

Shell Point Community Development District

August 11, 2026

Agenda Package

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

TEAMS MEETING INFORMATION

MEETING ID: 212 749 306 712 22 PASSCODE: 8pN23Ka2

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TAMPA, FL 33706

CLEAR PARTNERSHIPS



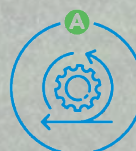
COLLABORATION



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
Vivek Babbar, District Counsel
Phil Chang, District Engineer
Ruben Nesbitt, District Accountant
Diana Kapatsyna, District Admin

Regular Meeting Agenda

Tuesday, August 11, 2026, at 6:00 p.m.

The Regular Meeting of the **Shell Point Community Development District** will be held on **August 11, 2026, at 6:00 p.m. at the Shell Point Clubhouse, 1155 7th 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: 212 749 306 712 22

Passcode: 8pN23Ka2

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. SPECIAL BUSINESS ITEM

A. Public Hearing on the Fiscal Year 2026-2027 Final Budget and Levying the O&M Assessment

i. Consideration of Resolution 2026-08; Adopting Final Budget for FY 2027.....Page 4

ii. Consideration of Resolution 2026-09; Levying O&M Assessments.....Page 25

B. Consideration of Resolution 2026-10; Goals and Objectives.....Page 28

C. Consideration of Resolution 2026-11; Setting FY 2027 Annual Meeting Schedule.....Page 35

D. Discussion regarding Suspension

4. STAFF REPORTS

A. District Account

i. Review of Financial Snapshot for August 2026.....Page 39

B. Landscape

C. District Counsel

D. District Engineer

E. District Manager Report.....	Page 40
i. Discussion regarding the Community	
5. BUSINESS ADMINISTRATION	
A. Consideration of Regular Meeting Minutes for July 14, 2026.....	Page 41
B. Consideration of Operation and Maintenance for July 2026.....	Page 44
6. BUSINESS ITEM	
A. Consideration of Women Bathroom Door Repair Proposal.....	Page 86
B. Consideration of Egis Insurance Proposal.....	Page 87
7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS	
8. AUDIENCE COMMENTS	
9. ADJOURNMENT	

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Shell Point Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Shell

Point Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2026.

Attested By:

**Shell Point
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget



Shell Point
Community Development District

**FISCAL YEAR 2027
PROPOSED BUDGET**

August 4, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



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Shell Point

Community Development District

Operating Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$0.00	\$19,100.00	\$0.00	\$19,100.00	\$0.00
Special Assmnts- Tax Collector	\$851,955.00	\$856,065.00	\$0.00	\$856,065.00	\$906,333.98
Special Assmnts- Discounts	\$0.00	\$2,740.00	\$0.00	\$2,740.00	-\$36,253.36
Rental Income	\$0.00	\$1,650.00	\$0.00	\$1,650.00	\$0.00
Other Misc. Revenues	\$0.00	\$5,631.00	\$0.00	\$5,631.00	\$0.00
TOTAL REVENUES	\$851,955.00	\$885,186.00	\$0.00	\$885,186.00	\$870,080.62
EXPENDITURES					
Financial and Administrative					
Supervisor Fees	\$24,000.00	\$9,800.00	\$14,200.00	\$24,000.00	\$18,000.00
Onsite Staff	\$88,000.00	\$66,000.00	\$22,000.00	\$88,000.00	\$101,700.00
District Management	\$37,080.00	\$21,630.00	\$15,450.00	\$37,080.00	\$40,047.00
Field Management	\$0.00	\$0.00	\$0.00	\$0.00	\$12,000.00
Website Admin Services	\$1,552.00	\$1,613.00	\$0.00	\$1,613.00	\$1,662.00
District Engineer	\$10,000.00	\$9,743.00	\$257.00	\$10,000.00	\$15,000.00
District Counsel	\$20,000.00	\$9,748.00	\$10,252.00	\$20,000.00	\$20,000.00
Trustees Fees	\$4,500.00	\$2,483.00	\$2,017.00	\$4,500.00	\$4,500.00
Auditing Services	\$5,200.00	\$5,200.00	\$0.00	\$5,200.00	\$5,200.00
Postage, Phone, Faxes, Copies	\$500.00	\$489.00	\$11.00	\$500.00	\$350.00
Legal Advertising	\$5,000.00	\$289.00	\$4,711.00	\$5,000.00	\$3,000.00
Bank Fees	\$250.00	\$0.00	\$250.00	\$250.00	\$250.00
Dues, Licenses & Fees	\$300.00	\$215.00	\$85.00	\$300.00	\$300.00
Disclosure Report	\$5,000.00	\$3,750.00	\$1,250.00	\$5,000.00	\$5,000.00
Email Hosting Vendor	\$600.00	\$0.00	\$600.00	\$600.00	\$600.00
Line of Credit	\$50,000.00	\$4,155.00	\$45,845.00	\$50,000.00	\$0.00
Misc-Assessment Collection Cost	\$0.00	\$2,663.00	\$0.00	\$2,663.00	\$18,126.68
Payroll Services	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00
Total Financial and Administrative	\$251,982.00	\$137,778.00	\$116,928.00	\$254,706.00	\$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 Ins	\$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	\$3,548.00	\$0.00	\$3,548.00	\$3,150.00
Electric Utility Services	\$110,000.00	\$73,334.00	\$36,666.00	\$110,000.00	\$110,000.00
Total Utility Services	\$113,000.00	\$76,882.00	\$36,666.00	\$113,548.00	\$113,150.00

Shell Point
Community Development District

General Fund

	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	July-	PROJECTED	BUDGET
ACCOUNT DESCRIPTION	FY 2026	6/30/2026	9/30/2026	FY 2026	FY 2027
Amenity					
Pool Monitor	\$9,000.00	\$2,688.00	\$6,312.00	\$9,000.00	\$0.00
Janitorial - Supplies/Other	\$2,500.00	\$1,061.00	\$1,439.00	\$2,500.00	\$1,500.00
Garbage Dumpster - Rental/Collection	\$3,000.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00
Amenity Pest Control	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
Amenity R&M	\$25,000.00	\$33,636.00	\$0.00	\$33,636.00	\$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	\$18,080.00	\$5,860.00	\$23,940.00	\$24,000.00
Pool Treatments & Other R&M	\$2,000.00	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
Security Monitoring Services	\$8,000.00	\$645.00	\$7,355.00	\$8,000.00	\$8,000.00
Special Events	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Total Amenity	\$74,940.00	\$57,110.00	\$26,466.00	\$83,576.00	\$71,475.00
Landscape and Pond Maintenance					
Landscape Maintenance - Contract	\$185,000.00	\$104,279.00	\$80,721.00	\$185,000.00	\$159,200.00
Landscaping - Mulch	\$18,000.00	\$192.00	\$17,808.00	\$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	\$16,582.00	\$3,418.00	\$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	\$125,554.00	\$106,947.00	\$232,501.00	\$260,431.94
Reserves					
Current Reserves	\$150,000.00	\$150,539.00	\$91,580.00	\$150,000.00	\$150,000.00
Total Reserves	\$150,000.00	\$150,539.00	\$91,580.00	\$150,000.00	\$150,000.00
TOTAL EXPENDITURES	\$851,955.00	\$577,267.00	\$378,587.00	\$863,735.00	\$870,080.62
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$307,919.00	-\$378,587.00	\$21,451.00	\$0.00
Net change in fund balance	\$0.00	\$307,919.00	-\$378,587.00	\$21,451.00	\$0.00
FUND BALANCE, BEGINNING	\$183,668.00	\$183,668.00	\$0.00	\$183,668.00	\$205,119.00
FUND BALANCE, ENDING	\$183,668.00	\$491,587.00	-\$378,587.00	\$205,119.00	\$205,119.00



Shell Point

Community Development District

Budget Overview

FY 2027



Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Rental Income

Revenue sources for clubhouse rentals

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Email Hosting Vendor

Cost of hosting emails for board of supervisors and/or district employees.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Payroll Services

Fees related to all payroll services.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Utility Services

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Amenity

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - Mulch

Cost of repairs and regular maintenance for mulch throughout the District.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Contingency/Reserves

Current Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.



Shell Point

Community Development District

Debt Service Budget

FY 2027



Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	\$0.00	\$36,475.00	\$0.00	\$36,475.00	\$0.00
Special Assmnts- Tax Collector	\$948,331.00	\$956,750.00	\$0.00	\$956,750.00	\$1,012,981.00
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	-\$40,519.24
Special Assmnts- Prepayment	\$0.00	\$3,063.00	\$0.00	\$3,063.00	\$0.00
TOTAL REVENUES	\$948,331.00	\$996,288.00	\$0.00	\$996,288.00	\$972,461.76
EXPENDITURES					
Financial and Administrative					
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$20,259.62
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$20,259.62
Debt Service					
Principal Debt Retirement	\$270,000.00	\$270,000.00	\$0.00	\$270,000.00	\$295,000.00
Principal Debt Retirement - Special Call	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
Interest Expense	\$678,331.00	\$672,256.00	\$6,075.00	\$678,331.00	\$659,881.26
Total Debt Service	\$948,331.00	\$947,256.00	\$6,075.00	\$953,331.00	\$954,881.26
TOTAL EXPENDITURES	\$948,331.00	\$947,256.00	\$6,075.00	\$953,331.00	\$975,140.88
Excess (deficiency) of revenues					
Over (under) expenditures	\$0.00	\$49,032.00	-\$6,075.00	\$42,957.00	-\$2,679.12
Net change in fund balance		\$49,032.00	-\$6,075.00	\$42,957.00	-\$2,679.12
FUND BALANCE, BEGINNING	\$1,267,569.00	\$1,267,569.00	\$0.00	\$1,267,569.00	\$1,310,526.00
FUND BALANCE, ENDING	\$1,267,569.00	\$1,316,601.00	-\$6,075.00	\$1,310,526.00	\$1,307,846.88

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2019 Bonds	\$13,220,000	\$12,960,000	\$12,690,000	\$12,410,000

Special Assessment Revenue Refunding Bond, Series 2019

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$13,470,000.00	\$0.00	4.000%	\$0.00	\$0.00
5/1/2023	\$13,470,000.00			\$349,365.63	\$349,365.63
11/1/2023	\$13,470,000.00	\$250,000.00	4.000%	\$349,365.63	\$599,365.63
5/1/2024	\$13,220,000.00			\$344,365.63	\$344,365.63
11/1/2024	\$13,220,000.00	\$260,000.00	4.000%	\$344,365.63	\$604,365.63
5/1/2025	\$12,960,000.00			\$339,165.63	\$339,165.63
11/1/2025	\$12,960,000.00	\$270,000.00	4.500%	\$339,165.63	\$609,165.63
5/1/2026	\$12,690,000.00			\$333,090.63	\$333,090.63
11/1/2026	\$12,690,000.00	\$280,000.00	4.500%	\$333,090.63	\$613,090.63
5/1/2027	\$12,410,000.00			\$326,790.63	\$326,790.63
11/1/2027	\$12,410,000.00	\$295,000.00	4.500%	\$326,790.63	\$621,790.63
5/1/2028	\$12,115,000.00			\$320,153.13	\$320,153.13
11/1/2028	\$12,115,000.00	\$310,000.00	4.500%	\$320,153.13	\$630,153.13
5/1/2029	\$11,805,000.00			\$313,178.13	\$313,178.13
11/1/2029	\$11,805,000.00	\$320,000.00	4.500%	\$313,178.13	\$633,178.13
5/1/2030	\$11,485,000.00			\$305,978.13	\$305,978.13
11/1/2030	\$11,485,000.00	\$335,000.00	5.250%	\$305,978.13	\$640,978.13
5/1/2031	\$11,150,000.00			\$297,184.38	\$297,184.38
11/1/2031	\$11,150,000.00	\$355,000.00	5.250%	\$297,184.38	\$652,184.38
5/1/2032	\$10,795,000.00			\$287,865.63	\$287,865.63
11/1/2032	\$10,795,000.00	\$375,000.00	5.250%	\$287,865.63	\$662,865.63
5/1/2033	\$10,420,000.00			\$278,021.88	\$278,021.88
11/1/2033	\$10,420,000.00	\$395,000.00	5.250%	\$278,021.88	\$673,021.88
5/1/2034	\$10,025,000.00			\$267,653.13	\$267,653.13
11/1/2034	\$10,025,000.00	\$415,000.00	5.250%	\$267,653.13	\$682,653.13
5/1/2035	\$9,610,000.00			\$256,759.38	\$256,759.38
11/1/2035	\$9,610,000.00	\$435,000.00	5.250%	\$256,759.38	\$691,759.38
5/1/2036	\$9,175,000.00			\$245,340.63	\$245,340.63
11/1/2036	\$9,175,000.00	\$460,000.00	5.250%	\$245,340.63	\$705,340.63
5/1/2037	\$8,715,000.00			\$233,265.63	\$233,265.63
11/1/2037	\$8,715,000.00	\$480,000.00	5.250%	\$233,265.63	\$713,265.63
5/1/2038	\$8,235,000.00			\$220,665.63	\$220,665.63
11/1/2038	\$8,235,000.00	\$505,000.00	5.250%	\$220,665.63	\$725,665.63
5/1/2039	\$7,730,000.00			\$207,409.38	\$207,409.38
11/1/2039	\$7,730,000.00	\$535,000.00	5.250%	\$207,409.38	\$742,409.38
5/1/2040	\$7,195,000.00			\$193,365.63	\$193,365.63
11/1/2040	\$7,195,000.00	\$560,000.00	5.375%	\$193,365.63	\$753,365.63
5/1/2041	\$6,635,000.00			\$178,315.63	\$178,315.63
11/1/2041	\$6,635,000.00	\$590,000.00	5.375%	\$178,315.63	\$768,315.63
5/1/2042	\$6,045,000.00			\$162,459.38	\$162,459.38
11/1/2042	\$6,045,000.00	\$625,000.00	5.375%	\$162,459.38	\$787,459.38
5/1/2043	\$5,420,000.00			\$145,662.50	\$145,662.50

Shell Point

Community Development District

Series 2019 Debt Service

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$13,470,000.00	\$0.00	4.000%	\$0.00	\$0.00
11/1/2043	\$5,420,000.00	\$660,000.00	5.375%	\$145,662.50	\$805,662.50
5/1/2044	\$4,760,000.00			\$127,925.00	\$127,925.00
11/1/2044	\$4,760,000.00	\$695,000.00	5.375%	\$127,925.00	\$822,925.00
5/1/2045	\$4,065,000.00			\$109,246.88	\$109,246.88
11/1/2045	\$4,065,000.00	\$730,000.00	5.375%	\$109,246.88	\$839,246.88
5/1/2046	\$3,335,000.00			\$89,628.13	\$89,628.13
11/1/2046	\$3,335,000.00	\$770,000.00	5.375%	\$89,628.13	\$859,628.13
5/1/2047	\$2,565,000.00			\$68,934.38	\$68,934.38
11/1/2047	\$2,565,000.00	\$810,000.00	5.375%	\$68,934.38	\$878,934.38
5/1/2048	\$1,755,000.00			\$47,165.63	\$47,165.63
11/1/2048	\$1,755,000.00	\$855,000.00	5.375%	\$47,165.63	\$902,165.63
5/1/2049	\$900,000.00			\$24,187.50	\$24,187.50
11/1/2049	\$900,000.00	\$900,000.00	5.375%	\$24,187.50	\$924,187.50
Totals		\$13,470,000.00		\$12,146,287.50	\$25,616,287.50



Shell Point

Community Development District

Budget Overview

FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Financial and Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.



Shell Point

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
 Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2019														
Product	Units	O&M Assessment					Debt Service Series 2019				Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Monthly Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percentage Change
Single Family 40'	241	\$1,140.40	\$1,140.40	\$0.00	\$0.00	0.00%	\$1,276.60	\$1,276.60	\$0.00	0.0%	\$2,417.00	\$2,417.00	\$0.00	0.00%
Single Family 50'	311	\$1,425.50	\$1,425.50	\$0.00	\$0.00	0.00%	\$1,595.75	\$1,595.75	\$0.00	0.0%	\$3,021.25	\$3,021.25	\$0.00	0.00%
Single Family 60'	110	\$1,710.60	\$1,710.60	\$0.00	\$0.00	0.00%	\$1,914.89	\$1,914.89	\$0.00	0.0%	\$3,625.49	\$3,625.49	\$0.00	0.00%
662														

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Shell Point Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 11, 2026.

Attested By:

**Shell Point
Community Development District**

Print Name: _____
☐ Secretary/☐ Assistant Secretary

Print Name: _____
☐ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 11 day of August 2026.

ATTEST:

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: 08/11/2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Shell Point Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least ten regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective:

Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Shell Point Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Shell Point Community Development District

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the “**FY 2026/2027**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Hillsborough County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 11, 2026.

Attested By:

**Shell Point
Community Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A

Notice of Meetings Fiscal Year 2026/2027 Shell Point Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Shell Point Community Development District shall be held at **6:00 p.m. at the Shell Point Clubhouse located at 1155 7th Ave NW, Ruskin, Florida 33570**. The meeting dates are as follows:

Tuesday, October 13, 2026
Tuesday, November 10, 2026
Tuesday, December 8, 2026
Tuesday, January 12, 2027
Tuesday, February 9, 2027
Tuesday, March 9, 2027
Tuesday, April 13, 2027
Tuesday, May 11, 2027
Tuesday, June 8, 2027
Tuesday, July 13, 2027
Tuesday, August 10, 2027
Tuesday, September 14, 2027

FISCAL YEAR WORKSHOPS 2026/2027

The Board will hold workshops to discuss various District matters during the year on the dates presented below.

October 27, 2026
November 24, 2026
December 22, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at <https://www.shellpointcdd.com/> or by contacting the District Manager via email at kristee.cole@inframark.com, 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Inframark

Kristee Cole

District Management

Publish: September 18, 2026 (The Business Observer – Hillsborough County Edition)

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot August 03, 2026

- **Current Cash Balances:**
 - Valley Bank Operating: \$458,604.76
 - US Bank 2019 Revenue: \$832,608.53
 - US Bank 2019 Reserve: \$452,028.76
- **Assessment collections:**
 - We are 100% collected on the tax roll.
- **Audit – FY 2025:**
 - The FY 2025 audit was completed on May 11, 2026.
- **Expenses:**
 - Current expenses make up 68% of the annual budget through the end of June 2026.
 - Total expenses for the first 9 months are approximately \$577,267. This figure may change as we finalize July financials. This puts your average monthly burn rate of approximately \$64,141 per month.

District Manager's Report – August 6, 2026

Form 1 Financial Disclosure

This serves as a reminder for all Board Supervisors to confirm that their Form 1 Statement of Financial Interests has been filed with the State of Florida. The filing deadline was July 1, 2026. If you have not yet confirmed your submission, please do so as soon as possible to ensure compliance with state reporting requirements.

Goals and Objectives

Pursuant to Florida Statutes, the District is required to adopt its annual Goals and Objectives by September 30, 2026. Staff will work with the Board to present the proposed Goals and Objectives for consideration prior to the statutory deadline.

FY 2026-2027 Meeting Schedule

The proposed Fiscal Year 2026-2027 Meeting Schedule will be presented to the Board for review and consideration at the August 2026 meeting.

The next regularly scheduled meetings of the Board of Supervisors are:

- **August 6, 2026 – Public Hearing and Final Budget Adoption**
- **September 3, 2026**

CLEAR PARTNERSHIPS



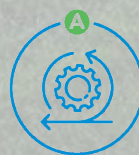
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

The regular meeting of the Board of Supervisors of Shell Point Community Development District was held on Tuesday, July 14, 2026, at 6:00 p.m. at the Shell Point Clubhouse, located at 1155 7th Avenue NW, Ruskin, Florida 33570.

Present and constituting a quorum were:

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

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

Kristee Cole	District Manager, Inframark
Michael Dunbar	Representative, Pine Lake
Kushamaal Johnson-Franklin	Onsite Manager, Inframark
Thomas Giella	Complete IT
Alba Sanchez	District Manager, Inframark

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, the Board approved the agenda. 5-0

SECOND ORDER OF BUSINESS

Public Comments

There were no audience comments.

THIRD ORDER OF BUSINESS

Special Business Item

A. Discussion regarding Suspension

Ms. Hammond and Ms. Schwartzbauer discussed the actions that led to the suspension of a resident's access fob.

On MOTION by Mr. Orlando, with opposed by Ms. Schwartzbauer and Ms. Hammond, the Board approved lifting Kyana Aquila's suspension effective immediately. 5-0
--

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer, the Board approved suspending Samuel Sylvester Silas Sr. and Parthinia Vanessa Silas for one year, effective July 14, 2026, with the suspensions to be lifted on July 14, 2027. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. Accountant

Ms. Cole presented the documents. There were no questions from the Board.

1. Consideration of Operation and Maintenance for July 2026

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

2. Consideration of Financial Snapshot for July 2026

Ms. Cole reviewed the item with the Board. There were no questions from the Board.

B. Landscape

Mr. Dunbar provided the Board with an update regarding the community landscaping and the new plantings along the pickleball court. He also reviewed the watering schedule for the new plantings.

C. District Counsel

The Board requested that the rental agreement be revised to clearly state that the rental party is not permitted to use the pool.

D. District Engineer

The representative was not present, and no report was provided.

E. District Manager Report

Ms. Cole presented the District Manager's Report to the Board.

F. Onsite Manager

i. Consideration of Pickleball Gate Access Control Proposal

The Board agreed to table the proposal until the new vendor is in place.

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Regular Meeting Minutes for June 9, 2026

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Regular Meeting Minutes for June 9, 2026, was accepted as presented. 5-0

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Complete IT Proposal (*under separate cover*)

Mr. Giella with Complete IT presented the proposal to the Board. The Board agreed to consider moving forward with the proposal in the new fiscal year.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

On MOTION by Mr. Orlando, with opposed by Ms. Hammond, the Board approved moving forward with unarmed security services from Clavis. 4-1

The Board directed that the pool remains open regardless of security coverage. An e-blast will be sent to the community regarding the pool rules and introducing Mr. Johnson-Franklin.

Ms. Pennington requested that a new trash receptacle be installed near the mailbox area.

EIGHTH ORDER OF BUSINESS

Audience Comments

A resident provided comments regarding security, community rules, access cards, and the fountains.

NINETH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Davis seconded Mr. Orlando by with all in favor, the meeting was adjourned at 7:57 p.m. 5-0

Kristee Cole
District Manager

Brittany Schwartzbauer
Chairperson

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	7/6/2026	183747	\$416.67			MANAGEMENT FEE
INFRAMARK LLC	7/6/2026	183747	\$3,090.00			MANAGEMENT FEE
INFRAMARK LLC	7/6/2026	183747	\$2,688.00			MANAGEMENT FEE
INFRAMARK LLC	7/6/2026	183747	\$7,333.33	\$13,528.00	\$13,528.00	MANAGEMENT FEE
QUILL LLC	7/14/2026	49579212	\$16.79			quill
Monthly Contract Subtotal			\$13,544.79			
Utilities						
BOCC ACH	7/1/2026	070126-9190-ACH	\$543.02			WATER
Utilities Subtotal			\$543.02			
Regular Services						
ACTION SECURITY, INC	7/1/2026	50039	\$175.00			gates
ACTION SECURITY, INC	7/9/2026	50194	\$5,158.00			security
ACTION SECURITY, INC	7/17/2026	55112	\$1,336.25		\$6,669.25	Security
ADP, INC	7/3/2026	070326-1870-ACH	\$23.00			adp
BL POOLS dba AQUASENTRY	7/1/2026	SCH45CY-66	\$1,995.00			pool maintenance
BUSINESS OBSERVER	7/10/2026	26-02367H	\$153.12			legal
CHARTER COMMUNICATIONS	7/9/2026	2459430070926-ACH	\$219.24			INTERNET
CROSSCREEK ENVIRONMENTAL, INC	7/20/2026	27243	\$1,390.00			pond
DOORKING INC.	7/12/2026	2804620	\$39.95			Security
Lysandra Victoria Senna	5/29/2026	CL003	\$75.00			cleaning
Lysandra Victoria Senna	6/9/2026	CL004	\$75.00		\$150.00	cleaning
MHD COMMUNICATIONS	7/14/2026	41711	\$187.50			mhd
PINE LAKE SERVICES LLC	7/1/2026	10408	\$13,266.67			landscape
PINE LAKE SERVICES LLC	7/16/2026	10538	\$463.11			Irrigation Maintenance
PINE LAKE SERVICES LLC	7/22/2026	10573	\$1,608.00		\$15,337.78	land
QUILL LLC	7/13/2026	49571508	\$222.64			supplies
STRALEY ROBIN VERICKER	7/21/2026	28744	\$570.00			legal

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO ACH	7/7/2026	070726-6112-ACH	\$8,374.66			ELECTRIC
Regular Services Subtotal			\$35,332.14			
TOTAL			\$49,419.95			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

183747

DATE

7/6/2026

CUSTOMER ID

C2305

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/6/2026

BILL TO

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

Services provided for the Month of: July 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
Personnel Services-Seasonal Pool Monitoring	1	Ea	2,688.00		2,688.00
Subtotal					13,528.00

Subtotal \$13,528.00

Tax \$0.00

Total Due \$13,528.00

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.



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 07/13/2026
Ship Date: 07/14/2026
Invoice Date: 07/14/2026
Due Date: 08/13/2026
TIN: 04-2896127

Sold To:

INFRAMARK MANAGEMENT SERVICES
Alba Sanchez
2654 CYPRESS RIDGE BLVD STE 101
WESLEY CHAPEL FL 33544-6322

Ship To:

Shell Pointe Cdd
Clayton Taylor
1155 7Th Ave NW
Ruskin FL 33570

Customer PO: sanchezalba

Order#: 191833731

Invoice #: 49579212

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-1592597	Temp rated cab tie 11		1	\$16.79	each	\$16.79



View your account balance and pay invoices online!
Go to Quill.com/billing

Electronic Payment Info:

Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com



Always happy to help



800.982.3400



invoice@quill.com

Merchandise Amt: \$16.79

Tax: \$0.00

Shipping: Free

Amount Due: \$16.79

Pay this invoice or track the status of this order at Quill.com/myaccount

To ensure proper payment, include this portion along with your check to the address shown. Include your Account Number.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Account Number: 8583549
Inframark Management Services

Payable to:

Quill LLC
P.O. Box 37600
Philadelphia, PA 19101-0600



Invoice Number: 49579212
Invoice Date: 07/14/2026
Amount Due: \$16.79
Payable in US Dollars

0011000000495792120008583549410000000016799



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	07/01/2026	07/22/2026

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	06/02/2026	420845	06/29/2026	452392	31547 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$95.27
Water Base Charge	\$41.42
Water Usage Charge	\$67.44
Sewer Base Charge	\$109.31
Sewer Usage Charge	\$223.04

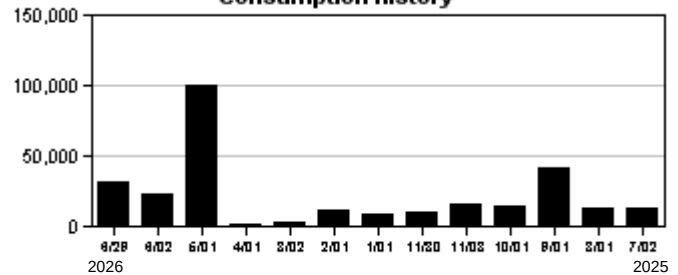
Summary of Account Charges

Previous Balance	\$422.30
Net Payments - Thank You	\$-422.30
Total Account Charges	\$543.02
AMOUNT DUE	\$543.02

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 ON THE DUE DATE PRESENTED ON THE BILL. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 307-1000 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

1,008 0

DUE DATE

07/22/2026

**Auto Pay Scheduled
DO NOT PAY**



0009099891906 00000543025

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
50039	07/01/2026	\$175.00	07/01/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Plan Service plan (monthly) includes: • 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!

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
50194	07/09/2026	\$5,158.00	08/06/2026	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/1/26 Service provided to checkout problem of site took lightning strike and none of the doors will open. Found DK equipment unresponsive after storm, performed extensive troubleshooting, determining defective main access control panel with memory, power transformer and east pedestrian tracker board. Replaced all, downloaded with office, tested and left operational.	2	160.00	320.00
DoorKing Access Control Panel Does not include memory chip	1	2,723.00	2,723.00
Memory Chip telephone entry unit main control board memory chip	1	995.00	995.00
Tracker Board	1	975.00	975.00
Power supply	1	85.00	85.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$5,158.00

Thank you, we appreciate your business!



Action Security
FL Contractor ES12001404
941-475-0460
Invoices@ActionSecurityFL.com

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

Invoice

Invoice Number: 55112
Invoice Date: 17th July 2026

SITE ADDRESS: 1155 7th Ave NW, Ruskin FL, USA

DESCRIPTION:

07/17/26 Attended site to address reports of residents becoming stuck in the women's restroom due to access control/door hardware not releasing consistently. Inspected the DoorKing (DKS) door/gate controller equipment and found the tracker board was faulty and intermittently failing to process request-to-exit (REX) / release signals.

Replaced the DKS Tracker Board. Performed full operational testing of the REX device and door release functions to confirm proper operation. System was left operating normally with no return visit required.

TOTAL: \$1,336.25
PAID: \$0.00

BALANCE DUE: \$1,336.25

Due Upon Receipt

How to Pay

Invoice Number: 55112
\$1,336.25 due by 16th August 2026

We accept payment by: Check - All payments are due upon receipt of the invoice
Please make checks payable to: **Action Security**

Check 1505 Manor Road,
Englewood FL
34223

Action Security provides integrated installation, repair, maintenance, administration, and support for installed gate, access-control, CCTV, and related low-voltage systems. Unless expressly identified otherwise, charges reflect integrated system work and services. Applicable taxes, governmental charges, provider fees, or third-party service charges may be applied where required.



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

ADVICE OF DEBIT

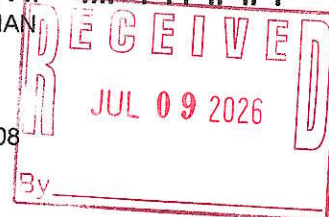
Client Name : INFRAMARK, LLC
Client Number : 2991870
Advice of Debit Number : 725228448
Advice of Debit Date : 07/03/2026
Advice of Debit Due Date : 07/10/2026
Total Debited This Invoice : \$23.00



0006768 01 MB 0.672 01 TR 00028 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 0062-10-F2Y

Processing Charges for
Period Ending Date: 06/09/2026

	QUANTITY	RATE	BASE	TOTAL CHARGES	TAX
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

\$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 07/10/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.



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

Date: 07/01/2026
Due: 07/31/2026
Invoice #: SCH45CY-66
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
Total		\$2,064.82	\$1,995.00

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-02367H

Date 07/10/2026

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 # 26-02367H Notice of Public Hearing RE: Shell Point CDD Board of Supervisors Meeting on 8/11/26 at 6:00 PM Published: 7/10/2026, 7/17/2026	\$153.12
--	----------

Important Message

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

Paid

()

Total

\$153.12

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 Public Hearing and Board of Supervisors Meeting of the Shell Point Community Development District

The Board of Supervisors (the “**Board**”) of the Shell Point Community Development District (the “**District**”) will hold a public hearing and a meeting Tuesday, **August 11, 2026, at 6:00 p.m.** at the Shell Point Clubhouse located at 1155 7th Ave NW, Ruskin, Florida 33570.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at www.shellpointedd.com at least 2 days before the meeting or may be obtained by contacting the District Manager’s office via email at kristee.cole@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristee Cole, District Manager
July 10, 17, 2026

26-02367H

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.

July 9, 2026
Invoice Number: 2459430070926
Account Number: 8337 12 028 2459430
Security Code: 1043
Service At: 1155 7TH AVE NW
RUSKIN FL 33570-3518

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Summary

Service from 07/09/26 through 08/08/26
details on following pages

Previous Balance	219.09
Payments Received -Thank You!	-219.09
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	5.00
Taxes, Fees and Charges	9.24
Current Charges	\$219.24
YOUR AUTO PAY WILL BE PROCESSED 07/26/26	
Total Due by Auto Pay	\$219.24

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 07102026 NNNNNNNN 01 000782 0008

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



July 9, 2026

SHELL POINT CDD

Invoice Number: 2459430070926
Account Number: 8337 12 028 2459430
Service At: 1155 7TH AVE NW
RUSKIN FL 33570-3518

Total Due by Auto Pay **\$219.24**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028245943000219246

Invoice Number: SHELL POINT CDD
 Account Number: 2459430070926
 Security Code: 8337 12 028 2459430
1043

**Contact Us**

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

8633 2390 DY RP 09 07102026 NNNNNNNN 01 000782 0003

Charge Details

Previous Balance		219.09
EFT Payment	06/26	-219.09
Remaining Balance		\$0.00

Payments received after 07/09/26 will appear on your next bill.

Service from 07/09/26 through 08/08/26

Spectrum Business™ Internet

Spectrum Business	200.00
Internet Ultra	
Promotional Discount	-60.00
Advanced WiFi	10.00
Static IP 1	20.00
Security Suite	0.00
Spectrum WiFi	0.00
Domain Name	0.00
Vanity Email	0.00
	\$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	2.72
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	4.65
Taxes, Fees and Charges Total	\$9.24

Current Charges	\$219.24
Total Due by Auto Pay	\$219.24

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**.





Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 7/20/2026

Invoice # 27243

Due Date: 8/19/2026

Bill To

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

Project Info

Starts June 2026

P.O. #

Terms: Net 30

Description	Amount
Shell Point CDD Ruskin Pond Maintenance	
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.	1,390.00
Maintenance services to include the following: * Algae control * Floating vegetation control * Emergent vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Common trash removal * Free installation of up to 500 native aquatic plants each year or \$500.00 credit towards shoreline erosion repair services totaling \$5,000.00 or more.	
Pond Maintenance Cost \$1,390.00/Monthly (\$16,680.00/Yearly)	

Thank you for your business!

Crosscreek Environmental Inc.

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com
Page 1

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 7/20/2026

Invoice # 27243

Due Date: 8/19/2026

Bill To

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

Project Info

Starts June 2026

P.O. #

Terms: Net 30

Description	Amount
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. 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. 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. 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	

Thank you for your business!

Crosscreek Environmental Inc.

Subtotal	\$1,390.00
Sales Tax (0.0%)	\$0.00
Total	\$1,390.00
Payments/Credits	\$0.00
Balance Due	\$1,390.00

Phone # (941) 479-7811

Fax # (941) 479-7812

admin@crosscreekenv.com
Page 2

www.crosscreekenvironmental.com

[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 #

2804620

INVOICE DATE

July 12, 2026

SUBSCRIBER

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

User ID: **ShellPointCDD**

Period Starts: June 12, 2026

Period Ends: July 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
6/23/2026	Credit: One-Time Charge	(\$39.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
6/12/2026	7/11/2026	Shell Point CDD	813 947 3641	9999	1	18	\$39.95

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

Levitations

Cleaning Service

INVOICE

ISSUED TO:

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

INVOICE NO: CL003

DATE: 05-29-2026
DUE DATE: 30 days

SERVICES	RATE	DATE	TOTAL
Club House Cleaning Service	\$75.00	06/01/2026	\$75.00
SUBTOTAL			\$75.00

PAYMENT INFO:

Lysandra Senna
Levitations Cleansed & Purified LLC
Levitationscleans@gmail.com
813-766-7519



Levitations

Cleaning Service

INVOICE

ISSUED TO:

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

INVOICE NO: CL004

DATE: 06-09-2026
DUE DATE: 30 days

SERVICES	RATE	DATE	TOTAL
Club House Cleaning Service	\$75.00	06/09/2026	\$75.00
SUBTOTAL			\$75.00

PAYMENT INFO:

Lysandra Senna
Levitations Cleansed & Purified LLC
Levitationscleans@gmail.com
813-766-7519





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

Date	Invoice
07/14/2026	41711
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	07/29/2026			

Service Request Number	866671			
Summary	add new user to shell point cdd hikvision camera access			
Billing Method	Actual Rates			
Detail	Fri 7/10/2026/12:23 PM UTC-04/ Phan Tran- add new user to shell point cdd hikvision camera access Fri 7/10/2026/11:50 AM UTC-04/ Phan Tran (time)- user called needing to add someone to hikvision shell point cdd had luis help me with this as i'm unfamiliar user setup for kushamall johnson franklin username kfranklin pw: ShellKF26 to setup cam on iphone ip: 144.129.192.54 port: 8000 problem was user is on android, we couldn't configure on there tabitha said he'll be getting an iphone soon, so that will fix that issue i tried on my own android and went into a loop and not able to connect at all, seemed like their setup is meant for ios			
Resolution				
Company Name	Shell Point CDD			
Contact Name	Tabitha Vega			
Services	Work Type	Hours	Rate	Amount
Billable Services				
Help Desk Technician	Remote - Business Hours	1.25	150.00	\$187.50
Total Services:				\$187.50
We appreciate your business!		Invoice Subtotal:	\$187.50	
MHD Communications accepts checks and all major credit cards.		Sales Tax:	\$0.00	

A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Total:	\$187.50
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$187.50

Invoice Time Detail

Invoice Number: 41711
Company: Shell Point CDD

Charge To: Shell Point CDD / add new user to shell point cdd hikvision camera access Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/10/2026	Tran, Phan	Service Ticket: 866671 Summary: add new user to shell point cdd hikvision camera access user called needing to add someone to hikvision shell point cdd had luis help me with this as i'm unfamiliar user setup for kushamall johnson franklin username kfranklin pw: ShellKF26 to setup cam on iphone ip: 144.129.192.54 port: 8000 problem was user is on android, we couldn't configure on there tabitha said he'll be getting an iphone soon, so that will fix that issue i tried on my own android and went into a loop and not able to connect at all, seemed like their setup is meant for ios	Y	1.25	150.00	\$187.50

Subtotal: \$187.50

Invoice Time Total:

Billable Hours:

1.25



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10408
Terms	Due Date
Net 30	07/31/26

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 July 2026		\$13,266.67	\$0.00	\$13,266.67
	Total		\$13,266.67	\$0.00	\$13,266.67



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
07/16/26	10538
Terms	Due Date
Net 30	08/15/26

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
\$463.11	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$463.11	\$0.00	\$463.11

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.







A lateral line that was hit by lightning was repaired on 7-10-26.

<i>Irrigation Enhancement</i>	\$463.11	\$0.00	\$463.11
Total	\$463.11	\$0.00	\$463.11



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
07/22/26	10573
Terms	Due Date
Net 30	08/21/26

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
\$1,608.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,608.00	\$0.00	\$1,608.00

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.

Tennis Courts: Pine Lake to
install 8 Christmas Tree Palms
(7g). Each palm to be
surrounded by 5 Summer
Annuals (4.5")

****Disclaimer** The pots do
not have irrigation. Pine
Lake is not responsible for
the replacement of any
plants that fail due to lack of
water.**

Plant Material Install	\$1,608.00	\$0.00	\$1,608.00
Total	\$1,608.00	\$0.00	\$1,608.00



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 07/13/2026
Ship Date: 07/13/2026
Invoice Date: 07/13/2026
Due Date: 08/12/2026
TIN: 04-2896127

Sold To:

INFRAMARK MANAGEMENT SERVICES
Alba Sanchez
2654 CYPRESS RIDGE BLVD STE 101
WESLEY CHAPEL FL 33544-6322

Ship To:

Shell Pointe Cdd
Clayton Taylor
1155 7Th Ave NW
Ruskin FL 33570

Customer PO: sanchezalba

Order#: 191833730

Invoice #: 49571508

Account #: 8583549

Item Number	Description	Color	Qty Shipped	Price	Unit	Extended
901-24580902	Coastwide locking dust pan		1	\$14.09	each	\$14.09
901-24420007	Cw 12In angled broom gray 2.75 oversized item fee included in shipping total		1	\$20.19	each	\$20.19
901-1949018	Clorox wipes value pk 3/75Ct		1	\$15.69	pack	\$15.69
901-24548891	Clx toilet bowl clnr rncln 2Pk		1	\$8.99	pack	\$8.99
901-333Q	Bowl&brush caddy	White	1	\$16.79	each	\$16.79
901-24462859	Nitrile pf ind xl glv bx		2	\$19.99	box	\$39.98
901-60353	Quill esy clse 10 sec env		1	\$37.99	box	\$37.99
901-GSM609BK	Bic roundstic bp med blk 60	Black	1	\$8.89	pack	\$8.89
901-24555129	Airwick scntd oil frswat 10Rfl		1	\$32.29	pack	\$32.29
901-1592597	Temp rated cab tie 11 *The item above will be shipped and billed separately*		0	\$0.00		\$0.00
901-UNGCOW0	Starduster cobweb duster brush		1	\$24.99	each	\$24.99

To ensure proper payment, include this portion along with your check to the address shown. Include your Account Number.
If you're paying multiple invoices at one time, submit each invoice stub that you would like your payment applied to.

Account Number: 8583549
Inframark Management Services

Payable to:

Quill LLC
P.O. Box 37600
Philadelphia, PA 19101-0600



Invoice Number: 49571508
Invoice Date: 07/13/2026
Amount Due: \$222.64
Payable in US Dollars

0011000000495715080008583549410000000222642



PO Box 37600
Philadelphia, PA 19101-0600

Invoice

Order Date: 07/13/2026
Ship Date: 07/13/2026
Invoice Date: 07/13/2026
Due Date: 08/12/2026
TIN: 04-2896127

Customer PO: sanchezalba

Order#: 191833730

Invoice #: 49571508

Account #: 8583549



View your account balance and pay invoices online!
Go to Quill.com/billing

Electronic Payment Info:

Quill Corporation
Account 4353724479
Routing 121000248
arpayment@quill.com



Always happy to help



800.982.3400



invoice@quill.com

Merchandise Amt:	\$219.89
Tax:	\$0.00
Shipping:	\$2.75
Amount Due:	\$222.64

Pay this invoice or track the status of this order at Quill.com/myaccount



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

Statement Date: July 07, 2026

Amount Due: \$8,374.66

Due Date: July 21, 2026

Account #: 321000026112

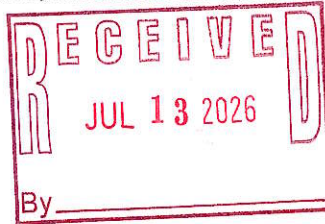
DO NOT PAY. Your account will be drafted on July 21, 2026

Account Summary

Previous Amount Due	\$8,260.54
Payment(s) Received Since Last Statement	-\$8,260.54
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,374.66

Amount Due by July 21, 2026 \$8,374.66

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,
CLBHE, RUSKIN, FL
33570-3425

**7,141
KWH**



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

**2,155
KWH**



Scan here to interact
with your bill online.



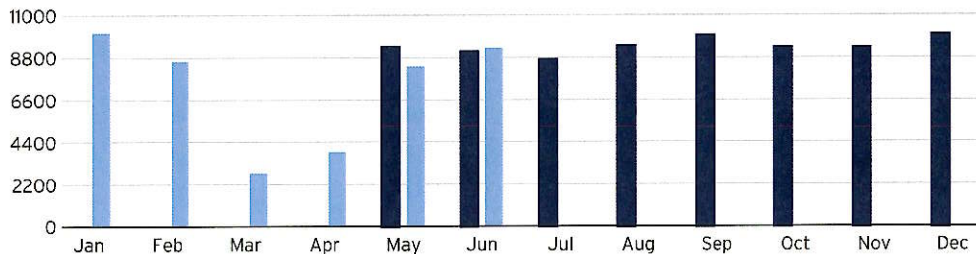
**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)

2025 2026



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

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



Account #: 321000026112

Due Date: July 21, 2026

Amount Due: \$8,374.66

Payment Amount: \$ _____

700875003590

Your account will be
drafted on July 21, 2026

00000017 FTECO507072623511910 00000 01 00000000 17 006

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

Amount: \$21.66

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	06/23/2026	7,596		7,596		0 kWh	1	32 Days	\$21.66

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	06/23/2026	43,074		40,919		2,155 kWh	1	32 Days	\$371.44

 9.8%

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

Sub-Account Number: 221007983986

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492491	06/23/2026	0		0		0 kWh	1	32 Days	\$21.66

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	06/23/2026	0		0		0 kWh	1	32 Days	\$21.66

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-11

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	06/23/2026	0		0		0 kWh	1	32 Days	\$21.66

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	06/23/2026	71,333		64,192		7,141 kWh	1	32 Days	\$873.32
1000799181	06/23/2026	18.11		0		18.11 kW	1	32 Days	 12.1%

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

\$8,374.66

00000017-0000035-Page 3 of 12





Sub-Account #: 221007983952
Statement Date: 07/01/2026

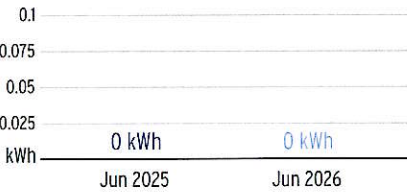
Service Address: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570-8112

Meter Location: LAKE FOUNTAIN
Service Period: 05/23/2026 - 06/23/2026
Rate Schedule: General Service - Non Demand

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.66

Avg kWh Used Per Day



Current Month's Electric Charges **\$21.66**

Billing information continues on next page →

00000017-0000095- Page 4 of 12



Sub-Account #: 221007983960
Statement Date: 07/01/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 05/23/2026 - 06/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	06/23/2026	7,596		7,596		0 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.66

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.66

Billing information continues on next page →

00000017-0000036-Page 5 of 12





Sub-Account #: 221007983978
Statement Date: 07/01/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 05/23/2026 - 06/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000492466	06/23/2026	43,074	40,919	2,155 kWh	1	32 Days

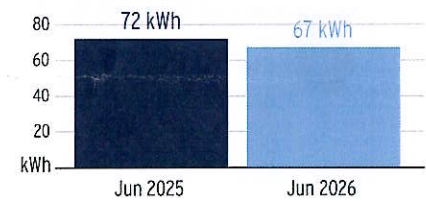
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	2,155 kWh @ \$0.09202/kWh	\$198.30
Fuel Charge	2,155 kWh @ \$0.03516/kWh	\$75.77
Storm Protection Charge	2,155 kWh @ \$0.00568/kWh	\$12.24
Clean Energy Transition Mechanism	2,155 kWh @ \$0.00418/kWh	\$9.01
Storm Surcharge	2,155 kWh @ \$0.02121/kWh	\$45.71
Florida Gross Receipt Tax		\$9.29
Electric Service Cost		\$371.44

Avg kWh Used Per Day



Current Month's Electric Charges

\$371.44

Billing information continues on next page →



Sub-Account #: 221007983986
Statement Date: 07/01/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 05/23/2026 - 06/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	06/23/2026	0		0		0 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.66



Current Month's Electric Charges

\$21.66

Billing information continues on next page →

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Sub-Account #: 211021533685
Statement Date: 07/01/2026

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

Meter Read

Meter Location: SOUTH ENTRANCE

Service Period: 05/23/2026 - 06/23/2026

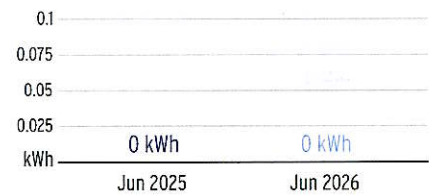
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	06/23/2026	0		0		0 kWh	1	32 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12	
Florida Gross Receipt Tax		\$0.54	
Electric Service Cost		\$21.66	

Avg kWh Used Per Day



Current Month's Electric Charges

\$21.66

Billing information continues on next page →



Sub-Account #: 211021583862
Statement Date: 07/01/2026

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 05/23/2026 - 06/23/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	06/23/2026	0		0		0 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Florida Gross Receipt Tax		\$0.54
	Electric Service Cost		\$21.66



Current Month's Electric Charges

\$21.66

Billing information continues on next page →

00000017-0000098-Page 9 of 12





Sub-Account #: 221007911623
Statement Date: 07/01/2026

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

Service Period: 04/29/2026 - 05/28/2026

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 →



Sub-Account #: 221007934435
Statement Date: 07/01/2026

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 05/23/2026 - 06/23/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799181	06/23/2026	71,333	64,192	7,141 kWh	1	32 Days
1000799181	06/23/2026	18.11	0	18.11 kW	1	32 Days

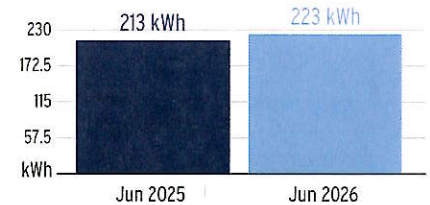
Charge Details



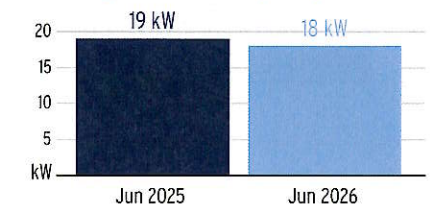
Electric Charges

Daily Basic Service Charge	32 days @ \$1.12000	\$35.84
Billing Demand Charge	18 kW @ \$19.06000/kW	\$343.08
Energy Charge	7,141 kWh @ \$0.00815/kWh	\$58.20
Fuel Charge	7,141 kWh @ \$0.03516/kWh	\$251.08
Capacity Charge	18 kW @ \$0.72000/kW	\$12.96
Storm Protection Charge	18 kW @ \$2.02000/kW	\$36.36
Energy Conservation Charge	18 kW @ \$0.79000/kW	\$14.22
Environmental Cost Recovery	7,141 kWh @ \$0.00072/kWh	\$5.14
Clean Energy Transition Mechanism	18 kW @ \$1.15000/kW	\$20.70
Storm Surcharge	7,141 kWh @ \$0.01035/kWh	\$73.91
Florida Gross Receipt Tax		\$21.83
Electric Service Cost		\$873.32

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

\$873.32

Billing information continues on next page →





Sub-Account #: 221007940820
Statement Date: 07/01/2026

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

Service Period: 04/29/2026 - 05/28/2026 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 \$8,374.66

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Estimate

ESTIMATE #

55122

DATE

07/17/2026

Action Security

1505 Manor Road,
Englewood
FL 34223

941-475-0460
Service@ActionSecurityFL.com
www.ActionSecurityFL.com

BILL TO

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

JOB ADDRESS

1155 7th Ave NW
Ruskin FL
USA

DESCRIPTION

Provide and install a second means of egress for the two swimming pool restroom doors (men's and women's) that are currently reliant on a single request-to-exit push button. Add a request-to-exit motion sensor at each door wired to release the magnetic lock independently of the access control panel, ensuring the door will unlock for egress even if the exit button or controller malfunctions. Supply required installation materials (electrical box, wiring, flexible conduit, and hardware) and complete final operational testing to verify both restrooms release reliably and meet building code egress requirements.

THIS IMPROVEMENT IS REQUIRED BY BUILDING CODE

SUBTOTAL \$1,483.00

TOTAL \$1,483.00

TERMS AND CONDITIONS:

Quote is valid for 30 days from issue date.

I have read and understand this estimate, including the Terms and Conditions, and hereby authorize Action Security Technologies to proceed with the work as outlined.

.....
Customer Signature

How to Accept

To accept this quote, please click the "Accept" button at the top of the page or reply to the email this was sent from.

Estimate # 55122

Total amount \$1,483.00

Action Security provides integrated installation, repair, maintenance, administration, and support for installed gate, access-control, CCTV, and related low-voltage systems. Unless expressly identified otherwise, charges reflect integrated system work and services. Applicable taxes, governmental charges, provider fees, or third-party service charges may be applied where required.



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

Call 1-888-259-3010 to present inquiries or obtain information about coverage and to provide assistance in resolving complaints.

**WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY
INFORMATION PAGE**

Policy No.:	WC100125413	NCCI Carrier Code No.: 48063
Previous Policy No.:	N/A	

1. Named Insured and Address

Shell Point Community Development District
1155 7th Ave NW
Ruskin, FL 33570

Other workplaces not shown above: *See attached Other Workplaces Schedule WC 99 00 01*

Entity of Insured:

- The Policy Period is from July 23, 2026 to October 1, 2026 12:01 am Standard Time at the Insured's mailing address
- Workers' Compensation Insurance: Part One of the policy applies to the Workers' Compensation Law of the states listed here: FL

B. Employers Liability Insurance: Part Two of the policy applies to work in each state listed in Item 3.A. The Limits of our liability under Part Two are:

Bodily Injury by Accident	\$1,000,000	each accident
Bodily Injury by Disease	\$1,000,000	policy limit
Bodily Injury by Disease	\$1,000,000	each employee

C. Other States Insurance: Part Three of the policy applies to the states, if any, listed here:

D. This policy includes these endorsements and schedules:

See Schedule of Forms and Endorsements WC 99 00 03

- The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates, and Rating Plans. All required information shown on the schedule is subject to verification and change by audit.

Classifications	Code No.	Premium Basis Total Estimated Annual Remuneration	Rate Per \$100 of Remuneration	Estimated Annual Premium
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See Schedule of Operations WC 99 00 04 for detail by state

Minimum Premium: \$428.00

Expense Constant \$160.00

Total Estimated Annual Premium \$376.84

Total Amount Due \$163.00

Agency Name and Address:**Egis Insurance & Risk Advisors**

250 International Parkway, Suite 260, Lake Mary, FL, 32746

IN WITNESS WHEREOF, Florida Insurance Alliance has caused this policy to be executed and attested, and if required by state law, this policy shall not be valid unless countersigned by our authorized representative.

Countersigned by



Trust Administrator



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

Workers Compensation and Employers Liability

24/7 CLAIM REPORTING

Dear Valued Member:

Thank you for choosing Florida Insurance Alliance as your workers' compensation carrier. In our continuing effort to provide FIA members and their employees with best-in-class claim service, you may now report and get claim assistance 24 hours a day / 7 days a week.

To report losses, claims, or potential claims:

- Please call toll free 1-855-332-3656
- or
- Visit our Workers Compensation claims portal

www.CareMC.com

For emergency Workers Compensation claims requiring immediate assistance, please use the toll-free option. Your call will be referred to a claims professional who will respond within an hour of your call with direction and assistance.

To request access to CareMC, please send an email to Claims@EgisAdvisors.com and supply the following in the body of the email:

- Your Name
- Policy Number
- Address
- Phone Number
- E-mail Address

For all other inquiries or if you have any claims related questions, please contact our claims department at 888-259-3010.

Again, please accept my sincere thanks for choosing Florida Insurance Alliance. We look forward to being your insurance carrier of choice and to exceeding your expectations.

Sincerely,

Andres Jimenez
EVP, Risk and Trust Operations
Egis Insurance and Risk Advisors



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

OTHER WORKPLACES SCHEDULE - EXTENSION OF INFORMATION PAGE - ITEM 1

Policy No.: WC100125413

LOC INSURED NAME & LOCATION



**FLORIDA
INSURANCE
ALLIANCE**

WC 99 00 02 (03 18)

Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

NAMED INSURED EXTENSION – EXTENSION OF INFORMATION PAGE - ITEM 2

Policy No.: WC100125413

Issued By: FLORIDA INSURANCE ALLIANCE

Policy Period: July 23, 2026 to October 1, 2026

NAMED INSURED AND ADDRESS

Shell Point Community Development District
1155 7th Ave NW
Ruskin, FL 33570



Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY**SCHEDULE OF FORMS AND ENDORSEMENTS****EXTENSION OF INFORMATION PAGE - ITEM 3.D****Policy No.:** WC100125413

The following Information Pages, Forms, and Endorsements are applicable to:

Workers Compensation

<u>Number</u>	<u>Edition</u>	<u>Description</u>
WC 00 00 01 A	03 18	Information Page
WC 99 00 01	03 18	Other Workplaces Schedule
WC 99 00 02	03 18	Named Insured Extension
WC 99 00 03	03 18	Schedule of Forms and Endorsements
WC 99 00 04	03 18	Schedule of Operations
WC 00 00 00 C	01 15	Workers Compensation and Employers Liability Insurance Policy
WC 00 04 04	04 84	Pending Rate Change Endorsement
WC 00 04 06 A	07 95	Premium Discount Endorsement
WC 00 04 14	07 90	Notification of Change in Ownership Endorsement
WC 00 04 19	01 01	Premium Due Date Endorsement
WC 09 03 03	08 05	Florida Employers Liability Coverage Endorsement
WC 09 04 03 B	01 15	Florida Terrorism Risk Insurance Program Reauthorization Act Endorsement
WC 09 04 07	07 13	Florida Non-Cooperation with Premium Audit Endorsement
WC 09 06 06	10 98	Florida Employment and Wage Information Release Endorsement



**FLORIDA
INSURANCE
ALLIANCE**

WC 99 00 04 (03 18)

Florida Insurance Alliance, Local Government Insurance Trust
250 International Parkway, Suite 260
Lake Mary, Florida 32746

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY

SCHEDULE OF OPERATIONS - EXTENSION OF INFORMATION PAGE - ITEM 4

FLORIDA

Policy No.: WC100125413

Class Code No.	Class Description	Premium Basis Total Estimated Annual Remuneration	Rate Per \$100 of Remuneration	Estimated Annual Premium
9015	Building or Property Management--All Other Employees	\$3,600	2.68	\$96.48

**WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY**

In return for the payment of the premium and subject to all terms of this policy we agree with you as follows:

General Section**A. The Policy**

This policy includes at its effective date the Information Page and all endorsements and schedules listed there. It is a contract of insurance between you (the employer named in Item 1 of the Information Page) and us (the insurer named on the Information Page). The only agreements relating to this insurance are stated in this policy. The terms of this policy may not be changed or waived except by endorsement issued by us to be part of this policy.

B. Who is Insured

You are insured if you are an employer named in Item 1 of the Information Page. If that employer is a partnership, and if you are one of its partners, you are insured, but only in your capacity as an employer of the partnership's employees.

C. Workers Compensation Law

Workers Compensation Law means the workers or workmen's compensation law and occupational disease law of each state or territory named in Item 3.A. of the Information Page. It includes any amendments to that law which are in effect during the policy period. It does not include any federal workers or workmen's compensation law, any federal occupational disease law or the provisions of any law that provide nonoccupational disability benefits.

D. State

State means any state of the United States of America, and the District of Columbia.

E. Locations

This policy covers all of your workplaces listed in Items 1 or 4 of the Information Page; and it covers all other workplaces in Item 3.A. states unless you have other insurance or are self-insured for such workplaces.

**PART ONE
WORKERS COMPENSATION INSURANCE****A. How this Insurance Applies**

This workers compensation insurance applies to bodily injury by accident or bodily injury by disease. Bodily injury includes resulting death.

1. Bodily injury by accident must occur during the policy period.
2. Bodily injury by disease must be caused or aggravated by the conditions of your employment. The employee's last day of last exposure to the conditions causing aggravating such bodily injury by disease must occur during the policy period.

B. We Will Pay

We will pay promptly when due the benefits required of you by the workers compensation law.

C. We Will Defend

We have the right and duty to defend at our expense any claim, proceeding or suit against you for benefits payable by this insurance. We have the right to investigate and settle these claims, proceedings or suits. We have no duty to defend a claim, proceeding or suit that is not covered by the insurance.

D. We Will Also Pay

We will also pay these costs, in addition to other amounts payable under this insurance, as part of any claim, proceeding or suit we defend:

1. Reasonable expenses incurred at our request but not loss of earnings;
2. Premiums for bonds to release attachments and for appeal bonds in bond amounts up to the amount payable under this insurance;
3. Litigation costs taxed against you;
4. Interest on a judgement as required by law until we offer the amount due under this insurance; and
5. Expenses we incur

E. Other Insurance

We will not pay more than our share of benefits and costs covered by this insurance and other insurance or self-insurance. Subject to any limits of liability that may apply, all shares will be equal until the loss is paid. If any insurance or self-insurance is exhausted, the shares of all remaining insurance will be equal until the loss is paid.

F. Payments You Must Make

You are responsible for any payments in excess of the benefits regularly provided by the workers compensation law including those required because:

1. Of your serious and willful misconduct;
2. You knowingly employ an employee in violation of law;
3. You fail to comply with a health or safety law or regulation; or
4. You discharge, coerce or otherwise discriminate against any employee in violation of the workers compensation law.

If we make any payments in excess of the benefits regularly provided by the workers compensation law on your behalf, you will reimburse us promptly

G. Recovery from Others

We have your rights, and the rights of persons entitled to the benefits of this insurance, to recover our payments from anyone liable for the injury. You will do everything necessary to protect those rights for us and to help us enforce them.

H. Statutory Provisions

These statements apply where they are required by law.

1. As between an injured worker and us, we have notice of the injury when you have notice
2. Your default or the bankruptcy or insolvency of you or your estate will not relieve us of our duties under this insurance after an injury occurs.
3. We are directly and primarily liable to any person entitled to the benefits payable by this insurance. Those persons may enforce our duties; so may an agency authorized by law. Enforcement may be against us or against you and us.

4. Jurisdiction over you is jurisdiction over us for purposes of the workers compensation law. We are bound by decisions against you under that law, subject to the provisions of this policy that are not in conflict with that law.
 5. This insurance conforms to the parts of the workers compensation law that apply to:
 - a. Benefits payable by this insurance;
 - b. Special taxes, payments into security or other special funds, and assessments payable by us under that law.
 6. Terms of this insurance that conflict with the workers compensation law are changed by this statement to conform to that law.
- Nothing in these paragraphs relieves you of your duties under this policy.

PART TWO

EMPLOYERS LIABILITY INSURANCE

A. How this Insurance Applies

This Employers Liability Insurance applies to bodily injury by accident or bodily injury by disease. Bodily injury includes resulting death.

1. The bodily injury must arise out of and in the course of the injured employee's employment by you.
2. The employment must be necessary or incidental to your work in a state or territory listed in Item 3.A. of the Information Page.
3. Bodily injury by accident must occur during the policy period.
4. Bodily injury by disease must be caused or aggravated by the conditions of your employment. The employee's last day of last exposure to the conditions causing or aggravating such bodily injury by disease must occur during the policy period.
5. If you are sued, the original suit and any related legal actions for damages for bodily injury by accident or by disease must be brought in the United States of America, its territories or possessions, or Canada.

B. We Will Pay

We will pay all sums that you legally must pay as damages because of bodily injury to your employees, provided the bodily injury is covered by the Employers Liability Insurance.

The damages we will pay, where recovery is permitted by law, include damages:

1. For which you are liable to a third party by reason of a claim or suit against you by that third party to recover the damages claimed against such third party as a result of injury to your employee;
2. For care and loss of services; and
3. For consequential bodily injury to a spouse, child, parent, brother or sister of the injured employee provided that these damages are the direct consequence of the bodily injury that arises out of and in the course of the injured employee's employment by you; and
4. Because of bodily injury to your employee that arises out of and in the course of employment, claimed against you in a capacity other than as employer.

C. Exclusions

This insurance does not cover:

1. Liability assumed under a contract. This exclusion does not apply to a warranty that your work will be done in a workmanlike manner;
2. Punitive or exemplary damages because of bodily injury to an employee employed in violation of law;
3. Bodily injury to an employee while employed in violation of law with your actual knowledge or the actual knowledge of any of your executive officers;
4. Any obligation imposed by a workers compensation, occupational disease, unemployment compensation, or disability benefits law, or any similar law;
5. Bodily injury intentionally caused or aggravated by you;
6. Bodily injury occurring outside the United States of America, its territories or possessions, and Canada. This exclusion does not apply to bodily injury to a citizen or resident of the United States of America or Canada who is temporarily outside these countries;
7. Damages arising out of coercion, criticism, demotion, evaluation, reassignment, discipline, defamation, harassment, humiliation, discrimination against or termination of any employee, or any personnel practices, policies, acts or omissions;
8. Bodily injury to any person in work subject to the Longshore and Harbor Workers' Compensation Act (33 U.S.C. Sections 901 et seq.), the Nonappropriated Fund Instrumentalities Act (5 U.S.C. Sections 8171 et seq.), the Outer Continental Shelf Lands Act (43 U.S.C. Sections 1331 et seq.), the Defense Base Act (42 U.S.C. Sections 1651–1654), the Federal Mine Safety and Health Act (30 U.S.C. Sections 801 et seq. and 901- 944), any other federal workers or workmen's compensation law or other federal occupational disease law, or any amendments to these laws;
9. Bodily injury to any person in work subject to the Federal Employers' Liability Act (45 U.S.C. Sections 51 et seq.), any other federal laws obligating an employer to pay damages to an employee due to bodily injury arising out of or in the course of employment, or any amendments to those laws;
10. Bodily injury to a master or member of the crew of any vessel, and does not cover punitive damages related to your duty or obligation to provide transportation, wages, maintenance, and cure under any applicable maritime law;
11. Fines or penalties imposed for violation of federal or state law; and
12. Damages payable under the Migrant and Seasonal Agricultural Worker Protection Act (29 U.S.C. Sections 1801 et seq.) and under any other federal law awarding damages for violation of those laws or regulations issued thereunder, and any amendments to those laws.

D. We Will Defend

We have the right and duty to defend, at our expense, any claim, proceeding or suit against you for damages payable by this insurance. We have the right to investigate and settle these claims, proceedings and suits.

We have no duty to defend a claim, proceeding or suit that is not covered by this insurance. We have no duty to defend or continue defending after we have paid our applicable limit of liability under this insurance.

E. We Will Also Pay

We will also pay these costs, in addition to other amounts payable under this insurance, as part of any claim, proceeding or suit we defend:

1. Reasonable expenses incurred at our request but not loss of earnings;
2. Premiums for bonds to release attachments and for appeal bonds in bond amounts up to the limit of our liability under this insurance;
3. Litigation costs taxed against you;
4. Interest on a judgement as required by law until we offer the amount due under this insurance; and
5. Expenses we incur.

F. Other Insurance

We will not pay more than our share of damages and costs covered by this insurance and other insurance or self-insurance. Subject to any limits of liability that apply, all shares will be equal until the loss is paid. If any insurance or self-insurance is exhausted, the shares of all remaining insurance and self-insurance will be equal until the loss is paid.

G. Limits of Liability

Our liability to pay for damages is limited. Our limits of liability are shown in Item 3.B. of the Information Page. They apply as explained below.

1. Bodily Injury by Accident. The limit shown for "bodily injury by accident—each accident" is the most we will pay for all damages covered by this insurance because of bodily injury to one or more employees in any one accident. A disease is not bodily injury by accident unless it results directly from bodily injury by accident.
2. Bodily Injury by Disease. The limit shown for "bodily injury by disease—policy limit" is the most we will pay for all damages covered by this insurance and arising out of bodily injury by disease, regardless of the number of employees who sustain bodily injury by disease. The limit shown for "bodily injury by disease—each employee" is the most we will pay for all damages because of bodily injury by disease to any one employee. Bodily injury by disease does not include disease that results directly from a bodily injury by accident.
3. We will not pay any claims for damages after we have paid the applicable limit of our liability under this insurance.

H. Recovery from Others

We have your rights to recover our payment from anyone liable for an injury covered by this insurance. You will do everything necessary to protect those rights for us and to help us enforce them.

I. Actions Against Us

There will be no right of action against us under this insurance unless:

1. You have complied with all the terms of this policy; and
2. The amount you owe has been determined with our consent or by actual trial and final judgement

This insurance does not give anyone the right to add us as a defendant in an action against you to determine your liability. The bankruptcy or insolvency of you or your estate will not relieve us of our obligations under this Part.

PART THREE OTHER STATES INSURANCE

A. How this Insurance Applies

1. This Other States Insurance applies only if one or more states are shown in Item 3.C. of the information Page.
2. If you begin work in any one of those states after the effective date of this policy and are not insured or are not self-insured for such work, all provisions of the policy will apply as though that state were listed in Item 3.A. of the information Page.
3. We will reimburse you for the benefits required by the workers compensation law of that state if we are not permitted to pay the benefits directly to persons entitled to them.
4. If you have work on the effective date of this policy in any state not listed in Item 3.A. of the Information Page, coverage will not be afforded for that state unless we are notified within thirty days.

B. Notice

Tell us at once if you begin work in any state listed in Item 3.C. of the Information Page.

PART FOUR YOUR DUTIES IF INJURY OCCURS

Tell us at once if injury occurs that may be covered by this policy. Your other duties are listed here.

1. Provide for immediate medical and other services required by the workers compensation law.
2. Give us or our agent the names and addresses of the injured persons and of witnesses, and other information we may need.
3. Promptly give us all notices, demands and legal papers related to the injury, claim, proceeding or suit.
4. Cooperate with us and assist us, as we may request, in the investigation, settlement or defense of any claim, proceeding or suit.
5. Do nothing after an injury occurs that would interfere with our right to recover from others.
6. Do not voluntarily make payments, assume obligations or incur expenses, except at your own cost.

PART FIVE PREMIUM

A. Our Manuals

All premium for this policy will be determined by our manuals of rules, rates, rating plans and classifications. We may change our manuals and apply the changes to this policy if authorized by law or a governmental agency regulating this insurance.

B. Classifications

Item 4 of the Information Page shows the rate and premium basis for certain business or work classifications. These classifications were assigned based on an estimate of the exposures you would have during the policy period. If your actual exposures are not properly described by those classifications, we will assign proper classifications, rates and premium basis by endorsement to this policy.

C. Remuneration

Premium for each work classification is determined by multiplying a rate times a premium basis. Remuneration is the most common premium basis. This premium basis includes payroll and all other remuneration paid or payable during the policy period for the services of:

1. All your officers and employees engaged in work covered by this policy; and
2. All other persons engaged in work that could make us liable under Part One (Workers Compensation Insurance) of this policy. If you do not have payroll records for these persons, the contract price for their services and materials may be used as the premium basis. This paragraph 2 will not apply if you give us proof that the employers of these persons lawfully secured their workers compensation obligations.

D. Premium Payments

You will pay all premium when due. You will pay the premium even if part or all of a workers compensation law is not valid.

E. Final Premium

The premium shown on the Information Page, schedules, and endorsements is an estimate. The final premium will be determined after this policy ends by using the actual, not the estimated, premium basis and the proper classifications and rates that lawfully apply to the business and work covered by this policy. If the final premium is more than the premium you paid to us, you must pay us the balance. If it is less, we will refund the balance to you. The final premium will not be less than the highest minimum premium for the classifications covered by this policy.

1. If we cancel, final premium will be calculated pro rata based on the time this policy was in force. Final premium will not be less than the pro rata share of the minimum premium
2. If you cancel, final premium will be more than pro rata; it will be based on the time this policy was in force, and increased by our short-rate cancellation table and procedure. Final premium will not be less than the minimum premium.

F. Records

You will keep records of information needed to compute premium. You will provide us with copies of those records when we ask for them.

G. Audit

You will let us examine and audit all your records that relate to this policy. These records include ledgers, journals, registers, vouchers, contracts, tax reports, payroll and disbursement records, and programs for storing and retrieving data. We may conduct the audits during regular business hours during the policy period and within three years after the policy period ends. Information developed by audit will be used to determine final premium. Insurance rate service organizations have the same rights we have under this provision.

PART SIX CONDITIONS

A. Inspection

We have the right, but are not obliged to inspect your workplaces at any time. Our inspections are not safety inspections. They relate only to the insurability of the workplaces and the premiums to be charged. We may give you reports on the conditions we find. We may also recommend changes. While they may help reduce losses, we do not undertake to perform the duty of any person to provide for the health or safety of your employees or the public. We do not warrant that your workplaces are safe or healthful or that they comply with laws, regulations, codes or standards. Insurance rate service organizations have the same rights we have under this provision.

B. Long Term Policy

If the policy period is longer than one year and sixteen days, all provisions of this policy will apply as though a new policy were issued on each annual anniversary that this policy is in force.

C. Transfer of Your Rights and Duties

Your rights or duties under this policy may not be transferred without our written consent. If you die and we receive notice within thirty days after your death, we will cover your legal representative as insured.

D. Cancellation

1. You may cancel this policy. You must mail or deliver advance written notice to us stating when the cancellation is to take effect.
2. We may cancel this policy. We must mail or deliver to you not less than ten days advance written notice stating when the cancellation is to take effect. Mailing that notice to you at your mailing address shown in Item 1 of the Information Page will be sufficient to prove notice.
3. The policy period will end on the day and hour stated in the cancellation notice.
4. Any of these provisions that conflict with a law that controls the cancellation of the insurance in this policy is changed by the statement to comply with the law.

E. Sole Representative

The insured first named in Item 1 of the Information Page will act on behalf of all insureds to change this policy, receive return premium, and give or receive notice of cancellation.

Your Workers' Compensation and Employers Liability Insurance Coverage afforded by this policy is provided by the company named on the policy Information Page. In witness thereof, the company has caused this policy to be executed, attested and countersigned by a duly authorized representative of the company.

A handwritten signature in dark ink, appearing to read "Paul R. [unclear]", is written over a horizontal line.

Authorized Representative



PENDING RATE CHANGE ENDORSEMENT

A rate change filing is being considered by the proper regulatory authority. The filing may result in rates different from the rates shown on the policy. If it does, we will issue an endorsement to show the new rates and their effective date.

If only one state is shown in Item 3.A. of the Information Page, this endorsement applies to that state. If more than one state is shown there, this endorsement applies only in the state shown in the Schedule.

Schedule

State

FLORIDA

**PREMIUM DISCOUNT ENDORSEMENT**

The premium for this policy and the policies, if any, listed in Item 3 of the Schedule may be eligible for a discount. This endorsement shows your estimated discount in Items 1 or 2 of the Schedule. The final calculation of premium discount will be determined by our manuals and your premium basis as determined by audit. Premium subject to retrospective rating is not subject to premium discount.

Schedule				
1. <u>State</u>	<u>First</u>	<u>Next</u>	<u>Next</u>	<u>Balance</u>
	\$10,000	\$190,000	\$1,550,000	Over \$1,750,000
FLORIDA	0.0%	9.1%	11.3%	12.3%

2. Average Percentage discount: Refer to the Extension of Information Page
3. Other Policies:
4. If there are no entries in Items 1, 2, and 3 of the Schedule, see the Premium Discount Endorsement attached to your policy:



NOTIFICATION OF CHANGE IN OWNERSHIP ENDORSEMENT

Experience rating is mandatory for all eligible insureds. The experience rating modification factor, if any, applicable to this policy, may change if there is a change in your ownership or in that of one or more of the entities eligible to be combined with you for experience rating purposes. Change in ownership includes sales, purchases, other transfers, mergers, consolidations, dissolutions, formations of a new entity and other changes provided for in the applicable experience rating plan manual.

You must report any change in ownership to us in writing within 90 days of such change. Failure to report such changes within this period may result in revision of the experience rating modification factor used to determine your premium.



PREMIUM DUE DATE ENDORSEMENT

This endorsement is used to amend:

Section D. of Part Five of the policy is replaced by this provision

**PART FIVE
PREMIUM**

D. **Premium** is amended to read:

You will pay all premium when due. You will pay the premium even if part or all of a workers compensation law is not valid. **The due date for audit and retrospective premiums is the date of the billing.**



FLORIDA EMPLOYERS LIABILITY COVERAGE ENDORSEMENT

- C. Exclusion 5, Section C. of Part Two of the policy, is replaced by following:

This insurance does not cover

5. Bodily injury intentionally caused or aggravated by you or which is the result of your engaging in conduct equivalent to an intentional tort, however defined, or other tortious conduct, such that you lose your immunity from civil liability under the workers compensation laws.

**FLORIDA TERRORISM RISK INSURANCE PROGRAM REAUTHORIZATION ACT ENDORSEMENT**

This endorsement addresses requirements of the Terrorism Risk Insurance Act of 2002 as amended by the Terrorism Risk Insurance Program Reauthorization Act of 2019

Definitions

The definitions provided in this endorsement are based on and have the same meaning as the definitions in the Act. If words or phrases not defined in this endorsement are defined in the Act, the definitions in the Act will apply.

1. "Act" means the Terrorism Risk Insurance Act of 2002, which took effect on November 26, 2002, and any amendments, including any amendments resulting from the Terrorism Risk Insurance Program Reauthorization Act of 2019.
2. "Act of Terrorism" means any act that is certified by the Secretary of the Treasury, in consultation with the Secretary of Homeland Security, and the Attorney General of the United States as meeting all of the following requirements:
 - a. The act is an act of terrorism.
 - b. The act is violent or dangerous to human life, property or infrastructure.
 - c. The act resulted in damage within the United States, or outside of the United States in the case of the premises of United States missions or certain air carriers or vessels.
 - d. The act has been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion
3. "Insured Loss" means any loss resulting from an act of terrorism (including an act of war, in the case of workers compensation) that is covered by primary or excess property and casualty insurance issued by an insurer if the loss occurs in the United States or at the premises of United States missions or to certain air carriers or vessels.
4. "Insurer Deductible" means, for the period beginning on January 1, 2021, and ending on December 31, 2027, an amount equal to 20% of our direct earned premiums, during the immediately preceding calendar year.

Limitation of Liability

The Act may limit our liability to you under this policy. If aggregate Insured Losses exceed \$100,000,000,000 in a calendar year and if we have met our Insurer Deductible, we may not be liable for the payment of any portion of the amount of Insured Losses that exceeds \$100,000,000,000; and for aggregate Insured Losses up to \$100,000,000,000, we may only have to pay a pro rata share of such Insured Losses as determined by the Secretary of the Treasury.

Policyholder Disclosure Notice

1. Insured Losses would be partially reimbursed by the United States Government. If the aggregate industry Insured Losses occurring in any calendar year exceed \$200,000,000, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
2. Notwithstanding item 1 above, the United States Government may not have to make any payment under the Act for any portion of Insured Losses that exceed \$100,000,000,000.
3. The premium charged for the coverage for Insured Losses under this policy is included in the amount shown in Item 4 of the Information Page or the Schedule below.

Schedule

Rate per \$100 of Remuneration

\$0.010000

This endorsement changes the policy to which it is attached and is effective on the date issued unless otherwise stated.

(The information below is required only when this endorsement is issued subsequent to preparation of the policy.)

Endorsement Effective

Policy No.

Endorsement No.

Insured

Premium

Insurance Company

Countersigned by _____



FLORIDA NON-COOPERATION WITH PREMIUM AUDIT ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because Florida is shown in Item 3.A. of the Information Page.

This endorsement adds the following provisions to Part Five-Premium, G. Audit, of the policy:

We are required to complete the premium audit process no later than 90 days after policy termination. If you fail to return voluntary audit request or refuse to cooperate in completing a final physical audit, you must pay a premium to us not to exceed three times the most recent estimated annual premium of this policy subject to the following conditions:

1. We make two good faith efforts to obtain the voluntary audit report or complete the physical audit.
2. We document the audit file regarding the above attempts to obtain the required audit information.
3. After the two good faith attempts to obtain records, we send a letter by certified mail to you advising you of the specific records that are required and the premium that will be charged if you continue to refuse access to the records.

If you do not provide all of the specific records required and if we satisfy the conditions above on or before 90 days from the date of policy termination, we may continue to try and conduct the audit and/or re-open the audit for up to three years from the date of policy termination. Alternatively, we may immediately bill you for your final premium. If you provide all of the specific records required to complete the premium audit process within the three year period, we will determine your final premium in accordance with Part Five-Premium, E.



FLORIDA EMPLOYMENT AND WAGE INFORMATION RELEASE ENDORSEMENT

This policy requires you to release certain employment and wage information maintained by the State of Florida pursuant to federal and state unemployment compensation laws except to the extent prohibited or limited under federal law. By entering into this policy, you consent to the release of the information.

We will safeguard the information and maintain its confidentiality. We will limit use of the information to verifying compliance with the terms of the policy.