

Shell Point Community Development District

April 14, 2026

Agenda Package

**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

[Join the meeting now](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



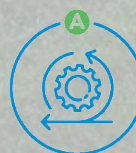
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Shell Point Community Development District

Page # 2

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
Michael Broadus, District Counsel
Phil Chang, District Engineer
Ken Hoefle, Onsite Manager
Nancy Nix, Accountant
Diana Kapatsyna, District Admin Assistant

REGULAR MEETING AGENDA Tuesday, April 14, 2026, 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
 1. Consideration of Operation and Maintenance for March 2026Page 3
 2. Presentation of FY 2027 Budget.....Page 49
 3. Discussion regarding opening a Reserve Account
 - B. Landscape
 1. Consideration of Mulch Proposal.....Page 51
 2. Consideration of Re-Landscape the Monuments Enhancement Proposal.....Page 65
 - C. District Counsel
 - D. District Engineer
 - E. District Manager
 - F. Onsite Manager Report.....Page 72
5. **Business Administration**
 - A. Consideration of Regular Meeting Minutes for March 10, 2026.....Page 84
6. **Business Items**
 - A. Consideration of Pond Maintenance Proposals.....Page 88
 - B. Discussion regarding the Ponds
 - C. Discussion of Social Media Communication
7. **Board of Supervisors' Requests and Comments**
8. **Audience Comments**
9. **Adjournment**

The next Workshop will be held on Tuesday, April 28, 2026, at 6:00 p.m.

The next Regular Meetings is scheduled to be held on Tuesday, May 12, 2026, at 6:00

District Office:
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
<https://www.shellpointcdd.com/>

Meeting Location:
The Shell Point Clubhouse
1155 7th Ave NW.
Ruskin, FL, 33570

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Utilities						
BOCC ACH	3/3/2026	030326-9190-ACH	\$191.04			WATER
Utilities Subtotal			\$191.04			
Regular Services						
ACTION SECURITY, INC	3/1/2026	32001	\$175.00			security
ADP, INC	3/6/2026	030626-1870-ACH	\$46.00			ADP
AQUATIC WEED CONTROL INC	2/20/2026	1137627	\$1,463.00			Aquatics
BALLFER SERVICE CORP	12/10/2025	10085	\$355.00			wind screen
BALLFER SERVICE CORP	10/24/2025	10057	\$2,775.00		\$3,130.00	pickleball court
BGE, INC	2/27/2026	40288	\$1,106.25			Engineering
CHARTER COMMUNICATIONS	3/9/2026	2459430030926-ACH	\$219.14			INTERNET
DOORKING INC.	3/12/2026	2715314	\$39.95			door
INFRAMARK LLC	3/1/2026	173042	\$416.67			MANAGEMENT FEE
INFRAMARK LLC	3/1/2026	173042	\$3,090.00			MANAGEMENT FEE
INFRAMARK LLC	3/1/2026	173042	\$7,333.33	\$10,840.00		MANAGEMENT FEE
INFRAMARK LLC	3/13/2026	173952	\$7.40			MANAGEMENT FEE
INFRAMARK LLC	3/18/2026	1165856	\$120.00		\$10,967.40	skimmer
PINE LAKE SERVICES LLC	3/1/2026	9434	\$13,266.67			landscape
RYAN JOHNSON	2/5/2026	RG26.009	\$900.00			Survey for property of 1148 Anchor Bend Dr.
STRALEY ROBIN VERICKER	3/18/2026	28009	\$502.50			counsel
TECO ACH	3/6/2026	030626-6112-ACH	\$8,375.55			ELECTRIC
VALLEY BANK	2/28/2026	022826-7877-ACH	\$169.58			frosted
VALLEY BANK	2/28/2026	022826-7877-ACH	\$21.42			snack
VALLEY BANK	2/28/2026	022826-7877-ACH	\$158.12			spray paint
VALLEY BANK	2/28/2026	022826-7877-ACH	\$8.58			keys

SHELL POINT CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
VALLEY BANK	2/28/2026	022826-7877-ACH	\$46.92			paint
VALLEY BANK	2/28/2026	022826-7877-ACH	\$13.96		\$418.58	spray paint
Regular Services Subtotal			\$40,610.04			
Additional Services						
NANCY C MILLAN, TAX COLLECTOR	3/1/2026	A0563622126 2023	\$8,999.51			2023 Taxes
NANCY C MILLAN, TAX COLLECTOR	3/1/2026	A0563622126A	\$8,991.51		\$17,991.02	MISC-AD VALOREM TAXES
SHELL POINT CDD	3/9/2026	03092026-0203	\$4,022.31			SERIES 2019 FY26 DS
VALLEY BANK	2/28/2026	022826-7877-ACH	\$162.00			FEB 2026 EXPENSES
Additional Services Subtotal			\$22,175.33			
TOTAL			\$62,976.41			



Hillsborough County Florida

CUSTOMER NAME SHELL POINT CDD	ACCOUNT NUMBER 0909989190	BILL DATE 03/03/2026	DUE DATE 03/24/2026
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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	02/01/2026	294199	03/02/2026	297212	3013 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$9.10
Water Base Charge	\$41.42
Water Usage Charge	\$3.37
Sewer Base Charge	\$109.31
Sewer Usage Charge	\$21.30

Summary of Account Charges

Previous Balance	\$280.80
Net Payments - Thank You	\$-280.80
Total Account Charges	\$191.04
AMOUNT DUE	\$191.04

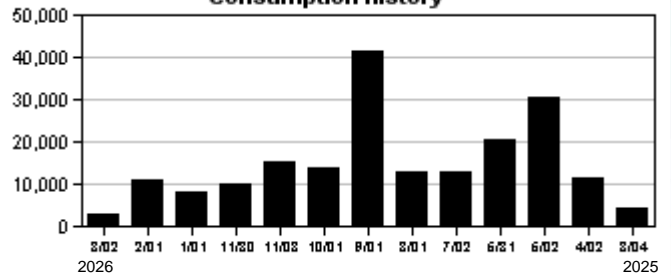
Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

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

494 0

DUE DATE	03/24/2026
Auto Pay Scheduled DO NOT PAY	



0009099891906 00000191049

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
32001	03/01/2026	\$175.00	03/01/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: <ul style="list-style-type: none"> ● 24 HOUR RAPID RESPONSE SERVICE ● DISCOUNTED SERVICE RATES ● DATABASE MGT. 	1	175.00	175.00

FL Contractor ES12001404

BALANCE DUE

\$175.00

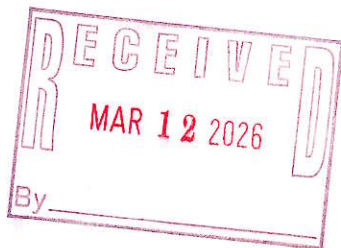
Thank you, we appreciate your business!



ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 715468617
Advice of Debit Date	: 03/06/2026
Advice of Debit Due Date	: 03/13/2026
Total Debited This Invoice	: \$46.00



0006310 01 MB 0.672 01 TR 00026 R2BDDC11 000000



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

Inquiries

For Product/Service inquiries, please contact your Client Service Team.

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
0062-10-F2Y					
Processing Charges for Period Ending Date: 01/27/2026					
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	
Processing Charges for Period Ending Date: 02/10/2026					
Workforce Now Payroll Solution Bundle	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
Delivery	1	\$10.00 each		\$10.00	

TOTAL CHARGES FOR COMPANY CODE: 0062-10-F2Y \$46.00

Total Debited \$46.00

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX5605 on 03/13/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

X



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
2/20/2026	1137627

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	3/22/2026

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

BALLFER SERVICE CORP

10101 US Highway 41 N Unit 2
 Palmetto, FL 342218854 US
 +18133313323
 ballferservice@gmail.com
 www.ballfence.com



INVOICE

BILL TO
 Shell Point CDD
 1155 7th Avenue NW
 Ruskin, Florida 33570

INVOICE 10085
DATE 12/10/2025
DUE DATE 12/10/2025

ORDER N*
 #3216

DESCRIPTION	QTY	RATE	AMOUNT
Charges			
Provide 8 Ft Tall Black Wind Screen with Half Moon Wind Release	1	355.00	355.00
1 Section 22nd Feet Long			
1 Section 56 Feet Long			
1 Section 10 Feet Long			

Thank you for your business! We take credit card, ACH payments, Zelle with our email Ballferservice@gmail.com and checks can be send to 10101 US Hwy 41 N Building 2 Palmetto FL 34221
 We appreciate your business.

SUBTOTAL	355.00
TAX	0.00
TOTAL	355.00
BALANCE DUE	\$355.00

Ways to pay



BALLFER SERVICE CORP

10101 US Highway 41 N Unit 2
 Palmetto, FL 342218854 US
 +18133313323
 ballferservice@gmail.com
 www.ballferfence.com



INVOICE

BILL TO
 Shell Point CDD
 1155 7th Avenue NW
 Ruskin, Florida 33570

INVOICE 10057
DATE 10/24/2025
DUE DATE 10/24/2025

ORDER N*
 #3173

DESCRIPTION	QTY	RATE	AMOUNT
Charges			
Balck Chain Link	1	2,775.00	2,775.00

Thank you for your business! We take credit card, ACH payments, Zelle with our email Ballferservice@gmail.com and checks can be send to 10101 US Hwy 41 N Building 2 Palmetto, FL 34221
 We appreciate your business.

SUBTOTAL	2,775.00
TAX	0.00
TOTAL	2,775.00
BALANCE DUE	\$2,775.00

Ways to pay



[View and pay](#)



INVOICE

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

February 27, 2026
 Project No: 00014558-00
 Invoice No: 40288

Invoice Total	\$1,106.25
----------------------	-------------------

Project 00014558-00 Shell Point CDD District Engineering Services

Services current through February 20, 2026

Professional Personnel

	Hours	Rate	Amount	
Director I	3.75	295.00	1,106.25	
Totals	3.75		1,106.25	
Total Labor				1,106.25
		Total this Invoice		\$1,106.25

BBE/L
 inframarkcms@payableslockbox.com; kristee.cole@inframark.com

Billing Backup

Friday, February 27, 2026

BGE, Inc.

Invoice 40288 Dated 2/27/2026

8:55:17 AM

Project 00014558-00 Shell Point CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	1/26/2026	1.25	295.00	368.75	
	Compile photos and quote from contractor. Provide email summary to DM. Contact 2nd contractor for quote, review and provide to DM.				
Chang, Philip	2/9/2026	.75	295.00	221.25	
	Call with Board member and on-site manager regarding parking lot hydraulic oil spill				
Chang, Philip	2/10/2026	.75	295.00	221.25	
	Call with District Manager regarding asphalt spill; attend monthly CDD meeting;				
Chang, Philip	2/13/2026	.50	295.00	147.50	
	Request revised PLS quote for pavement sealing and replacement (at hydraulic soil spill). Request quote from ACPLM for parking lot repairs quote.				
Chang, Philip	2/16/2026	.50	295.00	147.50	
	Review updated quote for pavement removal and sealing. Request clarification from contractor. Provide to DM.				
	Totals	3.75		1,106.25	
	Total Labor				1,106.25
			Total this Project		\$1,106.25
			Total this Report		\$1,106.25

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

INVOICE PAYABLE UPON RECEIPT

March 9, 2026
 Invoice Number: 2459430030926
 Account Number: **8337 12 028 2459430**
 Security Code: **1043**
 Service At: 1155 7TH AVE NW
 RUSKIN FL 33570-3518

Auto Pay Notice

NEWS AND INFORMATION

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

You've been selected for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

Summary *Service from 03/09/26 through 04/08/26
 details on following pages*

Previous Balance	219.14
Payments Received -Thank You!	-219.14
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.14
Current Charges	\$219.14
<i>YOUR AUTO PAY WILL BE PROCESSED 03/26/26</i>	
Total Due by Auto Pay	\$219.14



Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

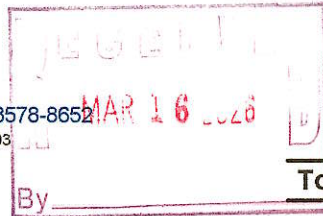
Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

March 9, 2026
SHELL POINT CDD
 Invoice Number: 2459430030926
 Account Number: 8337 12 028 2459430
 Service At: 1155 7TH AVE NW
 RUSKIN FL 33570-3518



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 03102026 NNNNNNNN 01 000789 0003

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



Total Due by Auto Pay \$219.14



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



Invoice Number: SHELL POINT CDD
 2459430030926
 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 03102026 NNNNNNNN 01 000789 0003

Charge Details

Previous Balance		219.14
EFT Payment	02/26	-219.14
Remaining Balance		\$0.00

Payments received after 03/09/26 will appear on your next bill.

Service from 03/09/26 through 04/08/26

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	10.00
Auto Pay Discount	-10.00

Other Charges Continued

Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.64
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
Taxes, Fees and Charges Total	\$9.14

Current Charges \$219.14
Total Due by Auto Pay \$219.14

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.

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**.



[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 #
2715314
INVOICE DATE
March 12, 2026

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

User ID:	ShellPointCDD
Period Starts:	February 12, 2026
Period Ends:	March 11, 2026

Previous Balance: \$39.95 **Note: All \$ amounts are in US Dollars.**
 Payment Received: (\$39.95)
 New Charges: \$39.95
Total Amount Due: \$39.95 USD Due upon receipt

Payments

Date	Details	Amount
3/2/2026	Credit: One-Time Charge	(\$39.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
2/12/2026	3/11/2026	Shell Point CDD	813 947 3641	9999	6	2	\$39.95

Summary	Total Amount Due
This amount is due upon receipt	\$39.95 USD



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173042

DATE

3/1/2026

BILL TO

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

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#
DUE DATE

3/1/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	3,090.00		3,090.00
Personnel Services	1	Ea	7,333.33		7,333.33
Subtotal					10,840.00

Subtotal	\$10,840.00
Tax	\$0.00
Total Due	\$10,840.00

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

173952

DATE

3/13/2026

BILL TO

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

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#
DUE DATE

3/13/2026

Services provided for the Month of: February 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	10	Ea	0.74		7.40
Subtotal					7.40

Subtotal	\$7.40
Tax	\$0.00
Total Due	\$7.40

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.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1165856
Invoice Date	3/18/2026
Due Date	4/17/2026

To: Shell Point CDD
2005 Pan Am Cir Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$120.00

Subtotal	\$120.00
Sales Tax	\$0.00
Total	\$120.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

18 Mar 2026 10:33:06AM CST

DISTRICT : SHELL POINT CDD

Go Green! Think before you print.

INVOICE NO. 1165856 - DETAIL

INVOICE DATE: 3/18/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	2/23/2026	4486075	SHPCDD District Area	General Maintenance; Skimmer Repair.	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	
				BWO Total	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	
				Invoice Total	\$0.00	\$0.00	\$120.00	\$0.00	\$120.00	



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/01/26	9434
Terms	Due Date
Net 30	03/31/26

BILL TO
Kristee Cole Inframark 313 Campus Street Celebration, FL 34747

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

Amount Due	Enclosed
\$13,266.67	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6638 - Shell Point Maintenance Proposal 2025-2026 March 2026		\$13,266.67	\$0.00	\$13,266.67
	Total		\$13,266.67	\$0.00	\$13,266.67

INVOICE



Ordered by:

Kristee Cole
Inframark
313 Campus St, Celebration, FL 34747
813-382-7355
kristee.cole@inframark.com

Date February 5, 2026
Project No. 26005
Invoice No. RG26.009

PROJECT INFORMATION:

1148 Anchor Bend Dr – Boundary line Survey & Staking
Shell Point CDD
Parcel U-06-32-19-C07-000000-00135.0
Section 6, Township 32 South, Range 19 East, Hillsborough County, FL

Summary of Services

Boundary Line Survey with Staking

FEE:

<u>Billing Item</u>	<u>Fee</u>	<u>Percent Complete</u>	<u>Amount Paid</u>	<u>Current Billing</u>
Boundary Survey	\$ 900.00	100%	0% \$	900.00
			Invoice Total: \$	900.00

Please remit all payments to:

Reserve Geospatial, LLC
877 W Minneola Avenue, #120116
Clermont, Florida 34711



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

Page # 22
Statement Date: March 06, 2026

Amount Due: \$8,375.55

Due Date: March 20, 2026
Account #: 321000026112

DO NOT PAY. Your account will be drafted on March 20, 2026

Account Summary

Previous Amount Due	\$8,446.95
Payment(s) Received Since Last Statement	-\$8,446.95
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,375.55
Amount Due by March 20, 2026	\$8,375.55

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

Your Locations With The Highest Usage

- 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425 **6,465 KWH**
- 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037 **2,125 KWH**



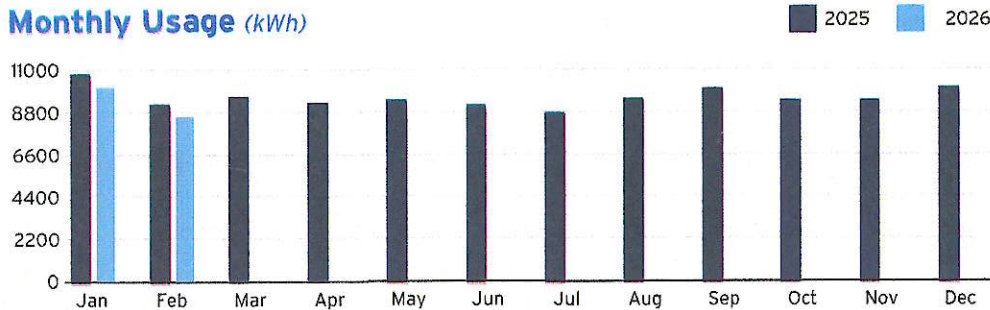
Scan here to interact with your bill online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



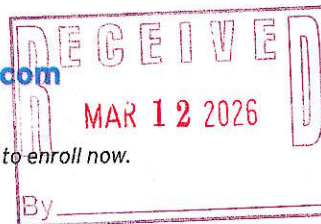
To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026112
Due Date: March 20, 2026

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: \$8,375.55

Payment Amount: \$ _____

700500003707

Your account will be drafted on March 20, 2026

00000015 FTeco503062622213110 00000 01 00000000 15 006
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.




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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	02/23/2026	0		0		0 kWh	1	31 Days	\$20.98


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	02/23/2026	7,596		7,596		0 kWh	1	31 Days	\$20.98

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	02/23/2026	34,927		32,802		2,125 kWh	1	31 Days	\$365.89
									 3.5%

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	02/23/2026	0		0		0 kWh	1	31 Days	\$20.98

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	02/23/2026	0		0		0 kWh	1	31 Days	\$20.98

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

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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	02/23/2026	0		0		0 kWh	1	31 Days	\$20.98

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

Sub-Account Number: 221007911623

Amount: \$348.67

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	02/23/2026	55,206		48,741		6,465 kWh	1	31 Days	\$883.16
1000799181	02/23/2026	19.66		0		19.66 kWh	1	31 Days	<input checked="" type="checkbox"/> 17.8%

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

Sub-Account Number: 221007940820

Amount: \$6,672.93

Total Current Month's Charges

\$8,375.55

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Sub-Account #: 221007983952
Statement Date: 03/03/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 01/24/2026 - 02/23/2026

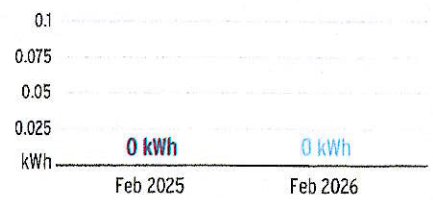
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	02/23/2026	0		0		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Current Month's Electric Charges \$20.98

Billing information continues on next page →

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Sub-Account #: 221007983960
Statement Date: 03/03/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

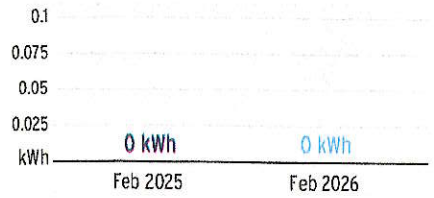
Service Period: 01/24/2026 - 02/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	02/23/2026	7,596	7,596		0 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Current Month's Electric Charges \$20.98

Billing information continues on next page →





Sub-Account #: 221007983978
Statement Date: 03/03/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

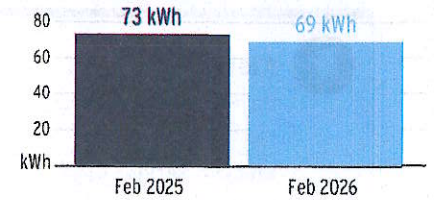
Service Period: 01/24/2026 - 02/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	02/23/2026	34,927		32,802		2,125 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	2,125 kWh @ \$0.09202/kWh	\$195.54
Fuel Charge	2,125 kWh @ \$0.03516/kWh	\$74.72
Storm Protection Charge	2,125 kWh @ \$0.00568/kWh	\$12.07
Clean Energy Transition Mechanism	2,125 kWh @ \$0.00418/kWh	\$8.88
Storm Surcharge	2,125 kWh @ \$0.02121/kWh	\$45.07
Florida Gross Receipt Tax		\$9.15

Electric Service Cost **\$365.89**

Current Month's Electric Charges

\$365.89

Billing information continues on next page →

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Sub-Account #: 221007983986
Statement Date: 03/03/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 01/24/2026 - 02/23/2026

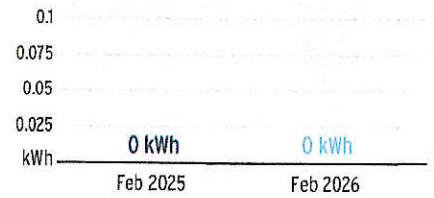
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	02/23/2026	0	0		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Current Month's Electric Charges \$20.98

Billing information continues on next page →

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Sub-Account #: 211021533685
Statement Date: 03/03/2026

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

Meter Read

Meter Location: SOUTH ENTRANCE

Service Period: 01/24/2026 - 02/23/2026

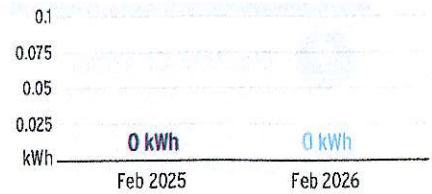
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	02/23/2026	0		0		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Current Month's Electric Charges \$20.98

Billing information continues on next page →

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Sub-Account #: 211021583862
Statement Date: 03/03/2026

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 01/24/2026 - 02/23/2026

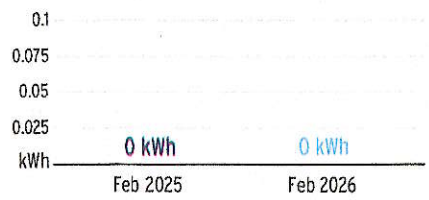
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	02/23/2026	0		0		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Current Month's Electric Charges \$20.98

Billing information continues on next page →

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Sub-Account #: 221007911623
Statement Date: 03/03/2026

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

Service Period: 12/30/2025 - 01/28/2026

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	133 kWh @ \$0.03411/kWh	\$4.54
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03452/kWh	\$4.59
Storm Protection Charge	133 kWh @ \$0.00574/kWh	\$0.76
Clean Energy Transition Mechanism	133 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	133 kWh @ \$0.01230/kWh	\$1.64
Florida Gross Receipt Tax		\$0.30
Franchise Fee		\$21.38
Municipal Public Service Tax		\$0.89
Lighting Charges		\$348.67

Current Month's Electric Charges \$348.67

Billing information continues on next page →

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Sub-Account #: 221007934435
Statement Date: 03/03/2026

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 01/24/2026 - 02/23/2026

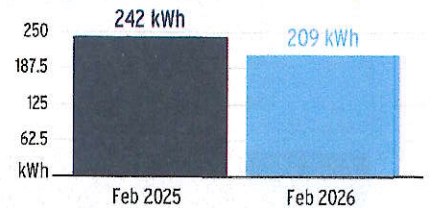
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	02/23/2026	55,206	48,741		6,465 kWh	1	31 Days
1000799181	02/23/2026	19.66	0		19.66 kW	1	31 Days

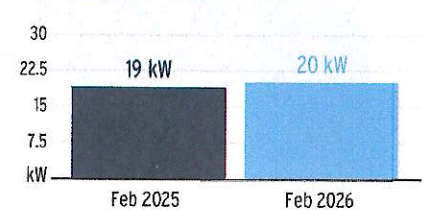
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	20 kW @ \$19.06000/kW	\$381.20
Energy Charge	6,465 kWh @ \$0.00815/kWh	\$52.69
Fuel Charge	6,465 kWh @ \$0.03516/kWh	\$227.31
Capacity Charge	20 kW @ \$0.72000/kW	\$14.40
Storm Protection Charge	20 kW @ \$2.02000/kW	\$40.40
Energy Conservation Charge	20 kW @ \$0.79000/kW	\$15.80
Environmental Cost Recovery	6,465 kWh @ \$0.00072/kWh	\$4.65
Clean Energy Transition Mechanism	20 kW @ \$1.15000/kW	\$23.00
Storm Surcharge	6,465 kWh @ \$0.01035/kWh	\$66.91
Florida Gross Receipt Tax		\$22.08
Electric Service Cost		\$883.16

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$883.16

Billing information continues on next page →

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Sub-Account #: 221007940820
Statement Date: 03/03/2026

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

Service Period: 12/30/2025 - 01/28/2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	2725 kWh @ \$0.03411/kWh	\$92.95
Fixture & Maintenance Charge	143 Fixtures	\$2379.73
Lighting Pole / Wire	143 Poles	\$4049.76
Lighting Fuel Charge	2725 kWh @ \$0.03452/kWh	\$94.07
Storm Protection Charge	2725 kWh @ \$0.00574/kWh	\$15.64
Clean Energy Transition Mechanism	2725 kWh @ \$0.00043/kWh	\$1.17
Storm Surcharge	2725 kWh @ \$0.01230/kWh	\$33.52
Florida Gross Receipt Tax		\$6.09
Lighting Charges		\$6,672.93

Current Month's Electric Charges \$6,672.93

Total Current Month's Charges \$8,375.55

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0 SHELL POINT CDD 0

Account Number: XXXX XXXX XXXX 7877

ACCOUNT SUMMARY

Credit Limit	\$5,000.00
Credit Available	\$4,419.00
Statement Closing Date	February 28, 2026
Days in Billing Cycle	28
Previous Balance	\$741.84
Payments & Credits	\$911.82
Purchases & Other Charges	\$750.56
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$580.58

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	\$580.58
Minimum Payment Due	\$580.58
Payment Due Date	March 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 7877	\$741.84-
02/25	02/25	F151500E800CHGDDA	AUTOMATIC PAYMENT - THANK YOU	741.84-
		KEN HOEFLE	TOTAL XXXXXXXXXXXX 2679	\$0.00
		KEN HOEFLE	TOTAL XXXXXXXXXXXX 4951	\$580.58
02/02	02/02	5270715DJ09FN2WFP	HOMEDEPOT.COM 800-430-3376 GA MCC: 5200 MERCHANT ZIP: 30339000	162.00
02/10	02/10	0230537DS00HES4A8	PUBLIX #1260 APOLLO BEACH FL MCC: 5411 MERCHANT ZIP: 33572	21.42
02/11	02/11	8230509DSEHNWBWJWZ	AMAZON MARK* G50MX7X13 SEATTLE WA MCC: 5999 MERCHANT ZIP:	169.58
02/12	02/12	5270715DW09FLDMZA	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	169.98
02/13	02/13	5270715DX09FL88JL	THE HOME DEPOT #6951 RUSKIN FL CREDIT MCC: 5200 MERCHANT ZIP: 33573000	169.98-
02/13	02/13	5270715DX09FL88JV	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	158.12

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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 7877
Payment Due Date	March 25, 2026
New Balance	\$580.58
Minimum Payment Due	\$580.58
Past Due Amount	\$0.00

Make Check
Payable to:

Amount Enclosed:

\$	
----	--

0 SHELL POINT CDD 0
SHELL POINT COMMUNITY DEVELOPMENT
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS FL 33076

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
02/13	02/13	5270715DX09FL88K3	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	13.96
02/23	02/23	0531461E700B4H2XB	ACE HARDWARE OF SUN CI WIMAUMA FL MCC: 5251 MERCHANT ZIP:	8.58
02/24	02/24	5270715E809FLLZGB	THE HOME DEPOT #6951 RUSKIN FL MCC: 5200 MERCHANT ZIP: 33573000	46.92

IMPORTANT ACCOUNT INFORMATION

\$0 - \$580.58 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 03/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.
TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$11.53	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.45	\$0-\$500,000 = 0.25%
New Cashback Balance	\$12.98	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Aug 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

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	28	\$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.

District Name:	Shell Point CDD			
Expense Report Date:	Feb-26 Valley Bank Back-Up			
Provided By:	Ken Hoefle			
Date	Vendor	Description of Expense	COA Code	Amount
2/5/2026	Home Depot	flower pots (2)	546176	\$162.00
2/9/2026	Amazon	frosted window treatment	546176	\$169.58
2/10/2026	Publix	snacks for Board Meeting	546176	\$21.42
2/13/2026	Home Depot	flowers, potting mix and post	546176	\$158.12
2/13/2026	Home Depot	spray paint	546176	\$13.96
2/23/2026	Ace Hardware	keys	546176	\$8.58
2/24/2026	Home Depot	paint brush, roller sleeves & step stoc	546176	\$46.92

Order #WN47739747

Placed on: Jan 30, 2026

Billing Information

Ken Hoefle
 Mandevilla View Way
 Riverview FL 33579


Payment Method: MC ***4951

Item	Price/Item	Qty	Line Total
Store Pickup (1 item)			
3730 Sun City Center Blvd 6951, Ruskin, FL 33573			
Item picked up from store 6951			
Mayne Nantucket 32 in. Tall Self-Watering White Polyethylene Planter	\$81.00	2	\$162.00
Available: Feb 05 - Feb 06			

Subtotal	\$162.00
Pick Up In Store	FREE
Sales Tax	\$0.00
Total	\$162.00

Need help?

Online Customer Support: 1-800-430-3376
 Call 7 days a week: 6 a.m. to 2 a.m. EST

 [Download Our App](#)

Need Help?

Visit our [Customer Service Center](#) or Text 78485

Publix

Publix at Southshore Village
5052 N Highway 41
Apollo Beach, FL 33572
(813) 641-2377
Store Manager: Alex Middleton

Reeses Miniatures Share	FT	7.19	
Hay Rolo Share	FT	0.00	
You saved: \$7.19			
F/Lay Vp Flavor Mix 18Ct	F	13.69	
Subtotal			20.88
Sales Tax 7.5% - T			0.54
Total			21.42
Credit			21.42
Change			0.00

SAVINGS: \$7.19

MasterCard: #4951	\$21.42
Credit Card	Purchase
Auth/Trace: 010041/052416	Chip Read
Reference: 008969163869	
AG00000041010	
Mastercard	

02/10/2026 07:37AM
Thank you for shopping at store 1260
Your cashier today was Kristen S..
2680, 0105, 156

Club Publix members save more.
Join today at clubpublix.com/newmember.
Terms & conditions apply.

Publix Super Markets, Inc.



1260 2AR 052 680

Order Summary

Order placed February 9, 2026 Order # 113-5071882-2260205

Ship to Denise Hoefle 11631 MANDEVILLA VIEW WAY RIVERVIEW, FL 33579-1819 United States	Payment method Mastercard ending in 4951 View related transactions	Order Summary Item(s) Subtotal: \$157.78 Shipping & Handling: \$0.00 Total before tax: \$157.78 Estimated tax to be collected: \$11.80 Grand Total: \$169.58
---	---	---

Arriving tomorrow



Frosted Glass Window Privacy Film Decorative, Bathroom Window
Privacy Film for Glass Windows Cover, Static Cling, Removable,
Reusable, Anti-UV, Heat Blocking, with Tools 23x78inch
Sold by: AURELIS
\$22.97

Arriving tomorrow



Frosted Glass Window Privacy Film Decorative, Bathroom Window
Privacy Film for Glass Windows Cover, Static Cling, Removable,
Reusable, Anti-UV, Heat Blocking, with Tools 17x78inch
Sold by: AURELIS
\$4.99



**How does
get more done.**

3730 SUN CITY CIR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161
6951 00021 91807 02/13/26 07:52 AM
SALE CASHIER DONNA

1001-319-350 RIO PLNTR -A-
RIO DIPLADENIA PLANTER #12
2839.96 79.96N
1001-597-672 25QT MG PH -A-
25 QT MG POTTING MIX
488.00 32.00N
1004-124-213 RIO 9 RED -A-
RIO DIPLADENIA POT RED #9
2019.96 39.96N
0000-286-740 4 FT U POST -A-
48IN MEDIUM DUTY U POST-14GA.
6.20N

SUBTOTAL 158.12
SALES TAX 0.00
TAX EXEMPT
TOTAL \$158.12
XXXXXXXXXXXX4951 MASTERCARD USD\$ 158.12
AUTH CODE 013709/2210307 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6445 SUMMARY
THIS RECEIPT PO/JOB NAME: SHELL POINT
2026 PRO XTRA SPEND 02/12: \$512.38

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6951 02/13/26 07:52 AM



6951 21 91807 02/13/2026 9572

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON



**How does
get more done.**

3730 SUN CITY CIR. BLVD
SUNCITY CENTER FL 33573 (813)633-3161
6951 00021 91815 02/13/26 07:57 AM
SALE CASHIER DONNA

678885210212 SPRAY PAINT -A-
BEHR DARK TRUFFLE FLAT AERO 12 OZ
286.98 13.96N

SUBTOTAL 13.96
SALES TAX 0.00
TAX EXEMPT
TOTAL \$13.96
XXXXXXXXXXXX4951 MASTERCARD USD\$ 13.96
AUTH CODE 013737/2210308 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6445 SUMMARY
THIS RECEIPT PO/JOB NAME: SHELL POINT
2026 PRO XTRA SPEND 02/12: \$670.50

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6951 02/13/26 07:57 AM



6951 21 91815 02/13/2026 9572

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/14/2026



Ace Hardware of Sun City Center

PO Box 1088
Lithia, FL 33547
(813) 634-5363

KEN HOEFLI
11631 MANDEVILLA VIEW WAY
RIVERVIEW FL 335791619
4484677417 ACCOUNT # 14058382

ITEM	QTY	SALE/REG	EXT
SCT	2.00	3.99	7.98
5873931	B4/250		
KEY SCHLAGE SCT 25MPK			

SUBTOTAL \$	7.98
TAX \$	0.60
TOTAL \$	8.58

CREDIT CARD 8.58

CARD *****4951
AUTH 023596
BRND MASTERCARD
TYPE PURCHASE
MTH CONTRACTILE
HL PRP #Approved
CMTS ANGE 3167602111048C

EMPLOYEE	TERM	INVT	TIME	DATE
28320	4837	31930511	05 16	23-Feb-24

Ace Rewards ID # 19206684938

Your receipt guarantees your no-hassle returns. Store credit only for tools.

CUSTOMER SURVEY - Participate for a chance to win a \$500 gift card. Takes approximately 5 minutes.

Visit ace-survey.com
Store# = 16244
Journal# = INV#



How does get more done.

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

6951 00031 01912 02/24/26 10:12 AM
SALE CASHIER GERALD

07708938399	9X3/8 IN RC <A>	10.48N
	BEST 9 X 3/8 IN SHEDLESS KNIT 3PK	
722571010560	GLFLDPLSTC <A>	17.97N
	GORILLA LAUDERS 1-STEP FOLDING PLAST	
071497190254	2-1/2 IN, PR <A>	18.47N
	MSTR ULTIMAX 2.5 AXL SASH AP	

SUBTOTAL	46.92
SALES TAX	0.00
TAX EXEMPT	
TOTAL	\$46.92
XXXXXXXXXXXX4951 MASTERCARD	
AUTH CODE 024158/1313548	USD\$ 46.92
Chip Read	TA
AID A0000000041010	Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-6445 SUMMARY
THIS RECEIPT PO/JOB NAME: SHELLPOINT

2025 PRO XTRA SPEND 02/23: \$684.46

Get the CREDIT LINE your business needs PLUS earn Perks 4X FASTER when you join Pro Xtra, register, & use your Pro Xtra Credit Card. Apply and SAVE UP TO \$100. Learn more at homedepot.com/credit

6951 02/24/26 10:12 AM



6951 31 01912 02/24/2026 0162

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/25/2026



HillsTaxFL.gov



REMINDER NOTICE OF CURRENT & DELINQUENT AD VALOREM TAXES AND NON-AD VALOREM TAXES

Account No.: A0563622126

Account Name: SHELL POINT CDD
Address: 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Property Location:

1155 7TH AVE NW
 RUSKIN 33570

Legal Description: SHELL COVE PHASE 1 TRACTS 400 THRU 403...TRACTS LA A THRU LA D...AND TRACT AC

Ad Valorem Taxes (Tax Years May Be Paid Separately)

Tax Year(s)	If Paid by March 31, 2026	If Paid by April 30, 2026	If Paid by 5PM EST on May 29, 2026
2023	8,991.51	9,090.40	9,189.28
Amount Due:	8,991.51	9,090.40	9,189.28

REMINDER NOTICE

Property taxes become delinquent on April 1st. Tax Certificates are sold on unpaid taxes. The tax certificate sale will be held on or before June 1st. Issuance of a tax certificate will result in additional costs to the property owner. **Taxes outstanding for 2 years or more are eligible for tax deed foreclosure and can result in the loss of the property to a tax deed sale.**

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector Reminder Notice of Current & Delinquent Ad Valorem Taxes & Non Ad Valorem Assessments

Account No: A0563622126 Tax District: U Assessed Value: 100 Legal Description: SHELL COVE PHASE 1 TRACTS 400 THRU 403...TRACTS LA A THRU LA D...AND TRACT AC

ONLY PAY ONE AMOUNT
 Postmarks not accepted after March 31st.

If Paid By	Amount Due
Mar. 31, 2026	8,991.51
Apr. 30, 2026	9,090.40
May 29, 2026	9,189.28



SAVE A STAMP & PAY ONLINE!
 SCAN QR CODE WITH SMARTPHONE

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



Remember to write your account number on your check.
Make checks payable in US funds to:
 Nancy C. Millan, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012



HillsTaxFL.gov



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 TAMPA FL 33607-6008



Remember to write your account number on your check.
Make checks payable in US funds to:
 Nancy C. Millan, Tax Collector
 PO Box 30012
 Tampa FL 33630-3012

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 3/9/2026

Check Amount \$4,022.31

Payable To Shell Point CDD

Check Description Series 2019 2.3

Post to 201.103200

Distributions Included:

(Please attach all supporting documentation: invoices, receipts, etc.)

Nancy Hix

Authorization

SHELL POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	851,955.00	47.222%	0.472200	
Net DS	952,202.14	52.778%	0.527800	98%
Net Total	1,804,157.14	100.0000%	1.000000	

201

Date Received	Amount Received	47.22%	52.78%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue			
11/3/2025	10,184.69	4,809.39	5,375.30	0.00	Excess	1111
11/7/2025	2,508.14	1,184.39	1,323.75	(0.00)	748	
11/14/2025	5,684.79	2,684.46	3,000.33	(0.00)	749	
11/21/2025	26,150.00	12,348.49	13,801.51	0.00	750	
12/5/2025	1,560,676.52	736,979.13	823,697.39	0.00	753	
12/18/2025	39,888.18	18,835.91	21,052.27	(0.00)		
12/3/2026	107,442.27	50,736.15	56,706.12	(0.00)		
1/6/2026	7,906.53	3,733.60	4,172.93	0.00		
3/5/2026	7,621.16	3,598.85	4,022.31	(0.00)		
		-	-	-		
		-	-	-		
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		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
		-	-	-		
TOTAL	1,768,062.28	834,910.37	933,151.91	(0.00)		
Net Total on Roll	1,804,157.14					
Collection Surplus / (Deficit)	(36,094.86)					

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	March-	PROJECTED	BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	FY 2027
REVENUES					
Interest - Investments	\$0.00	\$11,470.00	\$0.00	\$11,470.00	\$0.00
Special Assmnts- Tax Collector	\$851,955.00	\$831,352.00	-\$20,603.00	\$810,749.00	\$906,333.98
Special Assmnts- Discounts	\$0.00	\$2,740.00	\$0.00	\$2,740.00	-\$36,253.36
Developer Contributions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Rental Income	\$0.00	\$1,250.00	\$0.00	\$1,250.00	\$0.00
Other Misc. Revenues	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
TOTAL REVENUES	\$851,955.00	\$847,062.00	-\$20,603.00	\$826,459.00	\$870,080.62
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	\$24,000.00	\$6,000.00	\$18,000.00	\$24,000.00	\$18,000.00
Onsite Staff	\$88,000.00	\$44,000.00	\$44,000.00	\$88,000.00	\$113,700.00
District Management	\$37,080.00	\$12,360.00	\$24,720.00	\$37,080.00	\$40,047.00
Website Admin Services	\$1,552.00	\$1,613.00	\$0.00	\$1,613.00	\$1,662.00
District Engineer	\$10,000.00	\$8,002.00	\$1,998.00	\$10,000.00	\$15,000.00
District Counsel	\$20,000.00	\$7,275.00	\$12,725.00	\$20,000.00	\$20,000.00
Trustees Fees	\$4,500.00	\$0.00	\$4,500.00	\$4,500.00	\$4,500.00
Auditing Services	\$5,200.00	\$0.00	\$5,200.00	\$5,200.00	\$5,200.00
Postage, Phone, Faxes, Copies	\$500.00	\$184.00	\$316.00	\$500.00	\$350.00
Legal Advertising	\$5,000.00	\$147.00	\$4,853.00	\$5,000.00	\$3,000.00
Bank Fees	\$250.00	\$0.00	\$250.00	\$250.00	\$250.00
Dues, Licenses & Fees	\$300.00	\$175.00	\$125.00	\$300.00	\$300.00
Disclosure Report	\$5,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00
Email Hosting Vendor	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$18,126.68
Payroll Services	\$0.00	\$69.00	\$0.00	\$69.00	\$300.00
Total Financial and Administrative	\$251,982.00	\$86,480.00	\$165,632.00	\$252,112.00	\$246,035.68
Insurance					
Public Officials Insurance	\$3,356.00	\$2,983.00	\$0.00	\$2,983.00	\$3,478.00
Property, Casualty, and General Liability Insurance	\$28,177.00	\$26,421.00	\$0.00	\$26,421.00	\$25,510.00
Total Insurance	\$31,533.00	\$29,404.00	\$0.00	\$29,404.00	\$28,988.00
Utility Services					
Water/Waste	\$3,000.00	\$1,416.00	\$1,584.00	\$3,000.00	\$3,150.00
Electric Utility Services	\$110,000.00	\$41,778.00	\$68,222.00	\$110,000.00	\$110,000.00
Total Utility Services	\$113,000.00	\$43,194.00	\$69,806.00	\$113,000.00	\$113,150.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026	BUDGET FY 2027
Amenity					
Janitorial - Supplies/Other	\$2,500.00	\$300.00	\$2,200.00	\$2,500.00	\$1,500.00
Amenity Pest Control	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
Amenity R&M	\$25,000.00	\$11,224.00	\$13,776.00	\$25,000.00	\$25,000.00
Dog Waste Station Service and Supplies	\$0.00	\$0.00	\$0.00	\$0.00	\$4,475.00
Pool Maintenance - Contract	\$23,940.00	\$10,100.00	\$13,840.00	\$23,940.00	\$24,000.00
Pool Treatments & Other R&M	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
Security Monitoring Services	\$8,000.00	-\$1,690.00	\$9,690.00	\$8,000.00	\$8,000.00
Special Events	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Total Amenity	\$74,940.00	\$19,934.00	\$55,006.00	\$74,940.00	\$71,475.00
Landscape and Pond Maintenance					
Landscape Maintenance - Contract	\$185,000.00	\$62,624.00	\$122,376.00	\$185,000.00	\$159,200.00
Landscaping - Mulch	\$18,000.00	\$0.00	\$18,000.00	\$18,000.00	\$56,231.94
Landscaping - Plant Replacement Program	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$10,000.00
Irrigation Maintenance	\$2,500.00	\$4,501.00	\$0.00	\$4,501.00	\$5,000.00
Aquatics - Plant Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Waterway Management Program	\$20,000.00	\$7,877.00	\$12,123.00	\$20,000.00	\$20,000.00
Debris Cleanup	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Total Landscape and Pond Maintenance	\$230,500.00	\$75,002.00	\$157,499.00	\$232,501.00	\$260,431.94
Reserves					
Current Reserves	\$150,000.00	\$58,420.00	\$91,580.00	\$150,000.00	\$150,000.00
Total Reserves	\$150,000.00	\$58,420.00	\$91,580.00	\$150,000.00	\$150,000.00
TOTAL EXPENDITURES	\$851,955.00	\$312,434.00	\$539,523.00	\$851,957.00	\$870,080.62



Proposal #8343

Shell Point CDD - Mulch Install 4/2026

Date 4/6/2026
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Shell Point CDD | 1155 7th Ave NW | Ruskin, FL 33570

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Install 800 Yards of Pine bark throughout the property

Mulch Install

Pine Bark Installation

Items

Pine bark Installation

Quantity

800.00

Unit

EA

Pine Bark Installation : \$56,224.00

PROJECT TOTAL: \$56,224.00

Terms & Conditions

Terms & Conditions**Payment Terms**

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job. Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Backflow Connection:

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices.

current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest

control would fall under that contract and would be subject to those warranty parameters.
Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By *Em*

Epifanio Carvajal Ulloa

Date 4/6/2026

Pine Lake Services, LLC

By _____

Kristee Cole

Date _____

Inframark





Proposal #7681

Shell Point Re-Landscape the monuments Enhancement Proposal 4/2026

Date 4/7/2026
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Shell Point CDD | 1155 7th Ave NW | Ruskin, FL 33570

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- Remove Existing Plants Material at both entrances.**
- Install 28 -15 Gallon Blue agave. 7 on each side**
- Install 80 - 3 Gallon Dwarf Crown of Thorn 20 on each side**

Demo and Prep

Plant Replacement

Items	Quantity	Unit
80- 3- Gallon Dwarf Crown Thorn	80.00	EA
28- 15 - Gallon Blue Agave	28.00	EA

Plant Replacement :	\$7,650.00
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PROJECT TOTAL:	\$7,650.00
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void all warranties provided by the Contractor

– void all warranties provided by the Contractor

By *Em*
 Epifanio Carvajal Ulloa
Date 4/7/2026
 Pine Lake Services, LLC

By _____
 Kristee Cole
Date _____
 Inframark

Shell Point CDD

March 2026 On-Site Report

- Pool resurfacing project has started back up and we are projecting the pool opening before Memorial Day. Updates have been provided to the community as they come in.
- Pickleball Court looks good as the re-painting of gray area was completed a couple of weeks ago.
- Playground area looks good. Issues with residents bringing dogs into playground area despite posted sign advising not to. Residents continue to bring dogs into the playground. I've reached out to Deputy Acosta for suggestions on how to address a specific resident.
- Landscaping of community looks good. We do have a few trees leaning. Pine Lake starts mowing weekly in April.
- Homeless area along 4th St. is quiet.
- Entrance ways to community look good. Repainting letters on monuments is still on my radar. I've repaired the damaged shells and will be re-affixing them to the monuments soon.
- Interior clubhouse painting is ongoing.
- HCSO office is set up and waiting on a signed agreement and COI.
- I will be repairing chairs and loungers as time permits and pressure washing them.
- Window treatments for storage room and office. Storage room is done and will be finishing up office very soon.
- Front sidewalk project is coming along; additional stones were purchased and I have been working on it as time permits.
- Ponds look good other than water levels are extremely low due to lack of rain.
- Dog Park looks good.
- Mail kiosk looks good.
- Front entrance to clubhouse looks good.
- Parking lot was re-sealed, and a section was cut out and new asphalt was installed. We need to wait 90 days to seal this area. I have advised the DM of some issues that need to be addressed and Inframark has been out to assess.
- Column caps need pressure washing.
- Palm tree braces are slowly being removed, cut up and disposed of.

- I've reached out to four vendors to get proposals for pressure washing the playground structure, mail kiosk and exterior of the clubhouse. This is done yearly on these structures. We've requested to have the pool deck pavers pressure washed and sealed as it will be required due to the construction work on the pool. Once this process is completed, I will have the pest control vendor out to spray.



Clubhouse entrance looking good with supplies to pool out front.



Dog park area looks good except for some bare areas due to dogs digging. I can purchase some sod and fill in the areas but would wait until the rainy season.



Entrance way monuments looking good other than two monuments had the shells broken off. I'm working on repairs to these monuments. In addition, I'm working with HCSO to see if we can move the bus stops to a different location down the road. I was advised by the bus transportation department that moving locations fall under HCSO.



Tree braces on many of the palms have been removed and disposed of. About a dozen trees still need braces removed.



We still have some leaning Red Cedars along Shell Point Rd.



View of pool work construction from the playground structure.



Pickleball court view from playground structure. Re-painting of gray area turned out very nice, and this is enjoyed by many.



Pond view from playground structure. Water levels are low in all of the ponds due to the lack of rain.



Inside of clubhouse looks good.

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

1 The regular meeting of the Board of Supervisors of Shell Point Community Development
2 District was held on Tuesday, March 10, 2026, at 6:00 p.m. at the Shell Point Clubhouse, located
3 at 1155 7th Avenue NW, Ruskin, Florida 33570.

4
5 Present and constituting a quorum were:

6		
7	Brittany Schwartzbauer	Chairperson
8	Angela Davis	Assistant Secretary
9	Cheryl Hammond	Assistant Secretary
10	Elaine Pennington	Assistant Secretary

11
12 Also present either in person or via TEAMS Video Communications, were:

13		
14	Kristee Cole	District Manager, Inframark
15	Phil Chang	District Engineer, BGE (<i>via video conference</i>)
16	Ken Hoefle	OnSite Management, Inframark
17	Epi Carvajal	Representative Pine Lake
18	Bob	Owner, Aqua Sentry

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20
21 *This is not a certified or verbatim transcript but rather represents the context and summary of*
22 *the meeting. The full meeting is available in audio format upon request. Contact the District*
23 *Office for any related costs for an audio copy.*
24

25
26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

27 The meeting was called to order, and a quorum was established.
28

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30 **SECOND ORDER OF BUSINESS**

Audience Comments

31 There were no audience comments.

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33 **THIRD ORDER OF BUSINESS**

Motion to Approve the Agenda

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35	On MOTION by Ms. Schwartzbauer, second by Ms. Hammond, the
36	Board approved the agenda. 4-0
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39 **FOURTH ORDER OF BUSINESS**

Staff Reports

40 **A. Accountant**

41 **1. Consideration of Operation and Maintenance for February 2026**

SHELL POINT CDD
March 10, 2026, Regular Meeting

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On MOTION by Ms. Schwartzbauer, second by Ms. Davis, with all in favor, the Operation and Maintenance for February 2026, was accepted as presented. 4-0

B. Landscape

Mr. Carvajal reported increased weed growth due to recent weather. Routine maintenance ongoing. The Board discussion ensued regarding leaning tree on 4th Street, mulch conditions and washout issues.

C. District Counsel

1. Discussion regarding Posting on Social Media

The Board was advised not to engage on social media, except for official announcements with comments disabled.

D. District Engineer

1. Consideration of Parking Lot Services Proposals

The Board discussed three proposals for parking lot repairs, including scope differences and potential reimbursement from the contractor (Easy Mulch).

- PLS Parking Lot Services in the amount of \$10,296.00
- Rose Paving in the amount of \$10,217.26
- Inframark in the amount of \$9,732.00

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Inframark Proposal in the amount of \$9,732.00 was approved. 4-0

E. District Manager

- Ms. Cole announced the next Regular Meeting will be on Tuesday, April 14, 2026, at 6:00 p.m.
- Ms. Cole provided the pool contract from Aqua Sentry and discussed current pool conditions, including newly discovered cracks, insurance adjuster is scheduled to inspect within two weeks, and engineer is requested to be present during inspection.

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Board approved pool crack repair in the amount of \$9,200, contingent upon engineer approval. 4-0

SHELL POINT CDD
March 10, 2026, Regular Meeting

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On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Board approved a not-to-exceed amount of \$15,000 for pool-related work outside of a meeting. 4-0

F. Onsite Manager

Mr. Hoefle presented his report to the Board, including playground violations (dogs in restricted areas), monuments damage repairs, meeting signage options and palm tree brace removal. The Board directed Mr. Hoefle to obtain pricing for signage and consult with District Counsel regarding the enforcement timing of violations.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes for January & February 2026

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Regular Meeting Minutes for January & February 2026 were accepted as presented. 4-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-05; General Election

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with all in favor, the Resolution 2026-05; General Election was accepted as presented. 4-0

B. Consideration of Pool Monitoring Services Proposals

The Board discussed two proposals: Signal in the amount of \$9,928 and Inframark in the amount of \$8,064.

On MOTION by Ms. Pennington, second by Ms. Davis, with all in favor, the Inframark Proposal was approved. 4-0

C. Discussion of Pond Maintenance

The Board discussed updated regarding pond maintenance, including the requirement of 50% resident signatures per pond to participate in the for the Hillsborough County, program and potential cost savings through additional vendor proposals.

The Board directed staff to obtain additional vendor proposals and to continue resident outreach to secure the required signatures.

110 **SEVENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
111 **Comments**

112 The Board discussed social media concerns, Sunshine Law compliance. An update regarding
113 HOA coordination and governing document revisions was provided.

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115 **EIGHTH ORDER OF BUSINESS** **Audience comments**

116 Audience comments were received regarding pool conditions, repair timing, insurance
117 coordination.

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119 **NINTH ORDER OF BUSINESS** **Adjournment**

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121 On MOTION by Ms. Davis seconded Ms. Hammond by with all in
122 favor, the meeting was adjourned at 7:42 p.m. 5-0

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128 _____
129 Kristee Cole
District Manager

Brittany Schwartzbauer
Chairperson



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Date	Estimate #
3/16/2026	14953

Name / Address
Shell Point CDD Inframark Kristee Cole 313 Campus Street Celebration, FL 34747

* Estimate is good for 30 days.

Description
<p>Shell Point CDD Ruskin Pond Maintenance</p> <p>Monthly pond maintenance of nuisance and exotic vegetation located within eight (8) ponds and one (1) canal system as shown on the attached aerial. Treatments to occur once a month for a total of twelve (12) visits per year.</p> <p>Maintenance services to include the following:</p> <ul style="list-style-type: none"> * Algae control * Floating vegetation control * Emergent vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Common trash removal <p>Pond Maintenance Cost \$1,390.00/Monthly (\$16,680.00/Yearly) Optional - Quarterly Fountain Maintenance of one (1) floating pond fountain - \$125.00/Quarterly (\$500.00/Annually)</p> <p>This agreement shall remain in effect for a period of one (1) year from the date of execution and will automatically renew on the anniversary date for successive one-year terms. Each renewal may be subject to a discretionary price adjustment.</p> <p>In the event that the customer is dissatisfied with the aquatic services provided, and it is determined that the condition of the aquatic management area has deteriorated as a result of negligence on the part of Crosscreek Environmental Inc., the customer reserves the right to terminate this agreement. Such termination shall require a minimum of forty-five (45) days' written notice to Crosscreek Environmental Inc.</p> <p>Crosscreek Environmental reserves the right to pause services if payment is delinquent. Service interruptions do not remove the client's obligation to pay for past services already performed.</p> <p>Payments not received within 30 days will incur a 1.5% monthly late fee (or the maximum allowed by Florida law). Continued non-payment may result in collections or legal recovery of owed funds</p> <p>Please sign and return if accepted:</p>

** All warranties exclude acts of God.
** A 3.5% processing fee will be added to all payments made by credit card.

SHELL POINT CDD

POND LOCATIONS



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Canal





WATERWAY and FOUNTAIN MAINTENANCE
AGREEMENT

FOR

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT



www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



March 25, 2026

Shell Point Community Development District
c/o Inframark
Ms. Kristee Cole, District Manager
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Dear Kristee,

Thank you for the opportunity to submit our proposal for the management of your Stormwater ponds at Shell Point Community Development District.

Advanced Aquatic is a Florida based company and has been in the waterway management business for over 35 years. We care for many of the finest golf courses, commercial properties and residential communities in Florida. Most of our Business has come to us by referrals from satisfied customers. When you decide to choose Advanced Aquatic as your service provider, you will be hiring a science based, customer first company that is serious about caring for your ponds.

We are on the cutting edge in our approach to weed control, water quality and littoral maintenance. Advanced Aquatic also offers consulting services to help design and create living shorelines of plants native to Florida. Our entire team at Advanced Aquatic will work diligently to earn your trust and transform your ponds into beautiful assets of which you will be proud. We look forward to working with you.

Sincerely,

Jason Jaszczak

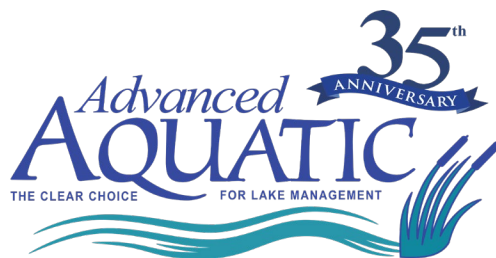
Jason Jaszczak,

Environmental Consultant

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Our Philosophy Regarding Management of Natural Resources & Customer Relationship

The vision and management philosophy of Advanced Aquatic Services, Inc. (AAS) is based on **Responsible Environmental Stewardship**. Our sustainability goal is to use alternative methods of control whenever possible to reduce overall herbicide use in lakes and ponds and provide a balanced ecosystem for our customers.

Advanced Aquatic Services offers environmentally sound management plans to provide solutions for healthy and aesthetically pleasing waterways. AAS is a Future Forward Organization continually seeking contemporary innovations and strategies to enhance a sustainable future that leads to environmental, social, and economic improvements in the communities where we work.

Our science-based strategy to target the source of problematic lake & pond issues is outlined in our innovative environmental management plans—

- Perform strategic water quality analysis on site by AAS Biologists to identify and diagnose any underlying ecological concerns.
- Recommendation of bottom diffused aeration technology to aide in naturally reducing nutrient levels, thereby reducing algal blooms and the frequency and intensity of herbicide applications, all while improving water quality and enhancing fisheries.
- Utilization of beneficial bacteria and enzymes to naturally improve water quality, water clarity and reduce bottom organic sediment (muck).
- Stocking of sterile triploid grass carp to aide in naturally controlling submersed aquatic weeds, thereby lowering the reliance upon aquatic herbicides.
- Use of sequestering agents (i.e., Alum) to lower nutrient levels with the purpose of reducing the severity and recurrence of algal blooms.
- Lake/Pond Shading applications to diminish sunlight penetrating to a lake & pond bottom region. Helps to reduce overall algae and aquatic weed growth.
- Creation of “Living Shorelines” of native aquatic plants to filter surface run-off of excess nutrients such as Nitrogen and Phosphorus. These valuable native plants will also provide wildlife habitats, aide in shoreline erosion control and enhance environmental aesthetics.

Employing state-of-the-art equipment, technology, and techniques allows AAS to provide proactive and sustainable solutions to the most challenging water quality concerns. **Most importantly, our “Customer First” philosophy to client service and satisfaction is a vital part of the foundation of AAS.**

At AAS, customer first is defined as 1- Always carefully *identifying* and *listening* to the goals and expectations of our customers. 2- *Crafting* everything we do with focus upon customers goals and expectations. 3- *Maximizing* communication with all customers so that we can be as proactive as possible with all recommendations. 4- *Responding* to all customer requests/phone calls/emails within 24 hrs.

Simply summarized, AAS places customers first in all our considerations and we treat all people the way we would like to be treated.

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REFERENCES

Bexley CDD	Lynn Hayes	813-994-1001
Forest Creek CDD	Mark Vega	813-295-5455
Legends Bay CDD	Jim Turner	941-807-5333
New River CDD	Mark Vega	813-295-5455
Riverbend West CDD	Heather Jackson	656-258-5166
Copperstone CDD	Stephanie DeLuna	813-933-5571
North River Ranch	Pete Williams	813-625-4082
Sun City West Master	Shawna Deiulio	813-812-7895
Heritage Lake	Ray Geroux	727-376-0021
South Fork CDD	Mark Vega	813-295-5455
Highlands CDD	Kristee Cole	813-382-7355
Southshore Falls	Chad Newell	941-740-3487
Elm Ridge	Pamela Cook	813-712-0568

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WATERWAY CHART

Client: Shell Point Community Development District

Survey Date: March 2026

POND:	PERIMETER:	ACREAGE:
1	4,111	19.6
2	2,687	9.5
3	2,450	8.63
4	2,616	10.3
5	2,283	7.82
6	1,153	2.33
7	977	1.17
8	619	0.5
Total:	16,896	59.85

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New River Community Development District



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1-800-491-9621



Shell Point CDD Site Map





Proposal Date: 3/25/2026

QUARTERLY FOUNTAIN MAINTENANCE AGREEMENT

Shell Point Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Quarterly Fountain Maintenance on one (1) floating fountain located at pond #5 to consist of the following:

1. Check control panel components and amperage draw of pump and motors, including timers on fountains.
2. Clean junction intake screens.
3. Clean and adjust water feature jets.
4. Clean and check lights.
5. Replace any bulbs as needed. ** (Customer pays for bulbs)
6. Check for power surges and reset G.F.C.I. breakers.
7. Visually check all accessible piping for damage or leaks.

** Lights will be changed at time of service only. If light changes are required more frequently, standard labor rates apply.

No parts or special repairs are included in our maintenance agreement. By charging for maintenance, AAS, Inc. does not assume responsibility for parts failure and repair costs. Any parts or repair costs under \$500.00, including replacement of light bulbs or gaskets will be completed at time of service and invoiced separately.

This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, Inc. through certified mail canceling the service sixty (60) days prior to the anniversary date.

Quarterly Fountain Maintenance	\$240.00 Quarterly Investment Billed monthly at \$80.00/month
--------------------------------	--

For: Advanced Aquatic Services, Inc.

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____



Proposal Date: 3/25/2026

ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Shell Point Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage eight (8) ponds with a total shoreline of approximately 16,896 linear feet located at Shell Point Community Development District in Ruskin, Florida.
- 2) A minimum of 12 inspections with treatment as required (1 visit per month).
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Breakdown of Service:

Aquatic Control	\$1,350.00
Submersed Weeds	Included
Floating Weeds	Included
Perimeter Grasses	Included
Perimeter Debris Removal (man-made debris)	Included
CDD Meeting Attendance (as requested)	Included
Total Monthly Investment	\$1,350.00

Payments to be made in equal and consecutive monthly installments of \$1,350.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.

- 4) This agreement is subject to the terms and conditions contained on pages 1-2 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).



Proposal Date: 3/25/2026

(Shell Point Community Development District, Page 2 of 2)

- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges relating to extraordinary increases of water treatment products and/or fuel.
- 15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

For: *Advanced Aquatic Services, Inc.*

Authorized Customer's Signature Title

Date: _____

Print Name: _____ Date: _____

Contract Start Date: _____



INFRAMARK[®]
Pond Solutions

***SHELL POINTE CDD
POND
MAINTENANCE
PROPOSAL***

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Inframark Pond Solutions

Pond Management Services Proposal

Date: April 7, 2026

Project Name: Shell Pointe CDD

Primary Contact: Kristee Cole – District Manager

Prepared By: Jennifer Goldyn

Assigned Technician: Brad Vinson

Overview

Inframark Pond Solutions is pleased to submit this proposal to provide pond management services for Shell Pointe CDD. Our goal is to maintain healthy, visually appealing ponds through proactive vegetation control, algae management, and routine maintenance—while ensuring minimal disruption and environmentally responsible treatment practices.

Scope of Services

Annual Service Schedule

- **One (1) visit per month**, totaling **twelve (12) visits annually**.
- Services below performed as needed based on site conditions and seasonal growth patterns.

Aquatic Weed Control

- Inspect and treat undesirable aquatic weeds and vegetation.
- Apply approved aquatic herbicides and surfactants.
- Target invasive and unwanted submersed and floating vegetation.
- Utilize systemic herbicides primarily in early spring and summer for long-term control.

Shoreline Weed Control

- Treat invasive and unwanted shoreline vegetation at the water's edge.
- Applications performed using aquatic-safe herbicides and surfactants.

Algae Control

- Algae treatment is performed during **every visit**.
- Increased attention during hotter, drier months when algae blooms are most common.
- Use of aquatic herbicides and surfactants to maintain water clarity and appearance.

Aquatic Herbicides

Herbicide selection is based on target species and treatment objectives. Products may include:

- Cutrine
- Weedtrine
- Fluridone
- Alligare Argos
- Roundup Custom

All applications follow label requirements and environmental best practices.

Application Methods

- Treatments performed using:
 - Side-by-side mule equipped with sprayer.
 - Boat-mounted spray system.
- Application method selected based on pond size, vegetation type, and treatment area to achieve optimal results.
- Pond access will determine the equipment used.

Trash Removal

- Removal of trash located along the pond edge and areas accessible from the shoreline during each visit.
- Trash found outside of these areas will be documented and included in the monthly report for review. Trash collection beyond the areas outlined in this proposal will be provided at an additional cost.

Monthly Reporting

- Detailed monthly service reports provided.
- Reports include:
 - Areas treated.
 - Photos documenting treatments and results.
 - Notes on pond conditions and recommendations.

Water Testing

- Periodic dissolved oxygen testing as required is included.
- Any further water testing that is needed will be an additional charge with remediation billed separately.

Equipment

Our technician arrives fully equipped to safely and effectively perform all services.

Pricing

Treatment Area: **Eight (8) ponds**

Monthly Amount: **\$1350.00**

Annual Amount: **\$16,200.00**

Client will be invoiced monthly.

Pricing is determined based on:

- Number of ponds.
- Total surface acres treated.
- Frequency of service visits.
- Monthly service is required at a minimum.
- Trimming of plants or trees around ponds is available at an additional cost

Important Information

- Services are limited to **submersed and aquatic vegetation** in or at the water's edge.
- Spraying of pond banks is not recommended due to erosion concerns.
- Treatment schedules and contact information can be provided to coordinate on-site discussions.
- **48-hour response time** to address concerns or service needs.
- Monthly updates provided, with availability for in-person or virtual meetings as Requested.

Thank you for your time and consideration. Inframark Pond Solutions looks forward to the opportunity to serve as your trusted pond management partner and to help maintain the long-term health and appearance of your ponds.

Best Regards,
Inframark Pond Solutions

Shell Point CDD Map

