



Rizzetta & Company

Shell Point Community Development District

Board of Supervisors' Meeting October 1, 2026

**District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950**

shellpointcdd.com

Shell Point Community Development District
Shell Point Clubhouse 1155 7th Avenue NW Ruskin, FL 33570
www.shellpointcdd.com

Board of Supervisors	Brittany Schwartzbauer	Chairperson
	Vincent Orlando	Vice Chairperson
	Cheryl Hammond	Assistant Secretary
	Angela Davis	Assistant Secretary
	Elaine Pennington	Assistant Secretary
District Manager	Lisa Castoria	Rizzetta & Company
	Sam Stevens	
District Counsel	Vivek Babbar	Straley, Robin, & Vericker, P.A.
Interim Engineer	Phil Chang	BGE, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the 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 the appeal is to be based.

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

District Office – Riverview, Florida (813) 533-2950
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.shellpointcdd.com

**Board of Supervisors
Shell Point Community
Development District**

September 25, 2026

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Shell Point Community Development District will be held on **Thursday, October 1, 2026, at 6:00 p.m.**, at the Shell Point Clubhouse located at 1155 7th Avenue NW, Ruskin, Florida 33570. The following is the agenda for the meeting:

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape
 - i. Consideration of Pine Lake Proposals**
 - a. Proposal No. for 9804 to Remove Fallen Tree** Tab 1
 - b. Proposal No. for 9841 to Stake Oak Trees** Tab 2
 - c. Proposal No. for 9848 to Remove Oak Trees** Tab 3
 - D. District Manager
- 4. BUSINESS ITEMS**
 - A. Consideration of Complete IT Proposal Tab 4
 - B. Consideration of Rizzetta Amenity Management Proposal for Pool Monitor Position Tab 5
 - C. Discussion of Credit Card Limit/Spending Authorization
 - D. **Discussion on Pool Maintenance**
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on September 10, 2026 Tab 6
 - B. **Consideration of Operations & Maintenance Expenditures for September 2026** Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Lisa Castoria
District Manager

Tab 1



Shell Point Fallen Tree

Date 9/10/2026
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Shell Point CDD | 1155 7th Ave NW | Ruskin, FL 33570

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

two fallen Oak species need to be removed. They keep on falling over and aren't able to be staked again.

removing fallen oaks on 11th ave

Demo and Prep

Items	Quantity	Unit
Dumping Charge	1.00	EA

Demo and Prep: \$426.80

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$4.26
PROJECT TOTAL:		\$431.06

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

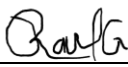
The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 

Raul Sanchez Gonzalez

Date 9/10/2026

Pine Lake Services, LLC

By _____

Kristee Cole

Date _____

Inframark

Tab 2



Proposal #9841

Stake fallen oaks on 11th st

Date 9/11/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

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

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Stake two oaks on 11th st

Demo and Prep

Items	Quantity	Unit
Staking - Hardwood Lodge Poles	2.00	EA
Demo and Prep:		\$462.63

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$4.62

PROJECT TOTAL: \$467.25

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Raul Sanchez Gonzalez

Date 9/11/2026
Pine Lake Services, LLC

By _____
Kristee Cole

Date _____
Inframark

Tab 3



Proposal #9848

shell point install 2 live oaks 30 g

Date 9/11/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

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

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

two live oaks 30 g will be planted and staked down on 11th st

Phase one: remove current oaks that are lying on ground

Phase two: dig deeper holes and install new live oaks

Phase three: stake trees

install two live oaks 30 g

Plant Material Install

Items	Quantity	Unit
live oak 30 g	2.00	EA
Staking - Hardwood Lodge Poles	2.00	EA
Dumping Charge	1.00	EA
Sales Tax	1.00	EA

Plant Material Install: \$1,349.16

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA

Fuel Surcharge: \$22.53

PROJECT TOTAL: **\$1,371.69**

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Raul Sanchez Gonzalez

Date 9/11/2026
Pine Lake Services, LLC

By _____
Kristee Cole

Date _____
Inframark

Tab 4



Access Control & Camera

Prepared for: Shell Point CDD

Created by: Thomas Giella
Email: Thomas@completeit.io
Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Shell Point CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

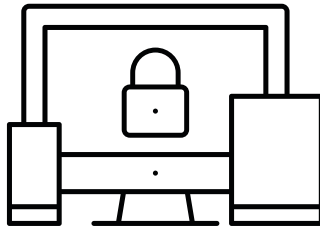
Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.

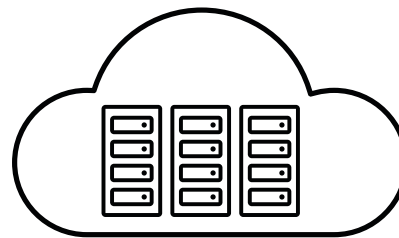


Comprehensive
Security

Triple
Redundancy

Encryption
at Rest

Highly Scalable
Infrastructure



Eagle Eye Data Center

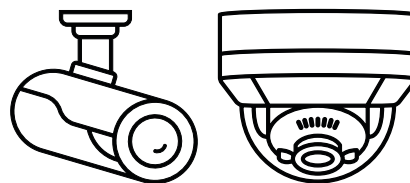
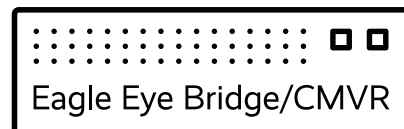
Complete Privacy
Encryption™

Intelligent Bandwidth
Management™



Motion
Detection

Local Video
Buffering



Extensive Compatibility with
IP & Analog Cameras



CLOUD VIDEO SURVEILLANCE

2-Way Audio

Uses for 2-Way Audio

CUSTOMER SUPPORT

Provide assistance and communicate with visitors and customers.

COMMUNICATE WARNINGS

Notify a designated area of immediate alerts during critical incidents.

DETER SECURITY THREATS

Remotely warn suspicious individuals, minimizing security and liability threats.

MANAGE CROWDS

Make public address announcements to inform and control crowds.

IMPROVE BUSINESS OPERATIONS

Communicate with staff about business needs to improve customer experience.



CONVENIENT ALL-IN-ONE SECURITY SOLUTION

- ✓ Communicate using the Eagle Eye Viewer app on your mobile device.
- ✓ Quick setup - easily connect an approved IP speaker/horn to any Eagle Eye Bridge.
- ✓ Create a communication network by linking multiple cameras to a speaker/horn.
- ✓ Receive alerts using video analytics and communicate directly with suspicious individuals to deter threats.

“
You're in a restricted area. Please leave immediately.”



Communicate Remotely Through Your Surveillance System

Add audio communication to your cloud video surveillance system for a complete security solution. Eagle Eye Networks 2-Way Audio is a bidirectional audio feature that allows users to remotely communicate through the Eagle Eye Cloud VMS (Video Management System).

See Something and Say Something

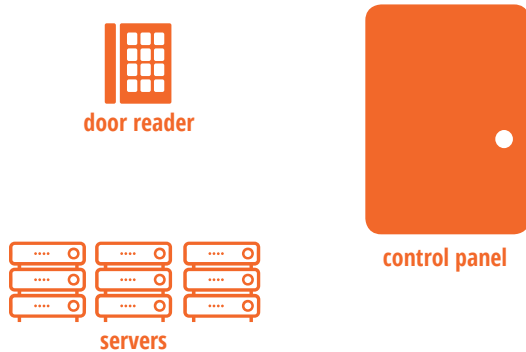
Combine true cloud video surveillance with 2-Way Audio communication to improve situational awareness, security, and operations. There are uses for 2-Way Audio in virtually every industry, including multi-family residences, hotels, restaurants, retail, schools, hospitals, smart cities, parking areas, car dealerships, and storage facilities. Our 2-Way Audio can enhance security at remote and temporary locations such as construction sites, oil/gas facilities, and food trucks.



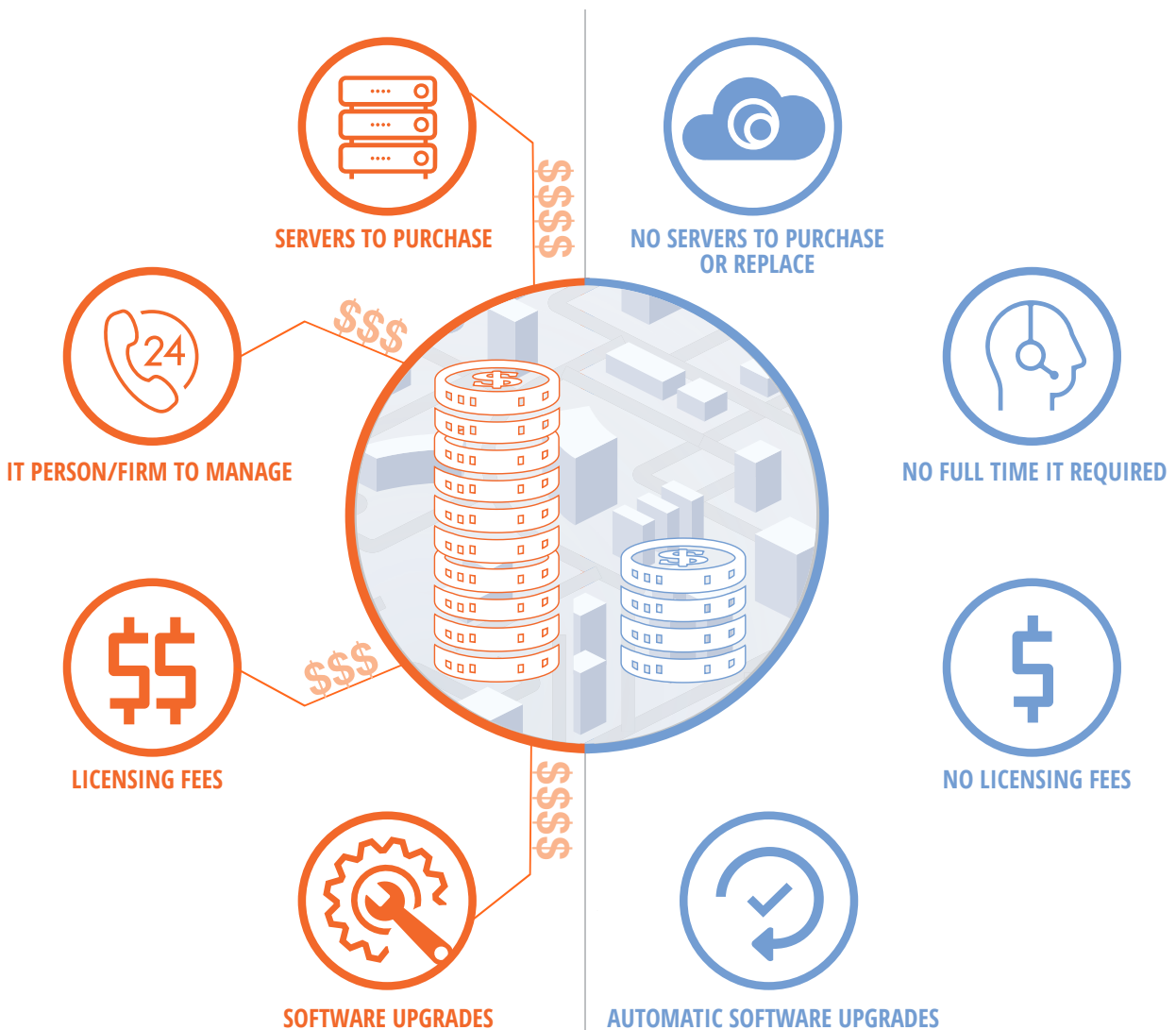
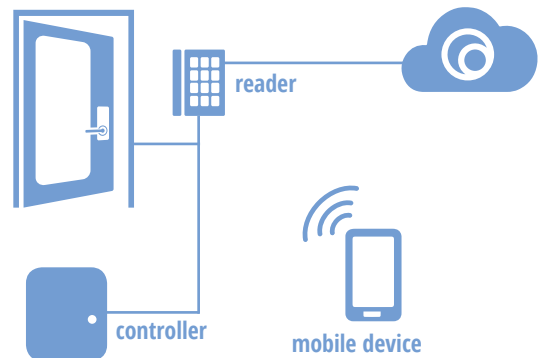
OLD WAYS DON'T SECURE NEW DOORS

TIME TO UPDATE YOUR ELECTRONIC ACCESS CONTROL

THE OLD WAY



THE BRIVO WAY



LIMITATIONS

OUR BENEFITS

SECURITY RISK

Lost, misplaced, copied or stolen keys with no knowledge of who has access to the premises



BETTER SECURITY

Ability to revoke access if a key card is lost or stolen

LIMITED FLEXIBILITY

You need to be onsite to lock or open doors



FLEXIBILITY

Secure or open doors from anywhere on your mobile device

LIMITED SCALABILITY

More doors and locations require more locks and keys as well as onsite assistance to lock and open doors

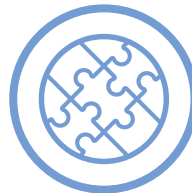


UNLIMITED SCALABILITY

Add as many doors, offices and users you need at anytime

INTEGRATIONS ARE NON-EXISTENT

No ability to integrate with other systems



INTEGRATE WITH KEY SYSTEMS

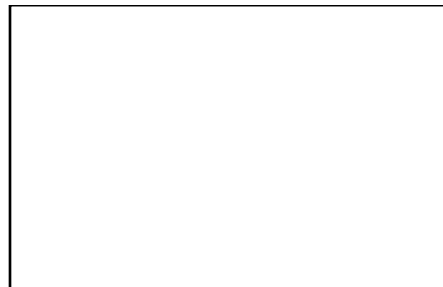
Including alarms and surveillance cameras

WHY BRIVO

Over ten million users around the globe trust Brivo to protect their facilities and their people. Brivo disrupted the access control industry in 2002 by being the first company to deliver modern remotely driven access control to businesses who were tired of the inconveniences of on-premise solutions. As a small business, we believe in building long term relationships with our customers and never stop providing them with technical support. Trust the power and convenience of mobile device managed access control and video management, trust Brivo.



Contact your local Brivo dealer to request additional information.





THE SMARTER WAY TO OPEN DOORS

Brivo Mobile Pass Credential



Reduce the hassle of lost or forgotten credentials by issuing mobile credentials and digital badges.

Protect high-security areas with two-factor authentication without a biometric reader using fingerprint and facial recognition already built into smartphones.

Remotely assign and revoke credentials sent directly to the user's smartphone.

Give users a more secure credential than traditional access cards.



A Credential That Meets Your Needs

Convenient, multi-site access in one app

Instant credentialing for authorized users

Biometrics to verify true identity

Secure credential storage

Managed directly from Brivo Access

Easy to use and install

Your phone is your badge





FULL INTEGRATION OF BRIVO AND EAGLE EYE

Easily view live and event-linked video from within
the Brivo Access and mobile administration app.

BENEFITS

Correlate video with access control events

Add references to Eagle Eye cameras so video can be
linked to with activities from Brivo.

Remotely unlock doors while seeing a live view

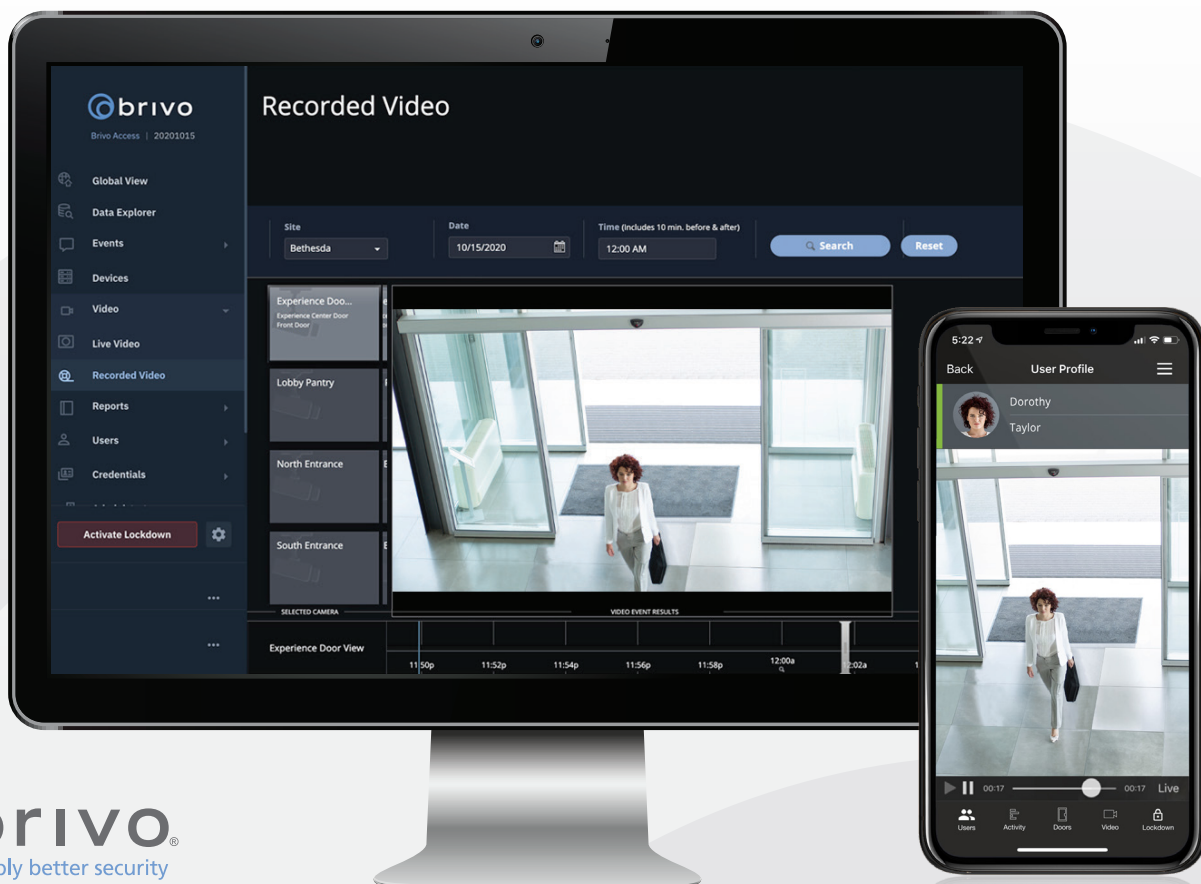
Use your mobile device to view live activity and remotely
open doors with the click of a button.

Leverage multi-platform access control and video

Use Brivo Access to play back recorded video or view live
streams on desktop and mobile devices.

Track access
events with Brivo's
activity log on your
desktop or mobile
devices.

ONE COMPLETE SOLUTION TO MANAGE VIDEO AND ACCESS CONTROL



Proposal Pricing Overview

CLUBHOUSE TAKEOVER		Price
DoorKing Access Control Replaced with Brivo - Brivo Access Control Main Board and Expansion Boards (6) Brivo Readers - Altronix Power Supply - Reuse old wiring, magnetic and strike locks, rex motions, & rex buttons - Labor		\$11,137.71
Cameras Replaced With Eagle Eye Networks - Installation of CMVR 520 - Minimum of 30-days recording retention, plus 30-days preview stream cloud - Installation of (3) EEN DT03 Starlight Cameras - Installation of (5) EEN DT01 Cameras - Managed Port Switches (1) AXIS PAs - Labor - EEN back boxes - AXIS Loudspeaker with scheduling - Plays a pre-scheduled message for pool closing times - Allows management company or district to talk through the camera system APP on smartphone or computer and ask trespassers to leave without the need to go onsite. - Includes AXIS PA horn, installation of CAT6, and all programming of the system		\$14,171.00
OPTIONAL ADD-ONS		
Upgrade Remaining Cameras - Replace Cameras with (5) EEN DT03 Starlight Cameras - Replace Camera with (1) EEN DT01 Camera - Replace Camera with (1) EEN DB14 Camera for License Plate - Labor is \$0 if approved and installed with entire project		\$4,101.00
☒ Court and Playground: Adding Access Control and Cameras - Brivo Access Control Expansion Board (2) Brivo Readers (2) DT03 EEN Cameras - Additional Altronix Power Supply 16' Black Aluminum Pole (approx. 13' above ground) - AXIS Loudspeaker (2) 6ft Black Aluminum Poles for readers		\$8,954.00

• (3) CAT6 • (1) Composite wiring for access control • Trenching and Conduit • Labor	
---	--

☒ Additional Camera For Left Side Gate	\$1,119.00
• Installation of (1) EEN DT03 Starlight Cameras • CAT6 installation • Labor	

Network

Network and Guest WiFi	\$2,374.99
• Network Firewall • Requires ISP to have static IP address • (1) Outdoor Wireless WiFi WAP • Pool Deck • (1) Indoor Wireless WiFi WAP • Main Rroom • Managed POE Port Switch • Labor	

Surge Protection & Battery Backup

Ditek Surge Protection & UPS Battery Backup	\$5,709.50
• Dytek POE Surge Protection for all Cameras • Dytek POE Surge Protection for all PA Speaker • Ditek Surge for Readers • DITEK DTK-UPS1000RE On-Line Uninterruptible Power Supply, 1000VA, 1000W • SmartPower Strip • Labor	

Keyfobs

500 Blue Keyfobs (\$1,750 Value)	\$0.00
----------------------------------	--------

Estimated Project Total

\$47,567.20

Software Licenses:

All Licenses & Services	Price	QTY	Subtotal
Clubhouse			
Eagle Eye VMS PR1 Management Edition Monthly	\$9.50	24	\$228.00
- Minimum 30-days onsite recording, minimum 30-days of offsite cloud recording - Price is per camera per month (CMVR only) - Low resolution copy recorded offsite simultaneously - Includes phone and email support			
AXIS PA Speaker - Talk Down 2-way	\$20.00	1	\$20.00
- To be used through EEN App - Would play a pre-scheduled message for pool closing times - Would allow management company or district to talk through the camera system APP on smartphone or computer and ask trespassors to leave without the need to go onsite.			
Eagle Eye 911 Camera Sharing Monthly	\$3.00	14	\$42.00
Pool deck, courts, inside, parking lot			
Brivo Access Control	\$18.50	6	\$111.00
- Per Door/Gate - Includes phone and email support			
☒ 1,000 Brivo Mobile Passes	\$60.00	1	\$60.00
Increments are 100 (\$20), 500 (\$35), 1,000 (\$60).			
Optional			
☒ Optional Court and Playground Camera and ACS	\$76.00	1	\$76.00
(2) EEN PR1 (2) Brivo Access Control (1) Loudspeaker			
☒ Optional Camera for Left Gate	\$18.50	1	\$18.50
Network			
Managed Network	\$65.00	1	\$65.00
Includes phone and email support			
Camera Monitoring			

☒ CIT Video Monitoring: After hours camera monitoring red shaded areas at clubhouse/pool	\$125.00	8	\$1,000.00
--	----------	---	------------

Monthly Licensing/Service \$1,620.50

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ ("District"); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 2664 Cypress Ridge Boulevard, Suite 103, Wesley Chapel, Florida 33544 ("Contractor").

District and Contractor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Services" means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 "Equipment" means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 "SaaS" means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 "Exhibit A" means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

- (a) Observation Only. Contractor's monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent

criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

- (b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

- (c) Limited Notification Duty. Contractor's sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor's notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

- (d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

- (e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor's control.

- (f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

- (a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

- (b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall only be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless otherwise specified in Exhibit A, the initial term of this Agreement shall begin upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii) Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training.

For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of cancellation at least sixty (60) days prior to the expiration of the then-current term.

3.3 Month-to-Month Continuation. Upon expiration of the Initial Term or any renewal term, this Agreement may continue on a month-to-month basis if the Parties continue performance and do not otherwise terminate in accordance with this Agreement.

3.4 Termination. Either Party may terminate this Agreement for convenience upon sixty (60) days' written notice; provided, however, that such termination shall not relieve District of payment obligations incurred prior to the effective date of termination, including committed third-party licensing, equipment, Services performed, Services scheduled, materials procured, and other non-cancelable costs.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor.

District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints.

Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays.

Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense.

If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, or continuity of Services. Any such temporary solutions shall be billed as additional costs to District, and Contractor may implement such solutions without prior written approval where reasonably necessary due to site conditions, third-party delays, utility issues, resident-related issues, or other circumstances outside of Contractor's control.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at \$165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at \$247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancelable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside of Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services commonly increase over time and that such increases are often approximately five percent (5%) on a per-month basis, but may be greater depending on third-party or market conditions. Annualized increases may therefore exceed five percent (5%) in the aggregate.

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Labor Warranty. Contractor provides a one (1) year labor warranty from the start date of this Agreement, covering workmanship defects only. This labor warranty does not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events, nor does it apply to any condition, failure, or event that would otherwise be excluded from manufacturer warranty coverage or that is outside Contractor's control.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Contractor's total liability under this Agreement shall be capped at the total fees actually paid by District to Contractor in the one (1) month preceding the event giving rise to the claim.

15.3 Contractor shall not be responsible for third-party outages, software failures, utility failures, internet failures, or actions of third-party vendors.

15.4 Exclusion of Damages. In no event shall Contractor be liable for any death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, or any other damages arising out of or related to this

Agreement, the Services, or any system malfunction, failure, or interruption.

15.5 System Failure Risk. District expressly assumes all risk associated with system failures, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, acts of God, and other failures regardless of cause.

15.6 Monitoring Service Exclusions. Contractor shall not be liable for any losses, damages, injuries, or claims arising from or related to monitoring services, including but not limited to:

- (a) criminal activity or emergency situations that occur despite monitoring;
- (b) failure to observe, detect, or report events;
- (c) delays in notification or inability to reach designated contacts;
- (d) misinterpretation of observed activities or false alarms;
- (e) technical failures affecting monitoring capability; and
- (f) District's failure to respond to notifications or take appropriate action.

15.7 No Monitoring Liability. District acknowledges that Contractor provides observation and notification services only, and not security services. Contractor shall have no liability whatsoever for any criminal activity, theft, vandalism, trespass, personal injury, or property damage that occurs during or despite monitoring services, regardless of whether such events are observed, reported, misinterpreted, or not detected by Contractor.

15.8 Access Control Exclusions. Contractor shall not be liable for losses arising from or related to, including but not limited to:

- (a) unauthorized access due to system bypass, tailgating, credential sharing, or forced entry;
- (b) inability to access during emergencies, power failures, or system malfunctions;
- (c) injury or death resulting from gate operator contact, crushing, or entrapment;
- (d) vehicle damage from gate impact or malfunction;
- (e) emergency response delays due to access control or gate issues;
- (f) fire code violations or life safety compliance failures; and
- (g) user error, improper operation, or inadequate training.

15.9 Gate Operator Liability. District acknowledges that automated gate systems present inherent risks of serious injury or death. To the fullest extent permitted by law, District assumes responsibility for site conditions, user conduct, adequacy of warnings, training, resident actions, guest actions, and safety compliance related to gate operations.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor's negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District's misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure

to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:
[INSERT DISTRICT ADDRESS]

Contractor:
Complete IT Corp
2664 Cypress Ridge Boulevard, Suite 103
Wesley Chapel, Florida 33544

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers' compensation and employer's liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum:

(The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Umbrella / Excess Liability: \$5,000,000 aggregate
- Workers' Compensation and Employer's Liability: \$1,000,000 limits
- Professional Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts due for Services performed, Equipment provided, third-party obligations, and any work performed or costs incurred during the applicable sixty (60) day notice period, including any Services scheduled or in progress during such period.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Security System Disclaimer. Security systems, access control systems, camera systems, and monitoring services are deterrents only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Not a Security Company / Emergency Response Provider. Contractor is a technology services provider and not a security company, guard service, alarm company, or emergency response provider.

25.3 Emergency Response Disclaimer. Contractor does not dispatch police, fire, or medical personnel. Where applicable, Contractor may contact a non-emergency law enforcement number or other designated contact as identified by District. Any such notification is provided as a courtesy only, and Contractor shall have no responsibility or liability for response times, actions taken, or lack of response by any third party.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.7 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.8 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.9 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor's responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

- (a) Keep and maintain public records required by the District to perform the Services;
- (b) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;
- (c) Ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law;

SECTION 29. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 30. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 31. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 32. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

SIGNATURES

DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CONTRACTOR

COMPLETE IT CORP

By: _____

Name: _____

Title: _____

Date: _____

Tab 5



Rizzetta & Company
Professionals in Community Management



AMENITY MANAGEMENT PROPOSAL

SHELL POINT CDD

Prepared for: Board of Supervisors



Pool Monitor

The Pool Monitor will maintain clean and orderly pool amenities and perform the following duties:

- Maintain daily pool logs.
- Ensure all guests in the pool area have a community pass and monitor that all safety pool rules are being followed and adhered to by all tenants and guests.
- Make sure that the pool, pool deck/splash zone, and pool bathrooms remain safe, clean, and presentable.
 - Open/Close Umbrellas
 - Straighten out pool furniture.
- Report all activities and circumstances to the Manager that might seem concerning, unusual, or extraordinary to the Pool Monitor, residents, or guests.
- Responsible for courteous and efficient responses at all times.



AMENITY SERVICES PRICING

12 MONTHS

AMENITY MANAGEMENT SERVICES:

PERSONNEL:

Pool Monitor

Part Time Personnel - 16 hours/week

Budgeted Personnel Total	\$ 19,994
--------------------------	-----------

General Management and Oversight	\$ -
----------------------------------	------

Total Annual Cost:	\$ 19,994
---------------------------	------------------

Tab 6

**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, September 10, 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
CJ Greene	Representative, Cross Creek
Epi Carvajal	Representative, PineLake
Scarlett Sponberg	Representative, Rizzetta

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

Staff Reports

A. Accountant

1. Consideration of Financial Snapshot for July 2026

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

B. Landscape

The Board received an update regarding irrigation improvements to the pots and noted that the palms are doing well. The Board also discussed concerns regarding trash being dumped by residents over the fence line. A proposal in the amount of

\$431.06 was discussed for tree removal. The Board requested a revised proposal to include digging deeper and replanting new trees.

C. Aquatic Inspection Report

No major issues with the ponds except the shoreline repair that needs to be addressed. There was a discussion regarding the plantings around the shoreline.

D. District Counsel

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

E. District Engineer

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

F. District Manager Report

No report was provided.

FOURTH ORDER OF BUSINESS

Business Administrative

A. Consideration of Workshop Meeting Minutes for July 28, 2026

On MOTION by Ms. Davis, second by Ms. Schwartzbauer voting AYE and with Mr. Orlando, voted NAY, the Workshop Meeting Minutes for July 28, 2026, was accepted as presented. 4-1

B. Consideration of Regular Meeting Minutes for August 11, 2026

On MOTION by Ms. Hammond, second by Ms. Davis, with all in favor, the Regular Meeting Minutes for August 11, 2026, was accepted as presented. 5-0

C. Consideration of Operating and Maintenance for August 2026

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

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-12; Designating Admin Offices of the District

On MOTION by Ms. Schwartzbauer, second by Ms. Hammond voting AYE and with Mr. Orlando, voted NAY, the Resolution 2026-12; Designating Admin Offices of the District was accepted as presented. 4-1

B. Consideration of Resolution 2026-13; Designating a Registered Agent & Registered Office

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer voting AYE and with Mr. Orlando, voted NAY, the Resolution 2026-13; Designating a Registered Agent & Registered Office was accepted as presented. 4-1

C. Consideration of Resolution 2026-14; Appointing a District Manager

On MOTION by Ms. Schwartzbauer, second by Ms. Hammond voting AYE and with Mr. Orlando, voted NAY, the Resolution 2026-14; Appointing a District Manager was accepted as presented. 4-1

D. Consideration of Resolution 2026-15; Designating Officers of the District

On MOTION by Ms. Schwartzbauer, second by Ms. Hammond voting AYE and with Mr. Orlando, voted NAY, the Resolution 2026-15; Designating Officers of the District was accepted as presented. 4-1

E. Consideration of Resolution 2026-16; Redesignating a Qualified Public Depository

On MOTION by Ms. Schwartzbauer, second by Ms. Hammond voting AYE and with Mr. Orlando, voted NAY, the Resolution 2026-16; Redesignating a Qualified Public Depository was accepted as presented. 4-1

F. Discussion of Pool Vendor

Aqua Sentry must appear at the next meeting in person. Ms. Cole will contact Aqua Sentry to coordinate attendance.

G. Ratification of Amenity Management Contract

On MOTION by Ms. Schwartzbauer, second by Ms. Hammond voting AYE and with Mr. Orlando, voted NAY, the Amenity Management Contract was ratified as presented. 4-1

H. Ratification of District Management Contract

On MOTION by Ms. Hammond, second by Ms. Schwartzbauer voting AYE and with Mr. Orlando, voted NAY, the District Management Contract was ratified as presented. 4-1

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Ms. Pennington discussed missing items from the inventory list.

Ms. Davis raised a question regarding the rental deposit.

SHELL POINT CDD
September 10, 2026, Regular Meeting

122 Mr. Orlando asked about closing out the funds for the Fiscal Year.

123 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

124 None.

125
126 **EIGHTH ORDER OF BUSINESS** **Adjournment**

127
128 On MOTION by Ms. Davis seconded Ms. Schwartzbauer by with all
129 in favor, the meeting was adjourned at 6:37 p.m. 5-0

130
131
132
133
134
135 _____
136 Lisa Castoria
District Manager

Brittany Schwartzbauer
Chairperson

Tab 7

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CHARTER COMMUNICATIONS	9/9/2026	2459430090926-ACH	\$219.24			INTERNET
Monthly Contract Subtotal			\$219.24			
Utilities						
BOCC ACH	9/2/2026	090226-9190-ACH	\$268.89			WATER
Utilities Subtotal			\$268.89			
Regular Services						
ACTION SECURITY, INC	8/27/2026	55554	\$175.00			Security
ACTION SECURITY, INC	9/11/2026	55122	\$1,483.00			LEGAL SVCS THRU SEPT 2024
ADP, INC	9/4/2026	090426-1870-ACH	\$65.80			ADP Fees
BL POOLS dba AQUASENTRY	9/1/2026	INV-11510	\$1,995.00			pool maintenance
BUSINESS OBSERVER	9/4/2026	26-03235H	\$126.88			advertisement
CROSSCREEK ENVIRONMENTAL, INC	9/14/2026	28072	\$1,390.00			Pond Maintenance
DOORKING INC.	9/12/2026	2848871	\$39.95			security
PINE LAKE SERVICES LLC	8/28/2026	10857	\$303.00			plant
PINE LAKE SERVICES LLC	9/1/2026	10995	\$13,266.67			landscape
PINE LAKE SERVICES LLC	9/2/2026	11026	\$815.42			Irrigation Maintenance
SHELL POINT CDD	9/22/2026	092226	\$8,369.65			Series 2019 Debt Service
TECO ACH	9/3/2026	090326-6112-ACH	\$8,196.01			ELECTRIC
Regular Services Subtotal			\$36,226.38			
Additional Services						
SHELL POINT CDD	9/22/2026	09222026-0922	\$8,369.65			SERIES 2019 FY26 DS
Additional Services Subtotal			\$8,369.65			
TOTAL						
			\$45,084.16			

September 9, 2026

Invoice Number: 2459430090926
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 **1-877-401-6420**.

Summary

Service from 09/09/26 through 10/08/26
details on following pages

Previous Balance	219.24
Payments Received -Thank You!	-219.24
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 09/26/26	
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 09102026 NNNNNNNN 01 000743 0003

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

September 9, 2026

SHELL POINT CDD

Invoice Number: 2459430090926
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: 2459430090926
 Account Number: 8337 12 028 2459430
 Security Code: 1043

Contact Us

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

8633 2390 DY RP 09 09102026 NNNNNNNN 01 000743 0003

Charge Details

Previous Balance	219.24
EFT Payment 08/26	-219.24
Remaining Balance	\$0.00

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

Service from 09/09/26 through 10/08/26

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**.





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	09/02/2026	09/23/2026

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	08/03/2026	470396	09/02/2026	480354	9958 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$30.07
Water Base Charge	\$41.42
Water Usage Charge	\$11.15
Sewer Base Charge	\$109.31
Sewer Usage Charge	\$70.40

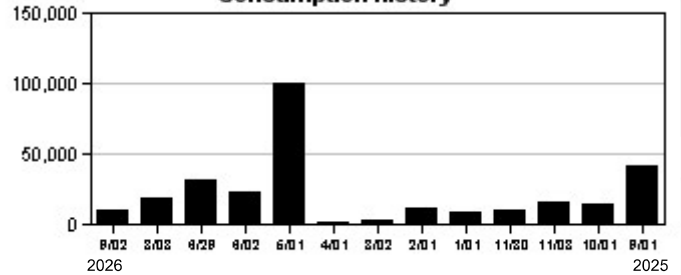
Summary of Account Charges

Previous Balance	\$364.52
Net Payments - Thank You	\$-364.52
Total Account Charges	\$268.89
AMOUNT DUE	\$268.89

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

516 0

DUE DATE

09/23/2026

**Auto Pay Scheduled
DO NOT PAY**



0009099891906 00000268896



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

Invoice

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

Invoice Number: **55554**
Invoice Date: **27th August 2026**

SITE ADDRESS: 2005 Pan Am Circle, Suite 300, Tampa FL 33607, USA

DESCRIPTION:

September Monthly Services per Agreement:

- Priority Service Scheduling & Response
- Preferred Service Rates with Reduced Minimum Charges
- Resident & Credential Database Management

These services provide continuity for the community's access systems by preserving system knowledge, maintaining consistent administration and technical oversight, and helping ensure the community's investment remains well-supported as boards, management teams, and operational needs evolve over time.

TOTAL: \$175.00

PAID: \$0.00

BALANCE DUE: \$175.00

Due Upon Receipt

How to Pay

We accept payments by: Check, ACH or Debit/Credit Card

Please mail checks directly to our bank:

ACTION SECURITY TECHNOLOGIES LLC
P.O. BOX 302444
DALLAS, TX 75303

To pay your invoice with a debit or credit card, please click this link:
<https://sm8.link/kg3rl33>

Invoice Number: **55554**
Balance due upon receipt: **\$175.00**

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.



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

Invoice

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

Invoice Number: **55122**
Invoice Date: **11th September 2026**

SITE 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

TOTAL:	\$1,483.00
PAID:	\$0.00
BALANCE DUE:	\$1,483.00

Due Upon Receipt

How to Pay

We accept payments by: Check, ACH or Credit Card

Please mail checks directly to our bank:
ACTION SECURITY TECHNOLOGIES LLC
P.O. BOX 302444
DALLAS, TX 75303

To pay your invoice with a debit or credit card, please click this link:
<https://sm8.link/luujpbr>

Invoice Number: **55122**
Balance due upon receipt: **\$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.



Always Designing
for People™



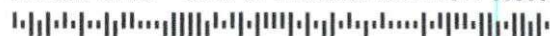
ADP, Inc.
PO Box 830272
Philadelphia PA 19182-0272

SEP 14 2026

ADVICE OF DEBIT

Client Name	: INFRAMARK, LLC
Client Number	: 2991870
Advice of Debit Number	: 730478124
Advice of Debit Date	: 09/04/2026
Advice of Debit Due Date	: 09/11/2026
Total Debited This Invoice	: \$65.80

0006327 01 L2 0.707 01 TR 00026 R2BDDC11 000000



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

Inquiries

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

CURRENT CHARGES

ADP PAYROLL SERVICES

COMPANY CODE 0062-10-F2Y

Processing Charges for
Period Ending Date: 07/28/2026

Workforce Now Payroll Solution Bundle

Includes:
Enhanced Payroll
Delivery

3

\$2.60 each

\$7.80

1

\$10.00 each

\$10.00

Processing Charges for
Period Ending Date: 07/31/2026

Online ADP Check Voids and/or Stop
Payments

1

\$25.00 each

\$25.00

Processing Charges for
Period Ending Date: 08/11/2026

Workforce Now Payroll Solution Bundle

Includes:
Enhanced Payroll
Delivery

5

\$2.60 each

\$13.00

1

\$10.00 each

\$10.00

TOTAL CHARGES FOR COMPANY CODE: 0062-10-F2Y

\$65.80

Total Debited

\$65.80

WE APPRECIATE YOUR BUSINESS! - NO PAYMENT REQUIRED.

This amount will be processed for debit from your account # XXXXXX5605 on 09/11/2026 or the next banking day. Please confirm the debit was completed with your banking institution to ensure the invoice is paid in full.

Aqua Sentry

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



INVOICE

BILL TO

Shell Point
1155 7th Ave NW
Ruskin Fla 33570

INVOICE # INV-11510**DATE** 09/01/2026**DUE DATE** 10/01/2026**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
Commercial Account Cleaning & Maintenance Full Service Weekly Cleaning and Maintenance of Community Pool	1	1,995.00	1,995.00

BALANCE DUE**\$1,995.00**

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-03235H

Date 09/04/2026

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 # 26-03235H

\$126.88

Notice of Meetings Fiscal Year 2027

RE: Shell Point CDD Board of Supervisors Meetings at 6:00 PM

Published: 9/4/2026

Important Message

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

Paid

()

Total

\$126.88

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.



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date: 9/14/2026

Invoice # 28072

Due Date: 10/14/2026

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)	

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Thank you for your business!

Crosscreek Environmental Inc.

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: 9/14/2026

Invoice # 28072

Due Date: 10/14/2026

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 #

2848871

INVOICE DATE

September 12, 2026

SUBSCRIBER

Shell Point CDD

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: August 12, 2026
Period Ends: September 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
8/25/2026	Credit: One-Time Charge	(\$39.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/12/2026	9/11/2026	Shell Point CDD	813 947 3641	9999	9	13	\$39.95

Summary

Total Amount Due

This amount is due upon receipt

\$39.95 USD



- Video access control
- Cloud-based management
- Join the DKS Community (free download)!

Upgrade
to the new
DKS
evolve™





1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
08/28/26	10857
Terms	Due Date
Net 30	09/27/26

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
\$303.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$303.00	\$0.00	\$303.00

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Pine Lake to remove dying palm tree next to the tennis courts.



<i>Flush Cut</i>	\$303.00	\$0.00	\$303.00
Total	\$303.00	\$0.00	\$303.00



1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/26	10995
Terms	Due Date
Net 30	10/01/26

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 September 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.
09/02/26	11026
Terms	Due Date
Net 30	10/02/26

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
\$815.42	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$815.42	\$0.00	\$815.42

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.



Running new irrigation to newly planted pots and 1 maxijet per pot.

<i>Irrigation Enhancement</i>	\$815.42	\$0.00	\$815.42
Total	\$815.42	\$0.00	\$815.42

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date	<u>9/22/2026</u>
Check Amount	<u>\$8,369.65</u>
Payable To	<u>Shell Point CDD</u>
Check Description	<u>Series 2019 Debt Service</u>
Post to	<u>201-103200</u>
Distributions Included:	<u>Series 2019 Tax Roll Assessments</u>
Special Instructions	<u>Please mail check to U.S. Bank with Letter</u>

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

Ruben Nesbitt

Authorization



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

Statement Date: September 03, 2026

Amount Due: \$8,196.01

Due Date: September 18, 2026

Account #: 321000026112

DO NOT PAY. Your account will be drafted on September 18, 2026

Account Summary

Previous Amount Due	\$8,359.64
Payment(s) Received Since Last Statement	-\$8,359.64
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,196.01

Amount Due by September 18, 2026 \$8,196.01

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

Your Locations With The Highest Usage



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

**7,158
KWH**



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

**1,948
KWH**



Scan here to interact
with your bill online.

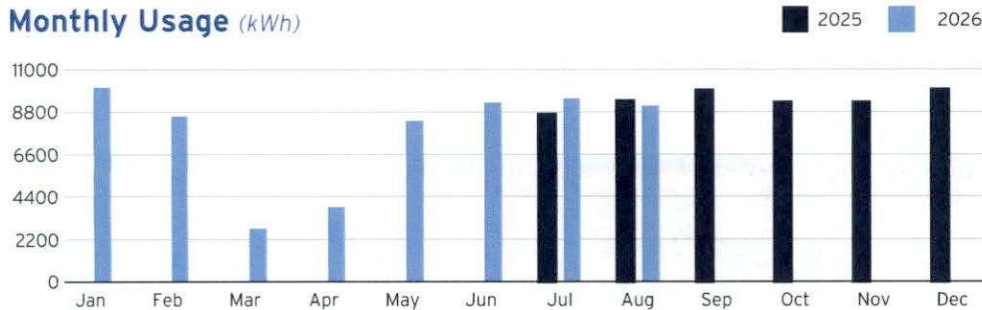


**DOWNED IS
DANGEROUS!**

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

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

Monthly Usage (kWh)



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



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



Pay your bill online at TampaElectric.com

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

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



Account #: 321000026112

Due Date: September 18, 2026

Amount Due: \$8,196.01

Payment Amount: \$ _____

700500003843

Your account will be
drafted on September 18, 2026



00000016 FTECO509042600445210 00000 01 00000000 16 006

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 221007983952

Amount: \$19.63

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

Sub-Account Number: 221007983960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492492	08/21/2026	7,596		7,596		0 kWh	1	29 Days	\$19.63

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

Sub-Account Number: 221007983978

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492466	08/21/2026	47,031		45,083		1,948 kWh	1	29 Days	\$293.42

▼ 3.0%

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

Sub-Account Number: 221007983986

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492491	08/21/2026	0		0		0 kWh	1	29 Days	\$19.63

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

Sub-Account Number: 211021533685

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621304	08/21/2026	0		0		0 kWh	1	29 Days	\$19.63

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

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

All Other Correspondences:

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

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month



Increased



Same



Decreased

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

Sub-Account Number: 211021583862

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000648230	08/21/2026	0		0		0 kWh	1	29 Days	\$19.63

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

Sub-Account Number: 221007911623

Amount: \$346.70

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

Sub-Account Number: 221007934435

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000799181	08/21/2026	85,974		78,816		7,158 kWh	1	29 Days	\$819.19
1000799181	08/21/2026	18.91		0		18.91 kW	1	29 Days	4.3%

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

Sub-Account Number: 221007940820

Amount: \$6,638.55

Total Current Month's Charges

\$8,196.01

00000016-00000085-Page 3 of 12





Sub-Account #: 221007983952
Statement Date: 08/31/2026

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

Meter Location: LAKE FOUNTAIN

Service Period: 07/24/2026 - 08/21/2026

Rate Schedule: General Service - Non Demand

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.66000		\$19.14
Florida Gross Receipt Tax			\$0.49
Electric Service Cost			\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.63

Billing information continues on next page →



Sub-Account #: 221007983960
Statement Date: 08/31/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 07/24/2026 - 08/21/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	08/21/2026	7,596		7,596		0 kWh	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Florida Gross Receipt Tax		\$0.49
Electric Service Cost		\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.63

Billing information continues on next page →





Sub-Account #: 221007983978
Statement Date: 08/31/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 07/24/2026 - 08/21/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	08/21/2026	47,031		45,083		1,948 kWh	1	29 Days

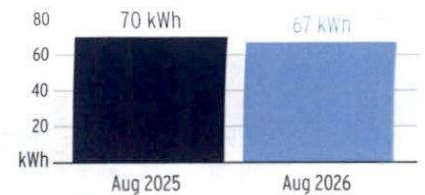
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	1,948 kWh @ \$0.09202/kWh	\$179.25
Fuel Charge	1,948 kWh @ \$0.03516/kWh	\$68.49
Storm Protection Charge	1,948 kWh @ \$0.00568/kWh	\$11.06
Clean Energy Transition Mechanism	1,948 kWh @ \$0.00418/kWh	\$8.14
Florida Gross Receipt Tax		\$7.34
Electric Service Cost		\$293.42

Avg kWh Used Per Day



Current Month's Electric Charges

\$293.42

Billing information continues on next page →



Sub-Account #: 221007983986
Statement Date: 08/31/2026

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

Meter Read

Meter Location: LAKE FOUNTAIN
Service Period: 07/24/2026 - 08/21/2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	08/21/2026	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Florida Gross Receipt Tax		\$0.49
	Electric Service Cost		\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges \$19.63

Billing information continues on next page →

00000015-0000087-Page 7 of 12





Sub-Account #: 211021533685
Statement Date: 08/31/2026

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

Meter Read

Meter Location: SOUTH ENTRANCE

Service Period: 07/24/2026 - 08/21/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	08/21/2026	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Florida Gross Receipt Tax		\$0.49
	Electric Service Cost		\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.63

Billing information continues on next page →



Sub-Account #: 211021583862
Statement Date: 08/31/2026

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 07/24/2026 - 08/21/2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	08/21/2026	0		0		0 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
	Florida Gross Receipt Tax		\$0.49
	Electric Service Cost		\$19.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$19.63

Billing information continues on next page →





Sub-Account #: 221007911623
Statement Date: 08/31/2026

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

Service Period: 06/27/2026 - 07/28/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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
Florida Gross Receipt Tax		\$0.26
Franchise Fee		\$21.27
Municipal Public Service Tax		\$0.71

Lighting Charges **\$346.70**

Current Month's Electric Charges

\$346.70

Billing information continues on next page →



Sub-Account #: 221007934435
Statement Date: 08/31/2026

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 07/24/2026 - 08/21/2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	08/21/2026	85,974		78,816		7,158 kWh	1	29 Days
1000799181	08/21/2026	18.91		0		18.91 kW	1	29 Days

Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$1.12000	\$32.48
Billing Demand Charge	19 kW @ \$19.06000/kW	\$362.14
Energy Charge	7,158 kWh @ \$0.00815/kWh	\$58.34
Fuel Charge	7,158 kWh @ \$0.03516/kWh	\$251.68
Capacity Charge	19 kW @ \$0.72000/kW	\$13.68
Storm Protection Charge	19 kW @ \$2.02000/kW	\$38.38
Energy Conservation Charge	19 kW @ \$0.79000/kW	\$15.01
Environmental Cost Recovery	7,158 kWh @ \$0.00072/kWh	\$5.15
Clean Energy Transition Mechanism	19 kW @ \$1.15000/kW	\$21.85
Florida Gross Receipt Tax		\$20.48
Electric Service Cost		\$819.19

Current Month's Electric Charges

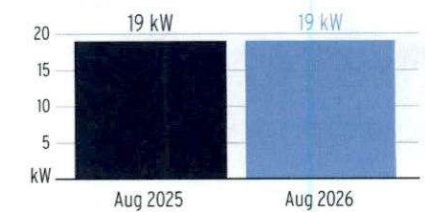
\$819.19

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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





Sub-Account #: 221007940820
Statement Date: 08/31/2026

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

Service Period: 06/27/2026 - 07/28/2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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
Florida Gross Receipt Tax		\$5.23
Lighting Charges		\$6,638.55

Current Month's Electric Charges

\$6,638.55

Total Current Month's Charges

\$8,196.01