$75.00 cleaning fee will also be assessed for each rental.
4. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Recreation Center Policies” (**see and initial**) attached. Please have 2 separate Money Orders payable to SHELL POINT CDD.
5. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:

Applicant Address: _____
Purpose: _____
Date of Event: _____ **Phone:** _____
Time of Event (ALL Events shall end by 11:00 p.m.): _____
Extra Hours Required (\$25.00 per every (1) hour: _____
Number of Attendees (NOT TO EXCEED 40): _____

6. The District has consented to the above use by the Applicant, its agents, employees and invitees.
7. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifiably understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims

for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

9. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**SHELL POINT COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

As: _____

Date: _____

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 5 hours unless otherwise approved by the District Manager. Rentals are on a first-come, first-service basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$100.00 per five (5) hours – each hour over five will be an additional \$25.00 per every (1) hour.
- Only Money Orders will be accepted for payment, made payable to Shell Point Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damage to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

***Cancellation Policy: A 72-hour written notice required must be provided prior to the event date. Without proper notice, the rental fee is non-refundable. _____

1. All persons using the Recreation Center do so at their own risk. _____
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. _____
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) _____
4. Glass beverage containers are NOT permitted at the Recreation Center. _____
5. Furniture shall NOT be removed from the Recreation Center at any time. _____
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. _____
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items, including those items in the refrigerator. _____
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded. _____
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall (CAPACITY NOT TO EXCEED 40). _____
10. Glitter and Confetti are not allowed in Recreation Center _____
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the

Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. _____

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** _____
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. _____
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). _____
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. _____
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. _____
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. _____
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. _____
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. _____
21. All patrons must comply with the Florida Clean Air Act. _____
22. Call 911 in the event of an emergency or safety is at risk. _____
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

MONEY ORDER PAYMENT FORM

*This form must be completed by **each person** issuing a money order to Shell Point CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the money order issuer's driver's license or valid ID must be obtained **for each occurrence**.*

DATE: ____/____/____

NAME OF ISSUER: _____

ADDRESS: _____

HOME PHONE: (____)____-_____

CELL PHONE: (____)____-_____

DRIVER LICENSE NUMBER: _____
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____)____-_____

AMOUNT OF MONEY ORDER: \$ _____

REASON FOR MONEY ORDER: _____

EZ Mulch
PO Box 550512
Jacksonville, FL 32255 US
+19042545366
AR@EZ-Mulch.com

Estimate



ADDRESS
Shell Point CDD/Shell Cove Community 1155 7th Ave NW Ruskin, FL 33570

SHIP TO
Shell Point/Shell Cove Playground 1155 7th Ave NW Ruskin, FL 33570

ESTIMATE #	DATE	
4736	09/30/2025	

PROJECT STATUS
4 Pending

DATE	PRODUCT / SERVICE	DESCRIPTION	AMOUNT
	Playground Chips - TPA	The total at the bottom of this estimate does not reflect the true price of the project. Each product line item is an option and the dollar amount the chosen option will be the final price for the project. Options follow below. -Option 1- Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 115 yards. Shell Point/Shell Cove Playground 1155 7th Ave NW Ruskin, FL 33570 Ken Hoefle - 719.425.6726 Ken.Hoefle@Inframark.com	5,750.00
	Playground Chips - TPA	-Option 2. 4,950 sqft area at a 6" Depth- Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 99 yards.	4,950.00
	Playground Chips - TPA	-Option 3. 4,950 sqft area at a 5" Depth- Installation of Certified Playground mulch as directed and indicated on the approved map with a total installed amount of 82 yards.	4,100.00

We appreciate your payment. If you choose this method of payment, please send remittance notification to ar@fcmindustries.com.
Thank you for the opportunity to bid your project. We look forward to working with you soon!

TOTAL **\$14,800.00**

Please note that there is a 3% surcharge on all credit card payments. All estimates are valid for 90days.

Accepted By

Accepted Date



AAA Court Surfaces, LLC

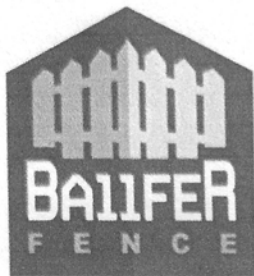
**Eric "Rick" Leonard
22173 SW 61st Ave
Boca Raton, Florida 33428
561-756-0757**

**aaacourtsurfaces@gmail.com
www.aaacourtsurfaces.com**

Estimate-Contract

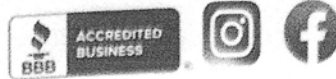
Inframark Ken Hoeffle 1155 7th Ave NW Ruskin, FL	Project	Date	Estimate-Contract #	
	Repaint Tire Marks	8/21/2025	1062	
Scope of Work		Qty	Cost	Total
Repair Tire Marks-on court			1,000.00	1,000.00
Mobilization-			250.00	250.00
24 ft of black vinyl chain link fences for tennis courts 8' high with windscreen			1,380.00	1,380.00
57 feet of black vinyl chain link fence 4' height with a 5 ft Wide gate			2,215.00	2,215.00
Total Price for Fence Materials and Labor \$ 3,535.00				
Warranty Period: 2 years from the date of installation.				
Coverage: This warranty covers defects in workmanship and installation of the fence railing provided by AAA Court Surfaces, LLC. If the railing becomes loose, unstable, or shows signs of improper installation during the warranty period, AAA Court Surfaces will repair or replace the affected sections at no cost to the customer.				
Exclusions: This warranty does not cover: - Damage caused by accidents, misuse, or unauthorized modifications. - Natural wear and tear, rusting, or environmental factors such as severe weather, or floods. - Improper maintenance or negligence by the customer.				

Thank you for choosing AAA Court Surfaces, LLC



FENCE COMPANY

Residential & Commercial



Proud of our Service

Family Owned & Operated
Licensed & Insured

Financing Available
3173

1517 S US HWY-41, Suite 102
Ruskin, FL 33570

Name: Ken Hoefle
Address: 1155 7th Ave NW Ruskin FL 33570
Date: 10/22/25 Phone: 813-2446445 Referred: Ken.Hoefle@inframar.com

BALLFERFENCE.COM
OFC: (813) 331-3323
CP: (305) 303-5567

PVC	WOOD	ALUMINUM	CHAIN LINK
Feet _____	Wood feet _____	Aluminum Feet _____	Chain Link Feet <u>18' 1/6"</u>
Color _____	Cypress ☐ PT Pine ☐	Height 4' ☐ 5' ☐ 6' ☐	Height 4' ☒ 5' ☐ 6' ☐ 8' ☐
Height _____	BOB ☐ STKD ☐ VSB ☐	Residential ☐ Commercial ☐	Other Height _____
Style _____	Domed ☐ Scalloped ☐	Municipal ☐ Industrial ☐	Residential ☐ Commercial ☐
Feet _____	Other Style _____	Black ☐ White ☐ Other ☐	LT Comm ☒ Industrial ☐
Color _____	Height 6' ☐ 8' ☐	Post size _____	Galvanized ☐ Black Vinyl ☐
Height _____	Picket 1/2" x 4" ☐ 1"x4" ☐	3 Flat Top ☐ 3 Box Spear ☐	Green Vinyl ☐
Style _____	Runner 2" x 4" ☐	3 Spear Top ☐ 2 Pool Code ☐	Gate <u>1</u> Size <u>5'W</u>
Gate _____ Size _____	Good Side ☐ In ☐ Out ☐	Gate _____ Size _____	Gate _____ Size _____
Gate _____ Size _____	Gate _____ Size _____	Gate _____ Size _____	Gate _____ Size _____

Remove existing Fence ☒ FT. No ☐
Fence Line to be cleared by Ballfer Service ☐
Fence Line to be cleared by Owner ☒
Corner Lot Yes ☐ No ☒
Permit Needed Yes ☐ No ☒
Jurisdiction _____
Subdivision _____
NOTES:
American made Material
not set w/ concrete
31K Windscreen \$475⁰⁰ not
No Included
HOA Needed Yes ☐ No ☐
HOA Approved Yes ☐ No ☐

18'

4.5

4.5H

52'

4.5

8'H

Black ChainLink

5

Total: \$ 2,775⁰⁰
D. Payment: \$ 50%
Balance: \$ 50%

Sale Price Credit/Debit: \$ +3%
Sale Price Check/Cash: \$ +0%

Customer/Buyer Signature

Customer will assume the responsibility for locating underground cables and utilities before installation calling 811. Ballfer Service Corp is not responsible, for any sprinklers or other unmarked buried lines or objects. Payment is due at the time of completion of work, and a charge of 1 1/2% per month shall be applied to all accounts not paid in full within 10 days of completion. All material will remain on the property of Ballfer Service Corp until payment is received in full. Right of access and removal is granted to Ballfer Service Corp in the event of nonpayment per the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of debt including reasonable attorney fees. If the buyer refuses to allow the seller to begin work or complete work already begun, or to accept materials contracted for, the customer assumes full responsibility for



4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date 11/10/2025
Estimate # 58035

Name / Address

Inframark
Ken Hoefle

Ship To

Office	Terms	Rep	Project		
813-413-7844	Due Upon Completion	LT	Pickleball Court		
Description	Qty	U/M	Rate	Total	
8'H BLK Commercial Chain Link 3" x 11' x 40wt Terminal Post 2 1/2" x 10' x 40wt Line Post 1-5/8" x 21' x 40wt Top Rail Complete with 9ga bottom tension wire	25	l/ft.	48.95	1,223.75	
4'h Black Chain Link Commercial 9 GA Finish 2 1/2" Terminal Post SCH 40 2" Line Post SCH 40 1-5/8" top rail x 21' SCH 40 Bottom tension wire 9 GA Smooth	57	l/ft.	28.95	1,650.15	
Commercial CL WALK GATE 5'W X 4'H SWG BLK	1	ea	550.00	550.00	
90% Opacity, Knitted high-density Polyethylene. Top and Bottom edges are reinforced with a 1 3/8" hem and grommets spaced every 12" Materials Only 5/8" Enviro V Plus	25	l/ft.	10.95	273.75	
1. Additional 3.5% fee if paying by card. 2. Florida State Fence to call a utility locate or "dig-safe" prior to installation. Florida State Fence is not responsible for damage to private/unmarked utilities or irrigation lines. 3. Price does not include permit, which may not be necessary for this project or otherwise noted. 4. Homeowner is responsible for location of fence within property,	1	ea	0.00	0.00	

Price is good for 30 days. Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with
collection of amounts owed.

Total

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be assessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____



4330 S. 66th St.
Tampa, FL 33619
"Fences Make Better Neighbors!"
www.FloridaStateFence.com

Estimate

Date Estimate #

11/10/2025 58035

Name / Address

Ship To

Inframark
Ken Hoefle

Office	Terms	Rep	Project		
813-413-7844	Due Upon Completion	LT	Pickleball Court		
Description		Qty	U/M	Rate	Total
location of any underground sprinklers, pavers and HOA approvals if necessary (Florida State Fence can assist with paperwork required by HOA). 5. Any change in layout, footages, or materials may result in price change as well as potentially having to reschedule your installation date. 6. Homeowner is responsible for removing all vegetation and debris along the fence line. If not removed by day of install, there will be a \$750.00 remobilization charge. 7. Financing is available through a third party vendor: Launch Credit Union. Contact your sales rep or our office for details. 8. Material is ordered ONLY after receiving 50% deposit. 9. Florida State Fence does NOT warranty any of our wood products. 10. One Year Labor Warranty 11. If project is delayed longer than 2 weeks, Florida State Fence will invoice the entire balance of the materials purchased for said project. 12. If customer cancels or changes material type once materials have been allocated, depending on the material type, the customer could be responsible for a 25% restocking fee for the unused materials. 13. In the event Florida State Fence retains an attorney to collect any amounts due from Customer, Customer shall be liable to Florida State Fence for all attorneys' fees, expenses, and costs incurred to collect the amounts due from Customer, including any attorneys' fees, expenses, and costs incurred prior to a legal action, during the course of any legal action, and any appeals. The failure to provide such written notice does not bar the enforcement of a lien against a person					

Price is good for 30 days. Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 1/2% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____



4330 S. 66th St.
Tampa, FL 33619
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www.FloridaStateFence.com

Estimate

Date 11/10/2025 Estimate # 58035

Name / Address

Inframark
Ken Hoefle

Ship To

Office	Terms	Rep	Project		
813-413-7844	Due Upon Completion	LT	Pickleball Court		
Description		Qty	U/M	Rate	Total
who has not been adversely affected.					

Price is good for 30 days. Cash, Check, or ACH only.

Convenience Electronic fee will apply.

Florida State Fence has the right to recover attorneys' fees incurred in connection with collection of amounts owed.

Total

\$3,697.65

Florida State Fence is not liable for unmarked utilities, or sprinkler lines (marked or unmarked). If a boundary Survey is not provided, customer takes responsibility of fence location. Full payment is due at the time of completion. Any balance not paid within 10 days of completion will be accessed a finance charge of 1 ½% per month applied, to all accounts not paid in full. All materials remain the property of Florida State Fence until full payment is received. Right of access and removal is granted to Florida State Fence in the event of nonpayment, per the terms of this contract.

Customer assumes all responsibility for obtaining homeowners association approval for the type and location of fence. Customer must provide a plot plan and/or survey to establish fence installation location. If not provided, customer assumes all responsibility for the location of the fence.

Signature: _____



Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Phone: 656-247-3501

Date: 10/28/2025
Work Order # SP10-29-25
Customer ID: Shell point CDD

Quotation valid until 11/30/2025

Prepared by: Nate Montagna

Description		Unit Price	Quantity	Amount
Supply and install roughly 85 linear feet of chain link fence with 5' gate at pickle ball courts as outlined in plans provided. Roughly 25 linear feet of fencing and windscreens to be supplied and installed at the benches. Only the 8' sections of fence located near the benches will have windscreens. The remainder of fence is to be roughly 5' high to match existing with no windscreens installed.		\$7,345.00	1	\$7,345.00
Total	Labor and Materials			\$7,345.00

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this quotation, contact Nathaniel Montagna at nmontagna@Inframark.com

By: Nathaniel Montagna

By: _____

Date: 10/28/25

Date: _____

Inframark

Shell point CDD

Inframark
Offices - Celebration - Tampa



**Design and Installation of Commercial
And Industrial Fence, Gates, Railing,
Access Controls, and DOT Rail**

www.BravoFence.com • 11302 N. Nebraska Ave., Tampa, FL 33612 • Phone: (813) 885-2777 • Fax: (813) 885-2444

Date: 10/24/2025
Project: 8ft high black vinyl chain link and 54"high aluminum fence
Drawings:
Location: 1155 7th Ave NW Ruskin, FL 33570

Client: Shell Point CDD
Contact: Ken Hoefle
Phone: 813.244.6445
Email: Ken.Hoefle@Inframark.com

We are pleased to offer the following supply & install proposal for:

PROPOSAL	Units	Unit Price	Extended
Install new 8'FT High black vinyl chain link fence - Mesh 9 gauge finish - terminal post 2 1/2" SCH 40 - Line post 2" - Top rail 1 5/8" - with tension bottom wire - all post set with concrete footers - it includes black windscreen	24	\$ 46.50	\$ 1,116.00
Install new 54" High 3 rail commercial grade aluminum fence powder coating black - flat top - rail 1 1/4"x1 1/4" - picket 3/4"x3/4" - post 2"x2"x6'ft all post set on concrete footers	57	\$ 43.50	\$ 2,479.50
Install new 54" High x 5'ft Wide fully welded 3 rail aluminum gate flat top powder coating black - it includes 4" gate post - SS Adjusted Self closing Hinges - pad lock latch -	1	\$ 975.00	\$ 975.00
In case you need to obtain a permit or engineer, it is not included in this quote.			\$ 4,570.50

Additional Conditions:

- Due to volatility of material costs, bids are valid for 30 days.
- LEED Certification, Certified Payroll, and Buy American are excluded unless otherwise specified.
- All jobs are subject to site and plan review prior to contract; proposed pricing is based on all items listed.
- Pricing is based on information provided, and are subject to final field measurements.
- Bids exclude bonding costs, engineer calculations and permits unless otherwise indicated herein.
- Underground utilities / water lines are responsibility of Owner. Bravo to order Sunshine locates.
- All lines shall be cleared, graded and staked prior to work start.
- All work is to be performed under (1) mobilization; add'l mobilizations will be billed at \$300.00 per occurrence.
- All designs and installations are approved by Owner.
- Access to fence lines for concrete trucks may be required.

Please do not hesitate to contact me with any questions or comments. Should you accept this proposal, please sign below and fax back to the number listed above. Our receipt of your signature will serve as authorization and notice to proceed. We appreciate the opportunity to be of service to you.

Sincerely,
Marcelo Sprung
General Manager

Customer Name:
Signature:
Date:

STANDARD TERMS AND CONDITIONS

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

Application of Terms and Conditions: The terms and conditions set forth in these Standard Terms and Conditions (these "Terms and Conditions") shall govern and apply to all purchases of materials and services provided by Royce Bravo to its customers. By signing the Acceptance of Proposal on the front of this Contract Customer expressly agrees to these Terms and Conditions.

Credit and Engineering Approval: Royce Bravo reserves the right to make performance under this Contract contingent upon receipt of approval from its credit department and its engineering representative. If for any reason the Contract is disapproved by its credit department or engineering representative, then Royce Bravo shall refund to Customer any amount paid under this Contract, and the Contract will thereafter be null and void and of no further effect.

Fence Line Designation and Hold Harmless: Customer hereby assumes full responsibility for locating and staking the line upon which the fence materials are to be installed and Customer agrees to defend and hold harmless and indemnify Royce Bravo from and against all claims, liabilities, and expenses for injury, death, or damage to persons or property, trespass, and all other damage or loss arising out of the installation or location of the fence materials. Further, Royce Bravo shall not be responsible for damage to sod or landscaping that is not reasonably avoidable in the access or fence installation processes. All excess materials will remain the property of and be returned to Royce Bravo.

Underground Conditions: Customer is solely responsible for all underground obstructions, including without limitation sprinkler lines and utility lines. Royce Bravo reserves the right to pass onto the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this Contract.

Warranties: All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard industry practices. Warranties as to material shall be limited to the manufacturer's warranties. Royce Bravo hereby disclaims all other warranties, express or implied.

Force Majeure: Royce Bravo shall not be responsible or liable for any delay, damage, or default under this Contract occasioned by war, strikes, shortages of labor, material, or transportation, acts of civil or military authorities, weather or other Acts of God, or other causes beyond the reasonable control of Royce Bravo, the Customer hereby waiving any such claim.

Cancellation or Delay of Job by Customer: If the work contemplated under this Contract ("the work") is cancelled by Customer with at least 48 hours notice, Royce Bravo shall return within 10 days any deposit monies less the cost of any custom materials. If the work is cancelled by Customer with less than 48 hours notice, Royce Bravo shall return within 10 days any deposit monies less the cost of any custom materials less a \$100 cancellation charge. If the work is delayed or cancelled by Customer once the crew has delivered the fencing material, Royce Bravo will charge Customer \$20.00 per man hour for the time actually worked by its employees or subcontractors.

Payment, Remedies, and Collection Costs: Royce Bravo reserves the right to require advance payment for all materials to be provided under the Contract at the time the Contract is signed or otherwise before initiating work. All remaining sums owed by Customer must be paid within 7 days after job completion. Failure to make timely payment pursuant to this paragraph shall entitle Royce Bravo to (1) charge interest on the unpaid amount at the lower of (a) 1.5% per month or (b) the maximum rate of interest allowed by law, (2) file a Claim of Lien against the property on which the work was conducted, and (3) repossess all materials used on the jobsite without recourse. All material shall remain the property of Royce Bravo until all amounts due from Customer are fully paid. If Royce Bravo is required to initiate legal action of any kind upon a default by Customer, Customer agrees to pay all attorney's fees and costs incurred by Royce Bravo.

Entire Agreement: This Contract constitutes the entire agreement between Customer and Royce Bravo relating to the services contemplated herein and the Contract may only be amended by a written agreement signed by Customer and Royce Bravo.

END OF DOCUMENT