

# *Shell Point Community Development District*

**June 9, 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**



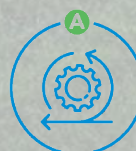
**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Shell Point Community Development District

## 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, District Manager  
Michael Broadus, District Counsel  
Phil Chang, District Engineer  
Patrick Green, Onsite Manager  
Ruben Nesbitt, District Accountant  
Diana Kapatsyna, District Admin

## Regular Meeting Agenda

Tuesday, June 9, 2026, at 6:00 p.m.

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The Regular Meeting of the **Shell Point Community Development District** will be held on **June 9, 2026, at 6:00 p.m. at the Shell Point Clubhouse, 1155 7<sup>th</sup> Ave NW. Ruskin, FL, 33570**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

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

**Passcode:** jV3LY7ZQ

## THE REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. STAFF REPORTS

#### A. District Account

- i. Consideration of Operation and Maintenance for May 2026 .....Page 4
- ii. Consideration of Financial Snapshot for June 2026.....Page 64

#### B. Landscape

- i. Consideration of Pine Lake Storm Letter Documents.....Page 65

#### C. District Counsel

#### D. District Engineer

#### E. District Manager Report.....Page 69

#### F. Onsite Manager Report

- i. Consideration of FOB Access to the Pickleball Court *(Under Separate Cover)*

### 4. CONSENT AGENDA

- A. Consideration of Regular Meeting Minutes for May 19, 2026.....Page 70

**5. BUSINESS ADMINISTRATION**

A. Discussion regarding Direct Deposit

B. Discussion regarding Suspension of Residents Access Fobs

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**7. AUDIENCE COMMENTS**

**8. ADJOURNMENT**

**SHELL POINT CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Utilities</b>						
BOCC ACH	5/1/2026	050126-9190	\$1,589.59			WATER
TECO ACH	5/6/2026	050626-6112-ACH	\$7,977.24			ELECTRIC
<b>Utilities Subtotal</b>			<b>\$9,566.83</b>			
<b>Regular Services</b>						
ACTION SECURITY, INC	5/1/2026	32572	\$175.00			gates
ADP, INC	5/1/2026	050126-1870-ACH	\$23.00			ADP Fees
AQUATIC WEED CONTROL INC	4/29/2026	1139044	\$1,463.00			Aquatics
BGE, INC	5/4/2026	44471	\$44.88			Engineering
BL POOLS dba AQUASENTRY	5/1/2026	H10807	\$1,995.00			pool maintenance
BL POOLS dba AQUASENTRY	4/30/2026	H10708	\$13,200.00			crack
BL POOLS dba AQUASENTRY	4/30/2026	H10707	\$13,900.00			stitching
BL POOLS dba AQUASENTRY	4/30/2026	H10709	\$9,200.00			Pool
BL POOLS dba AQUASENTRY	5/7/2026	H10869	\$10,431.60			resurfacing
BL POOLS dba AQUASENTRY	5/9/2026	H10878	\$653.78		\$49,380.38	replacement pump
BUSINESS OBSERVER	5/8/2026	26-01579H	\$56.88			legal advertising
BUSINESS OBSERVER	5/22/2026	26-01755H	\$85.31		\$142.19	advertising
CHARTER COMMUNICATIONS	4/9/2026	2459430040926-ACH	\$219.09			INTERNET
CHARTER COMMUNICATIONS	5/9/2026	2459430050926-ACH	\$219.09		\$438.18	INTERNET
DOORKING INC.	5/12/2026	2760427	\$39.95			security
FLORIDA DEPARTMENT OF HEALTH	5/21/2026	052126	\$400.00			pool
INFRAMARK LLC	5/1/2026	178478	\$416.67			MANAGEMENT FEE
INFRAMARK LLC	5/1/2026	178478	\$3,090.00			MANAGEMENT FEE
INFRAMARK LLC	5/1/2026	178478	\$7,333.33	\$10,840.00		MANAGEMENT FEE
INFRAMARK LLC	5/14/2026	179220	\$3.70			MANAGEMENT FEE
INFRAMARK LLC	5/19/2026	1168051	\$1,475.00		\$12,318.70	MANAGEMENT FEE
MHD COMMUNICATIONS	4/21/2026	40926	\$225.00			security
MHD COMMUNICATIONS	5/5/2026	41118	\$300.00		\$525.00	security

**SHELL POINT CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PINE LAKE SERVICES LLC	5/1/2026	9932	\$13,266.67			landscape
STRALEY ROBIN VERICKER	5/12/2026	28342	\$1,280.00			District Counsel
VALLEY BANK	4/30/2026	043026-7877	\$161.43			Cleaning Supplies
VALLEY BANK	4/30/2026	043026-7877	\$191.87		\$353.30	Grip Mulch
<b>Regular Services Subtotal</b>			<b>\$79,850.25</b>			
<b>Additional Services</b>						
VALLEY BANK	4/30/2026	043026-7877	\$294.00	\$647.30		The Skyline Printing
<b>Additional Services Subtotal</b>			<b>\$294.00</b>			
<b>TOTAL</b>			<b>\$89,711.08</b>			



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	05/01/2026	05/22/2026

Service Address: 1155 7TH AVE NW

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703173032	04/01/2026	297961	05/01/2026	398457	100496 GAL	ACTUAL	WATER

**Service Address Charges**

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$303.50
Water Base Charge	\$41.42
Water Usage Charge	\$418.31
Sewer Base Charge	\$109.31
Sewer Usage Charge	\$710.51

**Summary of Account Charges**

Previous Balance	\$165.67
Net Payments - Thank You	\$-165.67
<b>Total Account Charges</b>	<b>\$1,589.59</b>
<b>AMOUNT DUE</b>	<b>\$1,589.59</b>

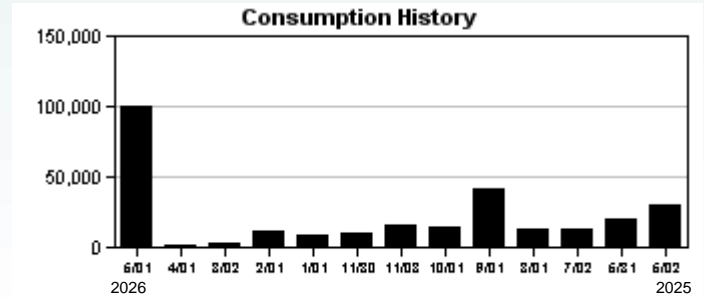
**Important Message**

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

**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.



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](http://HCFL.gov/WaterBill)  
 Additional Information: [HCFL.gov/Water](http://HCFL.gov/Water)

**THANK YOU!**



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

1,019 0

<b>DUE DATE</b>	05/22/2026
<b>Auto Pay Scheduled DO NOT PAY</b>	



0009099891906 00001589597



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

**Statement Date:** May 06, 2026

**Amount Due:** \$7,977.24

**Due Date:** May 20, 2026  
**Account #:** 321000026112

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

**Account Summary**

Previous Amount Due	\$7,751.56
Payment(s) Received Since Last Statement	-\$7,751.56
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$7,977.24</b>
<b>Amount Due by May 20, 2026</b>	<b>\$7,977.24</b>

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

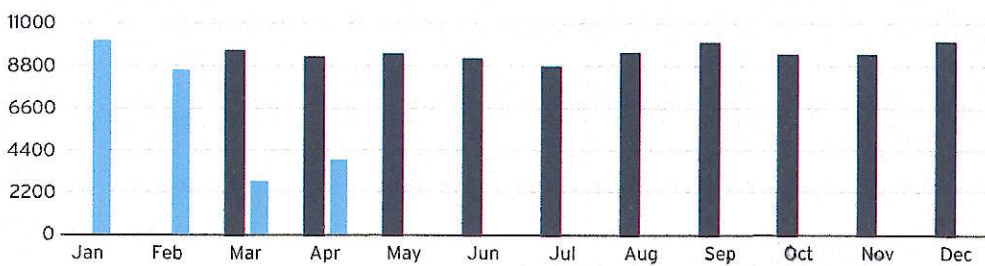
**Your Locations With The Highest Usage**

- 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570-2037 **2,043 KWH**
- 1155 7TH AVE NW, CLBHSE, RUSKIN, FL 33570-3425 **1,838 KWH**

Scan here to interact with your bill online.



**Monthly Usage (kWh)**



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

**DOWNED IS DANGEROUS!**  
If you see a downed power line, move a safe distance away and call 911.  
Visit [TampaElectric.com/Safety](https://TampaElectric.com/Safety) for more safety tips.



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

**Account #:** 321000026112  
**Due Date:** May 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$7,977.24

**Payment Amount:** \$ \_\_\_\_\_

700750003795

Your account will be drafted on May 20, 2026

00000016 FTECO505062622203410 00000 01 00000000 16 006  
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2359

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

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

## Summary of Charges by Service Address

Account Number: 321000026112

### Energy Usage From Last Month

Increased
  Same
  Decreased

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

Sub-Account Number: 221007983952

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492468	04/23/2026	0		0		0 kWh	1	30 Days	\$20.31

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

Sub-Account Number: 221007983960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492492	04/23/2026	7,596		7,596		0 kWh	1	30 Days	\$20.31

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

Sub-Account Number: 221007983978

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492466	04/23/2026	38,956		36,913		2,043 kWh	1	30 Days	\$351.90
									2.9%

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

Sub-Account Number: 221007983986

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492491	04/23/2026	0		0		0 kWh	1	30 Days	\$20.31

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

Sub-Account Number: 211021533685

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621304	04/23/2026	0		0		0 kWh	1	30 Days	\$20.31

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

### Ways To Pay Your Bill



#### Bank Draft

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



#### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://TampaElectric.com)

#### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

#### Hearing Impaired/TTY:

7-1-1

#### Power Outage:

877-588-1010

#### Energy-Saving Programs:

813-275-3909

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

## Summary of Charges by Service Address

Account Number: 321000026112

### Energy Usage From Last Month

Increased
  Same
  Decreased

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

**Sub-Account Number:** 211021583862

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000648230	04/23/2026	0		0		0 kWh	1	30 Days	\$20.31

**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	04/23/2026	57,822		55,984		1,838 kWh	1	30 Days	\$502.19
1000799181	04/23/2026	15.34		0		15.34 kW	1	30 Days	136.2%

**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**

**\$7,977.24**

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Sub-Account #: 221007983952  
Statement Date: 05/01/2026

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

### Meter Read

**Meter Location:** LAKE FOUNTAIN

**Service Period:** 03/25/2026 - 04/23/2026

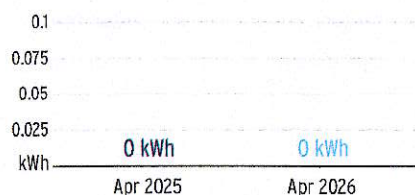
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	04/23/2026	0		0		0 kWh	1	30 Days

### Charge Details

### Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.31</b>



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**Current Month's Electric Charges \$20.31**

Billing information continues on next page →



Sub-Account #: 221007983960  
Statement Date: 05/01/2026

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

**Meter Read**

**Meter Location:** LAKE FOUNTAIN

**Service Period:** 03/25/2026 - 04/23/2026

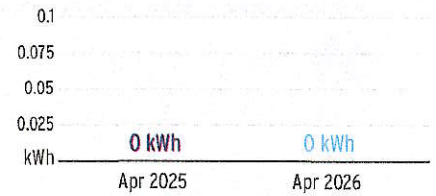
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	04/23/2026	7,596		7,596		0 kWh	1	30 Days

**Charge Details**

**Avg kWh Used Per Day**

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.31</b>



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**Current Month's Electric Charges \$20.31**

Billing information continues on next page →





Sub-Account #: 221007983978  
Statement Date: 05/01/2026

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

**Meter Read**

**Meter Location:** LAKE FOUNTAIN

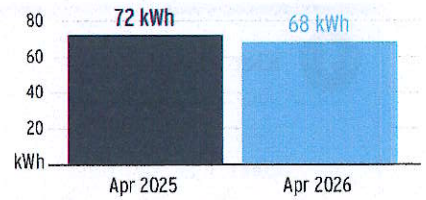
**Service Period:** 03/25/2026 - 04/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492466	04/23/2026	38,956	36,913	2,043 kWh	1	30 Days

**Charge Details**

**Avg kWh Used Per Day**



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<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	2,043 kWh @ \$0.09202/kWh	\$188.00
Fuel Charge	2,043 kWh @ \$0.03516/kWh	\$71.83
Storm Protection Charge	2,043 kWh @ \$0.00568/kWh	\$11.60
Clean Energy Transition Mechanism	2,043 kWh @ \$0.00418/kWh	\$8.54
Storm Surcharge	2,043 kWh @ \$0.02121/kWh	\$43.33
Florida Gross Receipt Tax		\$8.80
<b>Electric Service Cost</b>		<b>\$351.90</b>

**Current Month's Electric Charges \$351.90**

Billing information continues on next page →



Sub-Account #: 221007983986  
Statement Date: 05/01/2026

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

**Meter Read**

**Meter Location:** LAKE FOUNTAIN

**Service Period:** 03/25/2026 - 04/23/2026

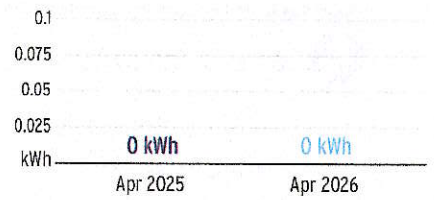
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	04/23/2026	0		0		0 kWh	1	30 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.31</b>

**Avg kWh Used Per Day**



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**Current Month's Electric Charges \$20.31**

Billing information continues on next page →





Sub-Account #: 211021533685  
Statement Date: 05/01/2026

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

### Meter Read

**Meter Location:** SOUTH ENTRANCE

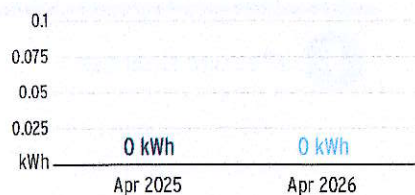
**Service Period:** 03/25/2026 - 04/23/2026

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	04/23/2026	0		0		0 kWh	1	30 Days

### Charge Details

### Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.31</b>

**Current Month's Electric Charges \$20.31**

Billing information continues on next page →



Sub-Account #: 211021583862  
Statement Date: 05/01/2026

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

**Meter Read**

**Meter Location:** NORTH ENTRANCE

**Service Period:** 03/25/2026 - 04/23/2026

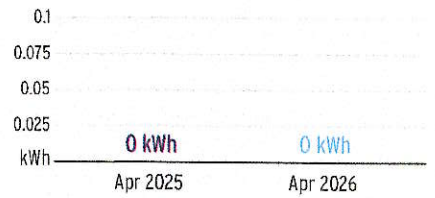
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	04/23/2026	0		0		0 kWh	1	30 Days

**Charge Details**

**Avg kWh Used Per Day**

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Florida Gross Receipt Tax		\$0.51
<b>Electric Service Cost</b>		<b>\$20.31</b>



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**Current Month's Electric Charges \$20.31**

Billing information continues on next page →





Sub-Account #: 221007911623  
Statement Date: 05/01/2026

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

**Service Period:** 02/27/2026 - 03/27/2026

**Rate Schedule:** Lighting Service

**Charge Details**



**Electric Charges**

**Lighting Service Items LS-1 (Bright Choices) for 29 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: 05/01/2026

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

### Meter Read

**Meter Location:** CLUBHOUSE

**Service Period:** 03/25/2026 - 04/23/2026

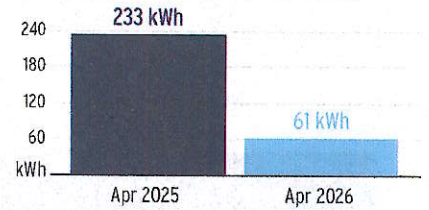
**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	04/23/2026	57,822	55,984		1,838 kWh	1	30 Days
1000799181	04/23/2026	15.34	0		15.34 kW	1	30 Days

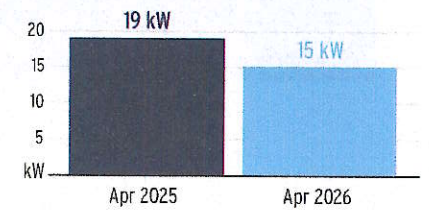
### Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$1.12000	\$33.60
Billing Demand Charge	15 kW @ \$19.06000/kW	\$285.90
Energy Charge	1,838 kWh @ \$0.00815/kWh	\$14.98
Fuel Charge	1,838 kWh @ \$0.03516/kWh	\$64.62
Capacity Charge	15 kW @ \$0.72000/kW	\$10.80
Storm Protection Charge	15 kW @ \$2.02000/kW	\$30.30
Energy Conservation Charge	15 kW @ \$0.79000/kW	\$11.85
Environmental Cost Recovery	1,838 kWh @ \$0.00072/kWh	\$1.32
Clean Energy Transition Mechanism	15 kW @ \$1.15000/kW	\$17.25
Storm Surcharge	1,838 kWh @ \$0.01035/kWh	\$19.02
Florida Gross Receipt Tax		\$12.55
<b>Electric Service Cost</b>		<b>\$502.19</b>

### Avg kWh Used Per Day



### Billing Demand (kW)



**Current Month's Electric Charges \$502.19**

Billing information continues on next page →

### Load Factor



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

0000016-000095-Page 11 of 12





Sub-Account #: 221007940820  
Statement Date: 05/01/2026

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

**Service Period:** 02/27/2026 - 03/27/2026

**Rate Schedule:** Lighting Service

**Charge Details**



**Electric Charges**

**Lighting Service Items LS-1 (Bright Choices) for 29 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** **\$7,977.24**

0000016-0000095-Page 12 of 12

**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
32572	05/01/2026	\$175.00	05/01/2026	Due on receipt	

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

FL Contractor ES12001404

BALANCE DUE

**\$175.00**

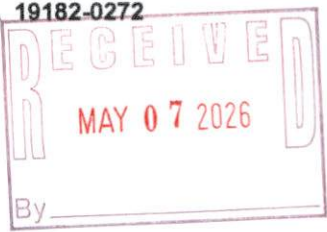
Thank you, we appreciate your business!



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

ADVICE OF DEBIT

Client Name : INFRAMARK, LLC  
Client Number : 2991870  
Advice of Debit Number : 720086489  
Advice of Debit Date : 05/01/2026  
Advice of Debit Due Date : 05/08/2026  
Total Debited This Invoice : \$23.00



0007239 01 MB 0.672 01 TR 00029 R2BDDC11 000000



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

**i** Inquiries

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

**CURRENT CHARGES**

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-F2Y

Processing Charges for  
Period Ending Date: 04/14/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
<b>Workforce Now Payroll Solution Bundle</b>	5	\$2.60 each		\$13.00	
Includes: Enhanced Payroll					
<b>Delivery</b>	1	\$10.00 each		\$10.00	

**TOTAL CHARGES FOR COMPANY CODE: 0062-10-F2Y \$23.00**

**Total Debited \$23.00**

**WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.**

This amount will be processed for debit from your account # XXXXXX5605 on 05/08/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
4/29/2026	1139044

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/29/2026

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

Thank you for your business.

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













# INVOICE

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

May 4, 2026  
Project No: 00014558-00  
Invoice No: 44471

**Invoice Total \$44.88**

Project 00014558-00 Shell Point CDD District Engineering Services

Services current through April 24, 2026

**Reimbursable Expenses**

R-Project Travel & Subsist.	44.88	
<b>Total Reimbursables</b>	<b>44.88</b>	<b>44.88</b>
<b>Total this Invoice</b>		<b>\$44.88</b>

**Outstanding Invoices**

Number	Date	Balance
42860	4/7/2026	1,696.25
<b>Total</b>		<b>1,696.25</b>

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

# Billing Backup

Monday, May 4, 2026

BGE, Inc.

Invoice 44471 Dated 5/4/2026

1:58:20 PM

---

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

## Reimbursable Expenses

R-Project Travel & Subsist.

000000085934 3/23/2026

Chang, Philip / Site Meeting - Shell Point /  
Site Meeting with insurance representative  
and structural engineer at pool. / 80.00  
miles @ 0.51

44.88

**Total Reimbursables**

**44.88**

**44.88**

**Total this Project**

**\$44.88**

**Total this Report**

**\$44.88**

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

**INVOICE PAYABLE UPON RECEIPT**



13194 U.S. 301  
154  
Riverview, FL 33578  
(813) 943-2755

Date: 05/01/2026  
Due: 05/31/2026  
Invoice #: H10807  
Customer: Shell Point CDD  
Bill To: Shell Point  
1155 7th Ave NW  
Ruskin Fla 33570  
Ship To: 1155 7th Ave NW  
Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
Commercial Account Cleaning & Maintenance Full Service Weekly Cleaning and Maintenance of Community Pool	1	2,064.82	1,995.00
<b>Total</b>		<b>\$2,064.82</b>	<b>\$1,995.00</b>



Date: 04/30/2026  
 Due: 04/30/2026  
 Invoice #: H10708

\$13,200.00 due Apr 30, 2026

13194 U.S. 301  
 154  
 Riverview, FL 33578  
 (813) 943-2755

Customer: Shell Point CDD  
 Bill To: Shell Point  
 1155 7th Ave NW  
 Ruskin Fla 33570  
 Ship To: 1155 7th Ave NW  
 Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
<b>Resurfacing:Resurfacing</b> During the course of surface preparation and structural assessment, additional cracking and substrate movement were identified across the pool floor. These conditions exceed the initial scope and require the installation of extra carbon-fiber structural staples to properly secure the slab, prevent future separation, and ensure long-term structural integrity. This change order includes labor, materials, and surface preparation necessary to install the additional carbon-fiber staples at all newly-identified fracture points. This work is required to stabilize the affected areas before resurfacing and to maintain warranty compliance for the structural repair portion of the project.	1	6,934.49	6,700.00
<b>Resurfacing:Resurfacing</b> Upon removal of the existing surface materials, it was determined that the original zero-entry floor was constructed as a secondary pour placed directly over the structural pool floor. This overlay has separated from the primary slab, resulting in instability, hollow areas, and loss of structural cohesion. These conditions fall outside the original scope of work and require corrective action to ensure a stable, bondable substrate prior to resurfacing. This change order includes the full demolition and removal of the failed zero-entry overlay, mechanical preparation of the exposed structural floor, and reconstruction and/or float work as needed to re-establish correct elevations, slopes, and transitions for a proper zero-entry profile. All materials, labor, bonding agents, and substrate conditioning required to rebuild the area to industry standards are included. This corrective work is necessary to restore structural integrity, eliminate delamination risk, and create a sound surface for all subsequent finishes.	1	6,727.50	6,500.00
<b>Total</b>		<b>\$13,661.99</b>	<b>\$13,200.00</b>





Date: 04/30/2026  
 Due: 04/30/2026  
 Invoice #: H10707

\$13,900.00 due Apr 30, 2026

13194 U.S. 301  
 154  
 Riverview, FL 33578  
 (813) 943-2755

Customer: Shell Point CDD  
 Bill To: Shell Point  
 1155 7th Ave NW  
 Ruskin Fla 33570  
 Ship To: 1155 7th Ave NW  
 Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
<b>Resurfacing:Resurfacing</b> Upon further evaluation, the existing pool interior was found to have extensive hollow and delaminated areas throughout the surface. Additionally, the pool has been left empty for an extended period, which accelerates surface bond failure and compromises the structural integrity of the finish. These conditions prevent proper preparation for resurfacing and create a high risk of future failure if left in place. This change order includes the complete removal of the existing pool surface down to a sound, bondable substrate, disposal of all debris, and preparation of the shell for the approved new interior finish.	1	14,386.49	13,900.00
<b>Total</b>		<b>\$14,386.49</b>	<b>\$13,900.00</b>



Date: 04/30/2026  
Due: 04/30/2026  
Invoice #: H10709

\$9,200.00 due Apr 30, 2026

13194 U.S. 301  
154  
Riverview, FL 33578  
(813) 943-2755

Customer: Shell Point CDD  
Bill To: Shell Point  
1155 7th Ave NW  
Ruskin Fla 33570  
Ship To: 1155 7th Ave NW  
Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
Resurfacing:Resurfacing Additional crack repair found under surface once pool was drained requiring an additional 36 carbon fiber stitches needing to be installed to properly repair the crack in the pool floor before new pool surface can properly be installed.	1	9,522.00	9,200.00
<b>Total</b>		<b>\$9,522.00</b>	<b>\$9,200.00</b>



13194 U.S. 301  
154  
Riverview, FL 33578  
(813) 943-2755

Date: 05/07/2026  
Due: 06/06/2026  
Invoice #: H10869  
Customer: Shell Point CDD  
Bill To: Shell Point  
1155 7th Ave NW  
Ruskin Fla 33570  
Ship To: 1155 7th Ave NW  
Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
Resurfacing:Resurfacing Final - 10%	1	10,796.70	10,431.60

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Total	\$10,796.70	\$10,431.60
-------	-------------	-------------



13194 U.S. 301  
154  
Riverview, FL 33578  
(813) 943-2755

Date: 05/09/2026  
Due: 06/08/2026  
Invoice #: H10878  
Customer: Shell Point CDD  
Bill To: Shell Point  
1155 7th Ave NW  
Ruskin Fla 33570  
Ship To: 1155 7th Ave NW  
Ruskin Fla 33570

Item	Qty	Credit Card	Cash or Check
Replaced Equipment Install Remove existing vacuum pump motor and disassemble pump housing. Inspect internal components for wear or damage. Replace motor with new unit of matching specifications and install new mechanical seals, gaskets, and O-rings to ensure a proper watertight seal. Reassemble pump, align motor and impeller, and secure all connections. Prime system and test operation to verify proper suction, pressure, and leak-free performance. Ensure unit is functioning efficiently and in accordance with manufacturer standards. Parts 478.78/Labor 175	1	676.66	653.78
<b>Total</b>		<b>\$676.66</b>	<b>\$653.78</b>

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-01579H

Date 05/08/2026

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

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

### Description

### Amount

Serial # 26-01579H <b>Notice of Date Change for the Regular Meeting</b> <b>RE: Shell Point CDD Board of Supervisors Rescheduled Meeting on 5/19/26</b> at 6:00 PM <b>Published: 5/8/2026</b>	\$56.88
--	---------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	( )
<b>Total</b>	<b>\$56.88</b>

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

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

### NOTICE

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

# Business Observer

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

## INVOICE

### Legal Advertising

#### Notice of Date Change for the Regular Meeting Shell Point Community Development District

A regular meeting of the Board of Supervisors of the Shell Point Community Development District previously scheduled for May 12, 2026, at 6:00 p.m., has been rescheduled to May 19, 2026, at 6:00 p.m. at the **Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL 33570.**

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

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

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

Kristee Cole, District Manager  
May 8, 2026

26-01579H

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-01755H

Date 05/22/2026

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

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

### Description

### Amount

Serial # 26-01755H <b>Notice of Qualifying Period for Candidates for the Board of Supervisors</b> <b>RE:</b> Shell Point CDD Board of Supervisors Qualifying Period Commence at noon on Monday 6/8/26 and Close at noon on 6/12/26 <b>Published:</b> 5/22/2026	\$85.31
---	---------

### Important Message

Please include our Serial # on your check  
Pay by credit card online:  
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
<b>Total</b>	<b>\$85.31</b>

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

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

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# Business Observer

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

## INVOICE

### Legal Advertising

#### NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Shell Point Community Development District (the "District") will commence at **noon on Monday June 8, 2026, and close at noon on Friday June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center  
601 E. Kennedy Blvd, 16th Floor  
Tampa, FL 33602

Northwest Regional Office  
4575 Gunn Hwy.  
Tampa, FL 33624

Robert L. Gilder Elections Service Center  
2514 North Falkenburg Rd.  
Tampa, FL 33619

Southeast Regional Office  
10020 South U.S. Hwy. 301  
Riverview, FL 33578

SouthShore Regional Service Center  
410 30th Street SE  
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically **seats 1 and 2**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <https://www.votehillsborough.gov>.

May 22, 2026

26-01755H

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

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April 9, 2026  
Invoice Number: 2459430040926  
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**

**You've been selected** for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**Summary** *Service from 04/09/26 through 05/08/26  
details on following pages*

Previous Balance	219.14
Payments Received -Thank You!	-219.14
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.09
Current Charges	\$219.09
<i>YOUR AUTO PAY WILL BE PROCESSED 04/26/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$219.09</b>



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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8833 2390 DY RP 09 04102026 NNNNNNNN 01 000779 0003

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

APR 20 2026

April 9, 2026

**SHELL POINT CDD**

Invoice Number: 2459430040926  
Account Number: 8337 12 028 2459430  
Service At: 1155 7TH AVE NW  
RUSKIN FL 33570-3518

**Total Due by Auto Pay \$219.09**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186





Invoice Number: SHELL POINT CDD  
 2459430040926  
 Account Number: 8337 12 028 2459430  
 Security Code: 1043

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 09 04102026 NNNNNNNN 01 000779 0003

Charge Details		
Previous Balance		219.14
EFT Payment	03/26	-219.14
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 04/09/26 will appear on your next bill.

Service from 04/09/26 through 05/08/26

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
Advanced WiFi	10.00
	<b>\$170.00</b>

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice	
<b>Phone number (813) 938-1096</b>	
Spectrum Business Voice	50.00
Promotional Discount	-15.00
	<b>\$35.00</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://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
<b>Other Charges Total</b>	<b>\$5.00</b>

Taxes, Fees and Charges	
Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
<b>Taxes, Fees and Charges Total</b>	<b>\$9.09</b>
<b>Current Charges</b>	<b>\$219.09</b>
<b>Total Due by Auto Pay</b>	<b>\$219.09</b>

### 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](http://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](http://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**.



May 9, 2026  
Invoice Number: 2459430050926  
Account Number: **8337 12 028 2459430**  
Security Code: **1043**  
Service At: 1155 7TH AVE NW  
RUSKIN FL 33570-3518

**NEWS AND INFORMATION**

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

**You've been selected** for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

**Summary**

*Service from 05/09/26 through 06/08/26  
details on following pages*

Previous Balance	219.09
Payments Received -Thank You!	-219.09
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.09
Current Charges	\$219.09
<i>YOUR AUTO PAY WILL BE PROCESSED 05/26/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$219.09</b>



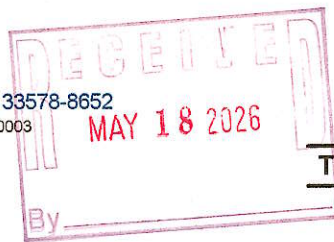
**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 DY RP 09 05102026 NNNNNNNN 01 000784 0003

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



May 9, 2026  
**SHELL POINT CDD**  
Invoice Number: 2459430050926  
Account Number: 8337 12 028 2459430  
Service At: 1155 7TH AVE NW  
RUSKIN FL 33570-3518

**Total Due by Auto Pay \$219.09**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



May 9, 2026



Invoice Number: SHELL POINT CDD  
 Account Number: 2459430050926  
 Security Code: 8337 12 028 2459430  
 1043

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 09 05102026 NNNNNNNN 01 000784 0003

**Charge Details**

Previous Balance		219.09
EFT Payment	04/26	-219.09
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/09/26 will appear on your next bill.

Service from 05/09/26 through 06/08/26

**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
Advanced WiFi	10.00
	<b>\$170.00</b>

**Spectrum Business™ Internet Total \$170.00**

**Spectrum Business™ Voice**

<b>Phone number (813) 938-1096</b>	
Spectrum Business Voice	50.00
Promotional Discount	-15.00
	<b>\$35.00</b>

For additional call details, please visit [SpectrumBusiness.net](http://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
<b>Other Charges Total</b>	<b>\$5.00</b>

**Taxes, Fees and Charges**

Regulatory Cost Recovery Fee	0.97
State and Local Sales Tax	0.42
Federal Universal Service Fund	2.59
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.63
<b>Taxes, Fees and Charges Total</b>	<b>\$9.09</b>

**Current Charges \$219.09**  
**Total Due by Auto Pay \$219.09**

**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](http://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](http://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 #
<b>2760427</b>
INVOICE DATE
<b>May 12, 2026</b>

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

User ID:	<b>ShellPointCDD</b>
Period Starts:	April 12, 2026
Period Ends:	May 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
4/23/2026	Credit: One-Time Charge	(\$39.95)

### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/12/2026	5/11/2026	Shell Point CDD	813 947 3641	9999	16	2	\$39.95

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



**Florida Department of Health  
in Hillsborough County  
Notification of Fees Due**



**29-BID-8542892**

Permit Number  
**29-60-2025211**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2026).

Fee Amount: \$400.00  
Previous Balance: \$0.00  
**Total Amount Due: \$400.00**

Payment Due Date: 06/30/2026 or Upon Receipt

**If not paid by 06/30/2026 then the fee will be: \$450.00**

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



Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Shell Point Zero Entry Swimming Pool Pool Volume: 89,800  
Location: 1155 NW Seventh Avenue gallons  
Ruskin, FL 33570 Bathing Load: 100  
Flow Rate: 500

**Owner Information:**

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

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_/\_\_\_ Security Code (CVV): \_\_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_ Zip: \_\_\_\_\_

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

Payment Amount: \$ \_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-2025211 Bill ID: 29-BID-8542892

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

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

Florida Department of Health in Hillsborough County  
ATTN: Environmental Health  
P O Box 5135  
Tampa, FL 33675

[Please RETURN invoice with your payment]

Batch Billing ID:113246

**PERMIT HOLDERS CAN NOW**

# pay invoices online!

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

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

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

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





# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

178478

**DATE**

5/1/2026

**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**

5/1/2026

Services provided for the Month of: May 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
<b>Subtotal</b>					<b>10,840.00</b>

<b>Subtotal</b>	\$10,840.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$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#**

179220

**DATE**

5/14/2026

**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**

5/14/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
<b>Subtotal</b>					<b>3.70</b>

<b>Subtotal</b>	\$3.70
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3.70

**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**

<b>Client ID Number</b>	
-------------------------	--

<b>Invoice Number</b>	<b>1168051</b>
<b>Invoice Date</b>	<b>5/19/2026</b>
<b>Due Date</b>	<b>6/18/2026</b>

**To: Shell Point CDD**  
**2005 Pan Am Cir Ste 300**

**Tampa, FL 33607-6008**

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<b>Service Description</b>	<b>Total</b>
<b>Maintenance Services</b>	<b>\$1,475.00</b>

---

<b>Subtotal</b>	<b>\$1,475.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$1,475.00</b>

**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.**

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
<b>IMS Billable Work Order</b>										
General Maintenance & Repairs										
	5/18/2026	4559400	SHPCDD District Area	General Maintenance; Pressure washing of the entire complex. May-2026	\$0.00	\$0.00	\$1,475.00	\$0.00	\$1,475.00	N
				<b>General Maintenance &amp; Repairs Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,475.00</b>	<b>\$0.00</b>	<b>\$1,475.00</b>	
				<b>BWO Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,475.00</b>	<b>\$0.00</b>	<b>\$1,475.00</b>	
				<b>Invoice Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,475.00</b>	<b>\$0.00</b>	<b>\$1,475.00</b>	



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

Date	Invoice
04/21/2026	40926
Account	
Inframark	

Bill To:
Inframark Attn: Accounts Payable 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Ship To
Inframark 2002 W Grand Parkway N Suite 100 Katy, TX 77449 United States

Terms	Due Date	PO Number	Reference
NET15	05/06/2026		

Service Request Number	854666			
Summary	Remove Ken's access from cameras			
Billing Method	Actual Rates			
Detail	Fri 4/17/2026/11:50 AM UTC-04/ Mason Brown (time)- user called in worked with Luis to get connected to nvr removed user added Helena added app to her phone was getting an error, she needed different perms installed hikconnect app on desktop was the wrong version tried installing iVMS-4200 they didn't have admin permissions and need to reach out to their IT to install  Fri 4/17/2026/11:18 AM UTC-04/ Mason Brown- User called in requesting Ken's access to cameras has been removed			
Resolution				
Company Name	Inframark			
Contact Name	Tabitha Vega			

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	1.50	150.00	\$225.00
<b>Total Services:</b>				<b>\$225.00</b>

We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.	<b>Invoice Subtotal:</b>	\$225.00
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$225.00</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
<b>Balance Due:</b>		<b>\$225.00</b>

**Invoice Time Detail**

**Invoice Number:** 40926  
**Company:** Inframark

**Charge To: Inframark / Remove Ken's access from cameras Location: Main**

<b>Date</b>	<b>Staff</b>	<b>Notes</b>	<b>Bill</b>	<b>Hours</b>	<b>Rate</b>	<b>Ext Amt</b>
04/17/2026	Brown, Mason	<b>Service Ticket:</b> 854666 <b>Summary:</b> Remove Ken's access from cameras user called in worked with Luis to get connected to nvr removed user added Helena added app to her phone was getting an error, she needed different perms installed hikconnect app on desktop was the wrong version tried installing iVMS-4200 they didn't have admin permissions and need to reach out to their IT to install	Y	1.50	150.00	\$225.00

**Subtotal: \$225.00**

**Invoice Time Total:** **Billable Hours:** **1.50**



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

Date	Invoice
05/05/2026	41118
Account	
Shell Point CDD	

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

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

Terms	Due Date	PO Number	Reference
NET15	05/20/2026		

Service Request Number	<b>855790</b>			
Summary	Needs an account created for camera system			
Billing Method	Actual Rates			
Detail	Fri 5/1/2026/12:59 PM UTC-04/ Warren Brown (time)- - Installed Hik-Connect on my phone - Tried adding under the IP/Domain entry:  [image] - Worked successfully on my phone and I can see the camera feeds. - Walking him through the same actions I took. - He is logged in and able to see the feeds. All is well.  Mon 4/27/2026/3:25 PM UTC-04/ Warren Brown- Needs a new user added to Shellpoint NVR system  Mon 4/27/2026/3:15 PM UTC-04/ Warren Brown (time)- Inframark / Tabitha Vega - Got the credentials and login location from ITG - Logged into the web interface - Ready to create user - Waiting for Tabitha to get the user info - It turns out they are trying to use what I believe is a Hikvision cloud account to gain access to the location while they have a contractor working there - Directed them to their Hikvision install at 144.129.192.54:8080 - Guided them logging in - For some reason all camera feeds are greyed out - Rebooted NVR - Still happening - Trying to use iVMS with the system but I still can't get the cameras to show up - Discovered I needed to "import the encodes" and now the cameras show for me in iVMS - Still can't get them to show in the web portal, though... - Attempted to have the contractor that needs access to install iVMS, however his computer is locked down by their IT to the point where he needs IT clearance to install. They will call back in once this is resolved.			
Resolution				
Company Name	Shell Point CDD			
Contact Name	Tabitha Vega			
Services	Work Type	Hours	Rate	Amount
Billable Services				

Help Desk Technician	Remote - Business Hours	2.00	150.00	\$300.00
			<b>Total Services:</b>	<b>\$300.00</b>

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	<b>Invoice Subtotal:</b>	\$300.00
	<b>Sales Tax:</b>	\$0.00
	<b>Invoice Total:</b>	<b>\$300.00</b>
	<b>Payments:</b>	\$0.00
	<b>Credits:</b>	\$0.00
	<b>Balance Due:</b>	<b>\$300.00</b>

**Invoice Time Detail**

**Invoice Number:** 41118  
**Company:** Shell Point CDD

**Charge To: Shell Point CDD / Needs an account created for camera system Location: Main**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/27/2026	Brown, Warren	<p><b>Service Ticket:</b>855790</p> <p><b>Summary:</b>Needs an account created for camera system</p> <p>Inframark / Tabitha Vega</p> <ul style="list-style-type: none"> <li>- Got the credentials and login location from ITG</li> <li>- Logged into the web interface</li> <li>- Ready to create user</li> <li>- Waiting for Tabitha to get the user info</li> <li>- It turns out they are trying to use what I believe is a Hikvision cloud account to gain access to the location while they have a contractor working there</li> <li>- Directed them to their Hikvision install at 144.129.192.54:8080</li> <li>- Guided them logging in</li> <li>- For some reason all camera feeds are greyed out</li> <li>- Rebooted NVR</li> <li>- Still happening</li> <li>- Trying to use iVMS with the system but I still can't get the cameras to show up</li> <li>- Discovered I needed to "import the encodes"and now the cameras show for me in iVMS</li> <li>- Still can't get them to show in the web portal, though...</li> <li>- Attempted to have the contractor that needs access to install iVMS, however his computer is locked down by their IT to the point where he needs IT clearance to install. They will call back in once this is resolved.</li> </ul>	Y	1.50	150.00	\$225.00
05/01/2026	Brown, Warren	<p><b>Service Ticket:</b>855790</p> <p><b>Summary:</b>Needs an account created for camera system</p> <ul style="list-style-type: none"> <li>- Installed Hik-Connect on my phone</li> <li>- Tried adding under the IP/Domain entry:</li> </ul> <p>[image]</p> <ul style="list-style-type: none"> <li>- Worked successfully on my phone and I can see the camera feeds.</li> <li>- Walking him through the same actions I took.</li> <li>- He is logged in and able to</li> </ul>	Y	0.50	150.00	\$75.00

see the feeds. All is well.

**Subtotal: \$300.00**

**Invoice Time Total:**

**Billable Hours:**

**2.00**



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
05/01/26	9932
Terms	Due Date
Net 30	05/31/26

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
	<b>#6638 - Shell Point Maintenance Proposal 2025-2026 May 2026</b>		<b>\$13,266.67</b>	<b>\$0.00</b>	<b>\$13,266.67</b>
	<b>Total</b>		<b>\$13,266.67</b>	<b>\$0.00</b>	<b>\$13,266.67</b>



0 SHELL POINT CDD 0

Account Number: XXXX XXXX XXXX 7877

**ACCOUNT SUMMARY**

Credit Limit	\$5,000.00
Credit Available	\$4,352.00
Statement Closing Date	April 30, 2026
Days in Billing Cycle	30
Previous Balance	\$653.10
Payments & Credits	\$653.10
Purchases & Other Charges	\$647.30
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$647.30

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	\$647.30
<b>Minimum Payment Due</b>	<b>\$647.30</b>
<b>Payment Due Date</b>	<b>May 25, 2026</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			<b>TOTAL XXXXXXXXXXXX 7877</b>	<b>\$653.10-</b>
04/27	04/27	F151500G500CHGDDA	AUTOMATIC PAYMENT - THANK YOU	653.10-
		<b>KEN HOEFLE</b>	<b>TOTAL XXXXXXXXXXXX 2679</b>	<b>\$0.00</b>
		<b>KEN HOEFLE</b>	<b>TOTAL XXXXXXXXXXXX 4951</b>	<b>\$647.30</b>
04/03	04/03	5548382FE0LSEE2HM	SAMSCLUB #4801 RIVERVIEW FL	106.53
			MCC: 5300 MERCHANT ZIP: 33578	
04/03	04/03	5270715FE09FK3BYF	THE HOME DEPOT #6951 RUSKIN FL	54.90
			MCC: 5200 MERCHANT ZIP: 33573000	
04/10	04/10	5270715FM09FKN1MK	THE HOME DEPOT #6951 RUSKIN FL	191.87
			MCC: 5200 MERCHANT ZIP: 33573000	
04/14	04/14	5543286FR5YRBMZYY	SQ *THE SKYLINE PRINTI RIVERVIEW FL	294.00
			MCC: 8999 MERCHANT ZIP: 33579	

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
<b>Payment Due Date</b>	<b>May 25, 2026</b>
<b>New Balance</b>	<b>\$647.30</b>
Minimum Payment Due	\$647.30
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

**IMPORTANT ACCOUNT INFORMATION**

\$0 - \$647.30 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 05/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

**REWARDS SUMMARY**

Previous Cashback Balance	\$14.61	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.62	\$0-\$500,000 = 0.25%
New Cashback Balance	\$16.23	\$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	30	\$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.

Here is your cash rewards schedule:

<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>

## 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.

4/3/26



sam's club

813-371-2394

04/03/26 12:05 0767 04801 094 9094

DENISE 101-\*\*\*\* \*075 6

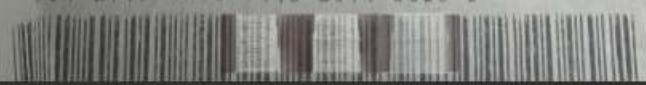
980022770 BATH TISSUE	24.76	T
990304472 55 GAL BAGS	24.98	T
980246459 BLEACH	18.98	T
I 971036644 AIRWICK 2+8	17.98	T
U INST SU AIRWICK 2+8	3.00	-T
I 971036643 AIRWICK 2+8	17.98	T
U INST SU AIRWICK 2+8	3.00	-T

SUBTOTAL	98.68
TAX1 7.5000 %	7.85
TOTAL	106.53
MCARD TEND	106.53
CHANGE DUE	0.00

MASTERCARD- 4951 I 2 APPR#003345  
 106.53 TOTAL PURCHASE  
 REF # 609326189630  
 AID A0000000041010  
 TERMINAL # 57391895

\*No Signature Required  
 04/03/26 12:05:09

Additional Savings This Trip:  
 Sam's Instant Savings 6.00  
 # ITEMS SOLD 5  
 TC# 2712 4096 7446 2914 5339 8



4/3/26



How doers  
get more done.

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

6951 00027 13469 04/03/26 01:39 PM  
SALE CASHIER JALYNN

859501007311	ENZYME DC <A>	25.47N
	GG ENZYME DRAIN CLEANER IGAL	
885911673846	8IN. CHAIN <A>	15.97N
	DEWALT 8" CHAIN DW01DT608 34 LINK PO	
043318130335	SIMPLE GREEN <A>	5.48N
	SIMPLE GREEN APC CONCEN SPY 32OZ	
030772131060	SWFPWRMP2CT <A>	7.98N
	POWER MOP VTL LEMON CLEANER	

SUBTOTAL 54.90  
SALES TAX 0.00

TAX EXEMPT TOTAL \$54.90

XXXXXXXXXXXX4951 MASTERCARD USD\$ 54.90

AUTH CODE 003098/3272229 TA

AUTH MODE - ISSUER

Chip Read

AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 04/02: \$1,128.50

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](http://homedepot.com/credit)

6951 04/03/26 01:39 PM



6951 27 13469 04/03/2026 6420

4/10/26



How doers  
get more done.

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

6951 00081 40360 04/10/26 10:23 AM  
SALE CASHIER MONTEZ

021496033334	1GAL MULGLUE <A>	
	1 GAL GROUND GRIP MULCH GLUE RTU	
	<del>39</del> 49.97	149.91N
793478184333	1" VINYL <A>	
	11N CRDLS RD VINYL BLIND WHT 29X72	
	<del>29</del> 20.98	41.96N

	SUBTOTAL	191.87
	SALES TAX	0.00
TAX EXEMPT		

	TOTAL	\$191.87
XXXXXXXXXXXX4951	MASTERCARD	
	USD\$	191.87

AUTH CODE	010836/6814465	TA
AUTH MODE	- ISSUER	
Chip Read		
AID	A0000000041010	Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 04/09: \$1,183.40

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](http://homedepot.com/credit)

6951 04/10/26 10:23 AM



6951 81 40360 04/10/2026 7283

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		07/09/2026

# SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

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## Financial Snapshot June 01, 2026

- **Current Cash Balances:**
  - Valley Bank Operating: \$546,762.10
  - US Bank 2019 Revenue: \$1,161,961.21
  - US Bank 2019 Reserve: \$475,662.50
- **Assessment collections:**
  - We are 99.6% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 audit was completed on May 11, 2026.
- **Expenses:**
  - Current expenses make up 56% of the annual budget through the end of April 2026.
  - Total expenses for the first 7 months are approximately \$474,713. This figure may change as we finalize May financials. This puts your average monthly burn rate of approximately \$67,816 per month.



June 1, 2026

Dear Valued Customer,

There is a possibility that you or your property will be affected by a major storm this season. Please be aware that Pine Lake Services has a response action plan to address the landscape needs of your customers. We are preparing now to effectively respond to any landscape damage left behind by a potential storm.

Please make an appointment with your account manager to schedule a property assessment to identify any hazards or potential risks that could exist. A small amount of maintenance can prevent much more damage in the unfortunate event we are in the path of a large storm.

If a named storm is predicted to make landfall at or near your site, your account manager will also provide documentation and approval forms granting us permission to immediately service and address your property should the need arise. We will send out the pricing rates once a relevant storm is imminent. With your agreement, our staff will initially canvas every property that Pine Lake provides landscape maintenance services to and then will dispatch to pre-authorized/approved customers a clean-up team based on the following priorities:

- 1<sup>st</sup> Objective: Clearing vehicle access to allow emergency personnel access to your property.
- 2<sup>nd</sup> Objective: Clearing debris from structural dwellings/vehicles that may pose immediate risk or danger.
- 3<sup>rd</sup> Objective: Remove hazardous/damaged limbs remaining in trees versus on the ground.
- 4<sup>th</sup> Objective: Re=planting plant material that may have chance of surviving if root balls can be planted and watered in very soon.

As a company, we will be prepared to mobilize additional Pine Lake Services resources from our extensive sub-contractor if needed to help expedite clean-up response efforts.



Once the priorities detailed above have been met, we will address chipping and removing tree limbs left on the ground from initial clearing efforts, as well as removal of root balls and large wood trunks or branches remaining on properties. The final phase would include restoration of damages or losses resulting from the storm and associated clean-up. We would anticipate a return to expected maintenance operations the following week for all but the most severely impacted properties.

We encourage you to be as prepared as you can to help ensure a timely and effective response should we suffer an unfortunate event.

Sincerely,

Your Pine Lake Services Management



## Pine Lake Services 2026 Storm/Disaster Response Rates

### Cleanup Labor Rates

- 1) General Labor: \$75/hour
- 2) Chainsaw Labor: \$85/hour
- 3) Heavy Equipment Labor (Loader, Bucket Truck, etc.): \$145/hour
- 4) Mobilization: \$700/crew (within 45 miles of office location, add \$50 for every 10 miles further)
- 5) Dump Fees (Dump Truck): \$300/load
- 6) Dump Fees (Grapple Truck): \$850/load
- 7) After Hours/Weekend Additional Hourly Rate: \$30/hour

### Equipment Daily Rates (½ Day Minimum)

- 1) Truck and Trailer: \$600.00
- 2) Dump Truck: \$965.00
- 3) Dump Trailer: \$450.00
- 4) Chipper: \$650.00
- 5) Grapple Truck: \$1200.00
- 6) CAT Loader: \$600.00

*May be subject to additional fuel surcharge of 2%*

**Please provide me Storm/Disaster services**

Property name: \_\_\_\_\_

Signature of authorized representative: \_\_\_\_\_

Name of authorized representative: \_\_\_\_\_

Date: \_\_\_\_\_

*Please sign and email to your Account Manager.*



## Pine Lake Services Hurricane/Storm Response Pre-Approval Form

In our effort to provide a faster response to our customers in assessing potential damage, Pine Lake Services, is soliciting approval commitments from our customers. This pre-approval will give us permission to come onto your properties as soon as it is safe for our team to dispatch. Our managers will inspect your site, photo document any damage or concerns and generate an estimate for clean-up/repair. The pre-approval will allow us to complete emergency repair only (priority 1 damage only) in the event we cannot get a hold of your or your representatives). If clean-up/repairs are needed above the priority 1 issues, your Pine Lake Services Account Manager will contact you for approval. Many of our customers that have used this service in the past have enjoyed the quick response and priority given to their properties and the reduced risk of potential related liabilities that may compound if not acted upon quickly.

**Client Name:** \_\_\_\_\_

**Property Name:** \_\_\_\_\_

**Special Notes:** \_\_\_\_\_

**Authorized Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

If you have any questions or comments, please feel free to contact your Account Manager. Thank you.

Respectfully,

John Amarosa

Pine Lake Services



## SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

District Manager Report – June 9, 2026

Candidate Qualifying Period – Seat 1, 2 & 3

Opens: Noon on Monday, June 8, 2026

Closes: Noon on Friday, June 12, 2026

Hillsborough County Supervisor of Elections

2514 N. Falkenburg Road

Tampa, FL 33619

Phone: (813) 367-8835

Budget sent to the County by June 15, 2026

Upcoming Meetings:

July 14, 2026

August 11, 2026

September 8, 2026

Form 1 is due to by July 1, 2026

## CLEAR PARTNERSHIPS



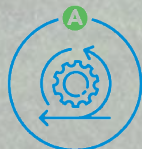
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**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, May 19, 2026, at 6:01 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	Vincent Orlando	Vice Chairperson
9	Angela Davis	Assistant Secretary
10	Cheryl Hammond	Assistant Secretary
11	Elaine Pennington	Assistant Secretary

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

14		
15	Kristee Cole	District Manager, Inframark
16	Epi Carvajal	Representative, Pine Lake
17	Clayton Taylor	Onsite Manager
18	Brooke Chapman	Assistant District Manager, Inframark
19	Helena	

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

26  
27  
28  
29 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

31  
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On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, the 33 Board approved the agenda. 5-0
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34  
35 **SECOND ORDER OF BUSINESS**

**Audience Comments**

36           There were no audience comments.

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38 **THIRD ORDER OF BUSINESS**

**Staff Reports**

39           **A. Accountant**

40                 **1. Consideration of Operation and Maintenance for April 2026**

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On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with all in favor, the Operation and Maintenance for April 2026, was accepted as presented. 5-0

**2. Consideration of financial Snapshot for May 2026**

On MOTION by Ms. Schwartzbauer, second by Ms. Hammond, with all in favor, the financial Snapshot for May 2026, was accepted as presented. 5-0

**B. Landscape**

Mr. Carvajal updated the Board on community landscape matters. He informed the Board that a Christmas tree and chair had recently been removed from District property at no cost to the District.

**1. Consideration of Re-Landscape the Monuments Enhancement Proposal**

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer voting AYE and with Mr. Orlando, voted NAY, the Re-Landscape the Monuments Enhancement Proposal was accepted as presented. 4-1

**C. District Counsel**

There being no report, the next item followed.

**D. District Engineer**

There being no report, the next item followed.

**E. District Manager**

Ms. Cole announced the next proposed Budget Meeting will be on Tuesday, June 9, 2026, at 6:00 p.m.

**1. Reminder of Form 1 Submission Requirements**

Ms. Cole reminded the Board to complete and file their Form 1 financial disclosure forms prior to July 1, 2026.

**F. Onsite Manager**

Mr. Taylor presented his report to the Board.

**FOURTH ORDER OF BUSINESS Consent Agenda**

**A. Consideration of Regular Meeting Minutes for April 14, 2026**

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On MOTION by Ms. Schwartzbauer, second by Ms. Hammond, with all in favor, the Regular Meeting Minutes for April 14 2026, was accepted as presented. 5-0

**FIFTH ORDER OF BUSINESS** **Business Items**

**A. Consideration of Resolution 2026-06; Approving Proposed Budget and Setting Public Hearing.**

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer voting AYE and with Mr. Orlando, voted NAY, the Resolution 2026-06; Approving Proposed Budget and Setting Public Hearing was approved as presented. 4-1

**B. Consideration of Resolution 2026-07; Setting Landowners Election and Meeting**

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer voting AYE and with Mr. Orlando, voted NAY, the Resolution 2026-07; Setting Landowners Election and Meeting was approved as presented. 4-1

**C. Announcing the Number of Qualified Registered Voters in the District**

The Number of Qualified Registered Voters was stated for the record as 1,205.

**D. Consideration of the FY 2025 Audit**

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, with all in favor, the FY 2025 Audit, was accepted as presented. 5-0

**E. Discussion regarding CDD Assets**

Ms. Cole presented the District asset list. The Board requested that once the new onsite manager is in place, basic tools be purchased for the District.

**F. Discussion of FOB Access to the Pickleball Court**

The Board requested proposals for new FOB access systems for the pickleball court and playground. Mr. Taylor will also obtain proposals for a new security system.

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

Audience comments were received regarding social committees.

110 Ms. Helena informed the Board that new manager is still in his background check but was  
111 expected to begin by the end of the week.

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113

114 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

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116 On MOTION by Ms. Hammond seconded Ms. Schwartzbauer by with  
117 all in favor, the meeting was adjourned at 6:45 p.m. 5-0

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123 \_\_\_\_\_  
124 Kristee Cole  
District Manager

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Brittany Schwartzbauer  
Chairperson