

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
MAY 07, 2020**

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, MAY 07, 2020 AT 2:00 P.M.  
CALL IN NUMBER: 1-866-906-9330      ACCESS CODE: 4863181**

<b>District Board of Supervisors</b>	Chairman Vice - Chairman Supervisor Supervisor Supervisor	Jeff Hills Ryan Motko Nick Dister Albert Viera Steve Luce
<b>District Manager</b>	Meritus	Debby Nussel
<b>District Attorney</b>	Straley, Robin, Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

***All cellular phones and pagers must be turned off while in the meeting room***

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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**

***Dear Board Members:***

The Regular Meeting for the Shell Point Community Development District will be held on **Thursday, May 07, 2020 at 2:00 p.m. via conference call at the information listed below.** Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing.....Tab 01
  - B. Consideration of Resolution 2020-02; Adopting Statutory Alternative Investment Policies.....Tab 02
  - C. Acceptance of Financial Report for Fiscal Year Ended September 30, 2019.....Tab 03
  - D. Annual Disclosure of Qualified Electors.....Tab 04
  - E. Consideration of Resolution 2020-03; Setting Landowner Election & CDD Meeting.....Tab 05
  - F. Discussion on Acceptance of Compensation for Board Members
  - G. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Audit Committee & Regular Meeting October 03, 2019.....Tab 06
  - B. Consideration of Operation and Maintenance Expenditures September 2019.....Tab 07
  - C. Consideration of Operation and Maintenance Expenditures October 2019 – March 2020 .....Tab 08
  - D. Review of Financial Statements Month Ending March 31, 2020 .....Tab 09
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 8. ADJORNMENT**

Sincerely,

Debby Nussel  
District Manager, Meritus

**RESOLUTION 2020-01\_\_**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Shell Point Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 6, 2020

HOUR: 2:00 p.m.

LOCATION\*: Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

*\*Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: <http://shellpointcdd.com/>.*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 7, 2020.**

Attest:

**Shell Point Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2020/2021**

2021



# SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

MAY 7, 2020



# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

#### TABLE OF CONTENTS

<b><u>SECTION</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PAGE</u></b>
I.	BUDGET INTRODUCTION .....	1
II.	FISCAL YEAR 2020 BUDGET ANALYSIS .....	2
III.	PROPOSED OPERATING BUDGET .....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	7
VI.	SCHEDULE OF ANNUAL ASSESSMENTS .....	8

MAY 7, 2020

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Shell Point Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessment Revenue Refunding Bonds

#### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.



# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	171,582.70	171,582.70	171,582.70
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$171,582.70</b>	<b>\$171,582.70</b>	<b>\$171,582.70</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	78,475.00	21,140.75	0.00	21,140.75	(57,334.25)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$78,475.00</b>	<b>\$21,140.75</b>	<b>\$0.00</b>	<b>\$21,140.75</b>	<b>(\$57,334.25)</b>
<b>TOTAL REVENUES</b>	<b>\$78,475.00</b>	<b>\$21,140.75</b>	<b>\$171,582.70</b>	<b>\$192,723.45</b>	<b>\$114,248.45</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	30,000.00	12,500.00	17,500.00	30,000.00	0.00
District Engineer	4,000.00	0.00	1,000.00	1,000.00	(3,000.00)
Disclosure Report	8,400.00	0.00	4,200.00	4,200.00	(4,200.00)
Trustee Fees	8,500.00	0.00	3,750.00	3,750.00	(4,750.00)
Accounting Services	4,500.00	1,875.00	(1,875.00)	0.00	(4,500.00)
Auditing Services	6,500.00	500.00	4,500.00	5,000.00	(1,500.00)
Postage, Phone, Faxes, Copies	250.00	4.50	145.50	150.00	(100.00)
Public Officials Insurance	2,300.00	2,306.00	0.00	2,306.00	6.00
Legal Advertising	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
Bank Fees	250.00	30.00	120.00	150.00	(100.00)
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	0.00	0.00
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Maintenance	1,500.00	625.00	875.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$68,375.00</b>	<b>\$18,015.50</b>	<b>\$31,215.50</b>	<b>\$49,231.00</b>	<b>(\$19,144.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,100.00	1,913.25	1,086.75	3,000.00	(100.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,100.00</b>	<b>\$1,913.25</b>	<b>\$1,086.75</b>	<b>\$3,000.00</b>	<b>(\$100.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	0.00	0.00	0.00	0.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	0.00	0.00	0.00	0.00	0.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	0.00	0.00	0.00	0.00	0.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program - Contract	0.00	0.00	0.00	0.00	0.00
Waterway Improvements & Repairs	0.00	0.00	0.00	0.00	0.00
Entrance, Monument & Wall Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Plant Replacement	0.00	0.00	0.00	0.00	0.00
Mulch & Tree Trimming	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Property & Casualty Insurance	7,000.00	2,819.00	0.00	2,819.00	(4,181.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$7,000.00</b>	<b>\$2,819.00</b>	<b>\$0.00</b>	<b>\$2,819.00</b>	<b>(\$4,181.00)</b>
<b>RESERVES</b>					
Capital Improvement Reserve	0.00	0.00	137,673.45	137,673.45	137,673.45
<b>TOTAL RESERVES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$137,673.45</b>	<b>\$137,673.45</b>	<b>\$137,673.45</b>
<b>TOTAL EXPENDITURES</b>	<b>78,475.00</b>	<b>22,747.75</b>	<b>169,975.70</b>	<b>192,723.45</b>	<b>114,248.45</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>(1,607.00)</b>	<b>1,607.00</b>	<b>0.00</b>	<b>0.00</b>

## FISCAL YEAR 2020 BUDGET ANALYSIS

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	362,912.00	362,912.00
Operations & Maintenance Assmts-Off Roll	0.00	171,582.70	171,582.70	0.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$0.00</b>	<b>\$171,582.70</b>	<b>\$171,582.70</b>	<b>\$362,912.00</b>	<b>\$362,912.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	78,475.00	21,140.75	(57,334.25)	0.00	(78,475.00)
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$78,475.00</b>	<b>\$21,140.75</b>	<b>(\$57,334.25)</b>	<b>\$0.00</b>	<b>(\$78,475.00)</b>
<b>TOTAL REVENUES</b>	<b>\$78,475.00</b>	<b>\$192,723.45</b>	<b>\$114,248.45</b>	<b>\$362,912.00</b>	<b>\$284,437.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	0.00	0.00	0.00	4,000.00	4,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	30,000.00	30,000.00	0.00	30,000.00	0.00
District Engineer	4,000.00	1,000.00	(3,000.00)	3,000.00	(1,000.00)
Disclosure Report	8,400.00	4,200.00	(4,200.00)	4,200.00	(4,200.00)
Trustee Fees	8,500.00	3,750.00	(4,750.00)	4,000.00	(4,500.00)
Accounting Services	4,500.00	0.00	(4,500.00)	0.00	(4,500.00)
Auditing Services	6,500.00	5,000.00	(1,500.00)	5,000.00	(1,500.00)
Postage, Phone, Faxes, Copies	250.00	150.00	(100.00)	250.00	0.00
Public Officials Insurance	2,300.00	2,306.00	6.00	2,537.00	237.00
Legal Advertising	2,000.00	1,000.00	(1,000.00)	2,500.00	500.00
Bank Fees	250.00	150.00	(100.00)	250.00	0.00
Dues, Licenses, & Fees	175.00	175.00	0.00	175.00	0.00
Email Hosting Vendor	0.00	0.00	0.00	600.00	600.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Maintenance	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$88,375.00</b>	<b>\$49,231.00</b>	<b>(\$19,144.00)</b>	<b>\$55,512.00</b>	<b>(\$12,863.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,100.00	3,000.00	(100.00)	5,000.00	1,900.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,100.00</b>	<b>\$3,000.00</b>	<b>(\$100.00)</b>	<b>\$5,000.00</b>	<b>\$1,900.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	0.00	0.00	0.00	100,000.00	100,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	0.00	0.00	0.00	2,700.00	2,700.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,700.00</b>	<b>\$2,700.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	0.00	0.00	0.00	15,000.00	15,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,000.00</b>	<b>\$15,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Waterway Management Program - Contract	0.00	0.00	0.00	12,000.00	12,000.00
Waterway Improvements & Repairs	0.00	0.00	0.00	1,000.00	1,000.00
Entrance, Monument & Wall Maintenance & Repair	0.00	0.00	0.00	4,000.00	4,000.00
Landscape Maintenance - Contract	0.00	0.00	0.00	110,000.00	110,000.00
Plant Replacement	0.00	0.00	0.00	5,000.00	5,000.00
Mulch & Tree Trimming	0.00	0.00	0.00	15,000.00	15,000.00
Irrigation Maintenance	0.00	0.00	0.00	1,500.00	1,500.00
Amenity Center Pest Control	0.00	0.00	0.00	1,200.00	1,200.00
Amenity Center Cleaning & Supplies	0.00	0.00	0.00	6,500.00	6,500.00
Pool Maintenance - Other	0.00	0.00	0.00	2,000.00	2,000.00
Pool Maintenance - Contract	0.00	0.00	0.00	12,000.00	12,000.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	3,000.00	3,000.00
Property & Casualty Insurance	7,000.00	2,819.00	(4,181.00)	7,500.00	500.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$7,000.00</b>	<b>\$2,819.00</b>	<b>(\$4,181.00)</b>	<b>\$180,700.00</b>	<b>\$173,700.00</b>
<b>RESERVES</b>					
Capital Improvement Reserve	0.00	137,673.45	137,673.45	0.00	0.00
<b>TOTAL RESERVES</b>	<b>\$0.00</b>	<b>\$137,673.45</b>	<b>\$137,673.45</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>78,475.00</b>	<b>192,723.45</b>	<b>114,248.45</b>	<b>362,912.00</b>	<b>284,437.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**FISCAL YEAR 2021**  
PROPOSED ANNUAL OPERATING BUDGET

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

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

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

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

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

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

##### **Miscellaneous Administration**

This is required of the District to store its official records.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

#### **Website Administration**

This is for maintenance and administration of the District's official website.

#### **Capital Outlay**

This is to purchase new equipment as required.

### **Legal Counsel**

#### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

### **Electric Utility Services**

#### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

### **Garbage/Solid Waste Control Services**

#### **Garbage Collection**

This item is for pick up at the recreation facility and parks as needed.

### **Water-Sewer Combination Services**

#### **Water Utility Services**

This item is for the potable and non-potable water used for irrigation.

### **Other Physical Environment**

#### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

#### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

#### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

#### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

#### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

#### **Property Taxes**

This item is for property taxes assessed to lands within the District.

#### **Irrigation Maintenance**

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

#### **Pool Maintenance**

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

#### **Clubhouse Maintenance**

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	949,581
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>949,581</b>

#### EXPENDITURES

Series 2019 May Interest Payment	\$	359,791
Series 2019 November Principal Payment	\$	230,000
Series 2019 November Interest Payment	\$	359,791
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>949,581</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	13,980,000
Principal Payment Applied Toward Series 2019	\$	230,000
<b>Bonds Outstanding - Period Ending 11/1/2021</b>	<b>\$</b>	<b>13,750,000</b>

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EBU Value	Unit Count	FY 2020		FY 2020 Total Assessment	FY 2021		FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit		Debt Service Per Unit	O&M Per Unit		
SERIES 2019									
Single Family 40'	1.00	241	\$1,276.60	\$533.34	\$1,809.94	\$1,276.60	\$533.34	\$1,809.94	\$0.00
Single Family 50'	1.25	311	\$1,595.75	\$666.67	\$2,262.42	\$1,595.75	\$666.67	\$2,262.42	\$0.00
Single Family 60'	1.50	110	\$1,914.89	\$800.00	\$2,714.89	\$1,914.89	\$800.00	\$2,714.89	\$0.00
TOTAL		662							

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

**FISCAL YEAR 2021**  
PROPOSED ANNUAL OPERATING BUDGET



## RESOLUTION 2020-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2019-18 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2019-18 to establish a written investment policy in accordance with Section 218.415, Florida Statutes; and

**WHEREAS**, the Board desires to rescind Resolution 2019-18 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2019-18 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED ON MAY 7, 2020.**

**Attest:**

**Shell Point Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Jeff Hills  
Chair of the Board of Supervisors



**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE PERIOD FROM INCEPTION NOVEMBER 15, 2018 TO  
SEPTEMBER 30, 2019**

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	23-24
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	25
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26-27



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Shell Point Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Shell Point Community Development District, Hillsborough County, Florida ("District") as of September 30, 2019, and for the period from inception November 15, 2018 to September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2019, and the respective changes in financial position thereof for the period from inception November 15, 2018 to September 30, 2019 in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated April 2, 2020, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

  
Baker & Associates

April 2, 2020

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Shell Point Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception November 15, 2018 to September 30, 2019. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,762,283.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,762,283, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2019, the District's governmental funds reported combined ending fund balances of \$1,448,224, an increase of \$1,448,224 in comparison with the prior fiscal year. The total fund balance is restricted for debt service.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management) function.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds. The capital projects fund was closed at the end of the current fiscal year.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2019
Current and other assets	\$	1,459,889
Capital assets, net of depreciation		15,908,227
Total assets		17,368,116
Current liabilities		443,754
Long-term liabilities		14,162,079
Total liabilities		14,605,833
Net Position		
Net investment in capital assets		1,746,148
Restricted		1,016,135
Total net position	\$	2,762,283

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

A portion of the District's net position, reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase resulted from the contribution of land by the Developer. This was partially offset by interest and issuance costs related to long-term debt issuance in the current period.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION	
FOR THE PERIOD FROM NOVEMBER 15, 2018 TO	
SEPTEMBER 30,	
	2019
Revenues:	
Program revenues	
Charges for services	\$ 2,125
Operating grants and contributions	38,672
Capital grants and contributions	3,895,596
Total revenues	3,936,393
Expenses:	
General government	38,672
Bond issuance costs	611,525
Interest	523,913
Total expenses	1,174,110
Change in net position	2,762,283
Net position - beginning	-
Net position - ending	\$ 2,762,283

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception November 15, 2018 to September 30, 2019 was \$1,174,110. The costs of the District's activities were partially funded by program revenues which were comprised primarily of Developer contribution. The majority of expenses was the result of Bond issuance costs and interest expense incurred in the current period.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception November 15, 2018 to September 30, 2019.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2019, the District had \$15,908,227 invested in capital assets for its governmental activities. In the government-wide financial statements no depreciation has been taken as the assets are still in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2019, the District had \$14,205,000 in Bonds outstanding for its governmental activities. In the current period, the District issued \$6,905,000 in Series 2018 BAN which were refunded by the \$14,205,000 Series 2019 Special Assessment Revenue Refunding Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District is currently under development and it is anticipated that the infrastructure for the District will be completed by the Developer. In addition, it is anticipated that the general operations of the District will increase.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Shell Point Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.



**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2019**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 217
Due from Developer	11,448
Restricted assets:	
Investments	1,448,224
Capital assets:	
Nondepreciable	<u>15,908,227</u>
Total assets	<u>17,368,116</u>
 <b>LIABILITIES</b>	
Accounts payable	11,665
Accrued interest payable	432,089
Non-current liabilities:	
Due in more than one year	<u>14,162,079</u>
Total liabilities	<u>14,605,833</u>
 <b>NET POSITION</b>	
Net investment in capital assets	1,746,148
Restricted for debt service	<u>1,016,135</u>
Total net position	<u>\$ 2,762,283</u>

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES**

**FOR THE PERIOD FROM INCEPTION November 15, 2018 TO SEPTEMBER 30, 2019**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 38,672	\$ -	\$ 38,672	\$ -	\$ -
Physical environment	-	-	-	3,895,596	3,895,596
Interest on long-term debt	523,913	2,125	-	-	(521,788)
Bond issuance costs	611,525	-	-	-	(611,525)
Total governmental activities	1,174,110	2,125	38,672	3,895,596	2,762,283
Change in net position					2,762,283
Net position - beginning					-
Net position - ending					\$ 2,762,283

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2019**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 217	\$ -	\$ 217
Investments	-	1,448,224	1,448,224
Due from Developer	11,448	-	11,448
Total assets	<u>\$ 11,665</u>	<u>\$ 1,448,224</u>	<u>\$ 1,459,889</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 11,665	\$ -	\$ 11,665
Total liabilities	<u>11,665</u>	<u>-</u>	<u>11,665</u>
Fund balances:			
Restricted for:			
Debt service	-	1,448,224	1,448,224
Total fund balances	<u>-</u>	<u>1,448,224</u>	<u>1,448,224</u>
Total liabilities and fund balances	<u>\$ 11,665</u>	<u>\$ 1,448,224</u>	<u>\$ 1,459,889</u>

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION  
SEPTEMBER 30, 2019**

Total fund balances - governmental funds \$ 1,448,224

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	15,908,227	
Accumulated depreciation	-	15,908,227

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(432,089)	
Discount on bonds	42,921	
Bonds payable	(14,205,000)	(14,594,168)
Net position of governmental activities		\$ 2,762,283

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE PERIOD FROM INCEPTION NOVEMBER 15, 2018 TO SEPTEMBER 30, 2019**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Developer contributions	\$ 38,672	\$ -	\$ -	\$ 38,672
Interest earnings	-	2,125	5,596	7,721
Total revenues	38,672	2,125	5,596	46,393
EXPENDITURES				
Current:				
General government	38,672	-	-	38,672
Debt Service:				
Principal	-	6,905,000	-	6,905,000
Interest	-	91,108	-	91,108
Bond issue costs	-	-	611,525	611,525
Capital outlay	-	-	12,018,227	12,018,227
Total expenditures	38,672	6,996,108	12,629,752	19,664,532
Excess (deficiency) of revenues over (under) expenditures	-	(6,993,983)	(12,624,156)	(19,618,139)
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	22,446	(22,446)	-
Bond discount	-	-	(43,637)	(43,637)
Bond proceeds	-	8,419,761	12,690,239	21,110,000
Total other financing sources (uses)	-	8,442,207	12,624,156	21,066,363
Net change in fund balances	-	1,448,224	-	1,448,224
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ 1,448,224	\$ -	\$ 1,448,224

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE PERIOD FROM INCEPTION NOVEMBER 15, 2018 TO SEPTEMBER 30, 2019**

Net change in fund balances - total governmental funds	\$ 1,448,224
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	12,018,227
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	6,905,000
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(21,110,000)
The statement of activities reports noncash contributions as revenues, but these revenues are not reported in the governmental fund financial statements.	3,890,000
In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position.	43,637
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(716)
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	(432,089)
Change in net position of governmental activities	<u>\$ 2,762,283</u>

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Shell Point Community Development District ("District") was established on November 15, 2018 by Ordinance 18-34 of the Hillsborough County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2019, all of the Board members are affiliated with Shell Point Ruskin, LLC (Developer).

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District was completely funded by Developer contributions for the current fiscal year.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. This fund was closed at the end of the fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified by the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Prepaid Items**

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction

#### **Unearned Revenue**

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bond. Bonds payable are reported net of the applicable premium or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the period of issuance. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as capital projects fund expenditures.

#### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### **Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

**Committed fund balance** – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

**Assigned fund balance** – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2019:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5 -Ct	\$ 1,448,224	N/A	Not available
	<u>\$ 1,448,224</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the period from inception November 15, 2018 to September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ -	\$ 3,890,000	\$ -	\$ 3,890,000
Construction in progress	-	12,018,227	-	12,018,227
Total capital assets, not being depreciated	-	15,908,227	-	15,908,227
Governmental activities capital assets, net	\$ -	\$ 15,908,227	\$ -	\$ 15,908,227

The Series 2018 BAN and Series 2019 Project includes the planning, financing, acquisition, construction, reconstruction, equipping and installation of certain roadways, water and wastewater utilities, stormwater management facilities, landscaping/irrigation and signage improvements. Infrastructure intended to serve the District has been estimated at a total cost of approximately \$23,514,493. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets are to be transferred to other governmental entities for ownership and maintenance.

Improvements in the current period were acquired from the Developer using proceeds from the Series 2018 BAN and Series 2019 Bonds. At September 30, 2019, all the construction funds from the Series 2018 BAN and Series 2019 Bonds were depleted. The Developer is expected to finance the completion of the project.

In addition, the Developer conveyed 97 acres of land to the District during the current fiscal year at a cost of \$3,890,000.

## NOTE 6 – LONG TERM LIABILITIES

### Series 2018 BAN

In December 2018, the District issued \$6,905,000 of Special Assessment Bond Anticipation Notes (BAN), Series 2018 with a fixed interest rate of 6.25% due January 1, 2020. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The Bonds were refunded and paid off in the current period.

## NOTE 6 – LONG TERM LIABILITIES (Continued)

### Series 2019

In February 2019, the District issued \$14,205,000 of Special Assessment Revenue Refunding Bonds, Series 2019 consisting of Term Bonds with fixed interest rates ranging from 4.0% to 5.375% and due dates from on November 1, 2024 through November 1, 2049. The Bonds were issued to refund the Series 2018 BAN and to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2019. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2049.

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2019.

### Long-term Debt Activity

Changes in long-term liability activity for the period from inception November 15, 2018 to September 30, 2019 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2018 BAN	\$ -	\$ 6,905,000	\$ 6,905,000	\$ -	\$ -
Series 2019	-	14,205,000	-	14,205,000	-
Less: original discount	-	43,637	716	42,921	-
Total	\$ -	\$ 21,066,363	\$ 6,904,284	\$ 14,162,079	\$ -

At September 30, 2019, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2020	\$ -	\$ 858,107	\$ 858,107
2021	225,000	724,081	949,081
2022	230,000	714,981	944,981
2023	240,000	705,581	945,581
2024	250,000	695,781	945,781
2025-2029	1,420,000	3,305,631	4,725,631
2030-2034	1,785,000	2,927,044	4,712,044
2035-2039	2,305,000	2,394,600	4,699,600
2040-2044	2,980,000	1,698,703	4,678,703
2045-2049	3,865,000	784,347	4,649,347
2050	905,000	24,322	929,322
Total	\$ 14,205,000	\$ 14,833,178	\$ 29,038,178

## NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$38,672, which includes a receivable of \$11,448 at September 30, 2019.

#### **NOTE 8 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

#### **NOTE 9 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

#### **NOTE 10 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE PERIOD FROM INCEPTION NOVEMBER 15, 2018 TO SEPTEMBER 30, 2019**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Developer contributions	\$ 75,000	\$ 38,672	\$ (36,328)
Total revenues	75,000	38,672	(36,328)
<b>EXPENDITURES</b>			
Current:			
General government	28,500	38,672	(10,172)
Physical environment	42,500	-	42,500
Parks and recreation	4,000	-	4,000
Total expenditures	75,000	38,672	36,328
Excess (deficiency) of revenues over (under) expenditures	\$ -	-	\$ -
Fund balance - beginning		-	
Fund balance - ending		\$ -	

See notes to required supplementary information

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception November 15, 2018 to September 30, 2019.





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## INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors  
Shell Point Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Shell Point Community Development District, Hillsborough County, Florida ("District") as of September 30, 2019, and for the period from inception November 15, 2018 to September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 2, 2020.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Bhav & Associates*

April 2, 2020



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Shell Point Community Development District  
Hillsborough County, Florida

We have examined Shell Point Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception November 15, 2018 to September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception November 15, 2018 to September 30, 2019.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Shell Point Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

April 2, 2020



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## MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors  
Shell Point Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Shell Point Community Development District, Hillsborough County, Florida ("District") as of September 30, 2019, and for the period from inception November 15, 2018 to September 30, 2019, and have issued our report thereon dated April 2, 2020.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 2, 2020, should be considered in conjunction with this management letter.

### Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.
- II. Status of prior year findings and recommendations.
- III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Shell Point Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

April 2, 2020

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not Applicable

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

Not applicable. First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2019.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2019.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2019. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.



April 24, 2020

To **Whom It May Concern:**

As per F.S. 190.006, **you'll find** the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

<b>Community Development District</b>	<b>Number of Registered Electors</b>
Shell Point	2

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or [ewhite@hcsoc.org](mailto:ewhite@hcsoc.org).

Respectfully,

Enjoli White  
Candidate Services Liaison



**RESOLUTION 2020-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING A DATE, TIME AND LOCATION FOR A  
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;  
PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

**WHEREAS**, the effective date of Ordinance No. 18-34 creating the District was the November 15, 2018; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

**Section 1.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2020, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its May 7, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF MAY, 2020.**

**ATTEST:**

**SHELL POINT COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

## **EXHIBIT A**

### **NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Shell Point Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 213 acres more or less, generally located between 14<sup>th</sup> Street NW and US Highway 41 and north of Shell Point Road East in Ruskin, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2020  
TIME: 2:00 p.m.  
PLACE: The offices of Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

*Run Date(s): October 7 and 14, 2020*



## **EXHIBIT A**

### **INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS**

**DATE OF LANDOWNERS' MEETING:**     **November 3, 2020**

**TIME:**             **2:00 p.m.**

**LOCATION:**   **The offices of Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four year period and one (1) seat for a two year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**EXHIBIT A**

**LANDOWNER PROXY**

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Shell Point Community Development District to be held at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, on November 3, 2020, at 2:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**


[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**EXHIBIT A**

**OFFICIAL BALLOT**  
**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – NOVEMBER 3, 2020**

---

**For Election (Three (3) Supervisors):** The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Shell Point Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

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

Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT**

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**October 3, 2019 Minutes of Audit Committee Meeting & Regular Meeting**

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**Minutes of the Audit Committee Meeting & Regular Meeting**

The Audit Committee Meeting & Regular Meeting of the Board of Supervisors for the Shell Point Community Development District was held on **Thursday, October 3, 2019 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Debby Nussel called the Audit Committee Meeting & Regular Meeting of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, October 3, 2019 at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Ryan Motko	Vice Chair
Nick Dister	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Brian Lamb	Meritus
Debby Nussel	Meritus
John Vericker	Straley Robin Vericker

There were no other members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments.

**3. RECESS TO AUDIT COMMITTEE MEETING**

Ms. Nussel directed the Board to recess to the Audit Committee meeting.

**4. AUDIT COMMITTEE MEETING**

**A. Call to Order/Roll Call**

The Audit Committee was called to order.

**B. Evaluate and Rank the Proposals**

- i. **Grau & Associates**
- ii. **Carr, Riggs and Ingram**

The Committee reviewed the proposals. Mrs. Nussel went over the cost for both firms.

**C. Finalize the Ranking and Consideration of Audit Committee Recommendation**

The Committee gave Grau & Associates a score 100 and Carr, Riggs and Ingram a score of 90.

MOTION TO:	Go with Grau & Associates, the lowest bidder.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**D. Close the Audit Committee Meeting**

The Audit Committee meeting was closed.

**5. RETURN AND PROCEED TO REGULAR MEETING**

Ms. Nussel directed the Board to return to the regular meeting.

**6. BUSINESS ITEMS**

**A. Consideration of Audit Committee Recommendations and Evaluation**

The Board reviewed the recommendations and evaluation.

MOTION TO:	Accept the Audit Committee's recommendation, Grau & Associates.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**B. Acceptance of Special Warranty Deed for Common Area Tracts – Shell Point Ruskin LLC**

Mr. Vericker went over the Special Warranty Deed with the Board.

MOTION TO:	Accept the Special Warranty Deed for Common Area Tracts – Shell Point Ruskin LLC.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**C. General Matters of the District**

**7. CONSENT AGENDA**

**A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2019**

**B. Consideration of Operations and Maintenance Expenditures August 2019**

**C. Review of Financial Statements Month Ending August 31, 2019**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

**8. VENDOR/STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There were no staff reports at this time.

**9. SUPERVISOR REQUESTS**

There were no supervisor requests.

**10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience questions or comments.

**11. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Viera
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

Official District Seal

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

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

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9287	\$ 1,000.00		Management Services - September
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
Stantec	1557564	\$ 137.50		Professional Services - General Consulting - thru 08/23/19
Straley Robin Vericker	17422	667.00		Professional Services - General - thru 08/15/19
Straley Robin Vericker	17531	214.20	<b>\$ 881.20</b>	Professional Services - General - thru 09/15/19
<b>Variable Contract Sub-Total</b>		<b>\$ 1,018.70</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Tampa Bay Times	11423 083019	\$ 254.70		RFP RFQ - 08/30/19
Tampa Bay Times	17613 092019	326.90		Meeting Schedule - 09/20/19
Tampa Bay Times	18270 092219	329.60	<b>\$ 911.20</b>	Audit Committee - 09/22/19
<b>Regular Services Sub-Total</b>		<b>\$ 911.20</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,929.90</b>		



# Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9287  
Invoice Date: Sep 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Shell Point CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		9/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - September		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,000.00</b>

REVIEWEDthomas 8/20/2019



## INVOICE

Page 1 of 1

Invoice Number 1557564  
Invoice Date September 4, 2019  
Purchase Order 215614808  
Customer Number 150689  
Project Number 215614808

**Bill To**

Shellpoint CDD  
Accounts Payable  
c/o Meritus Districts  
2005 Pan Am Circle  
Suite 300  
Tampa FL 33607  
United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
13980 Collections Center Drive  
Chicago IL 60693  
United States

**Project Shellpoint CDD - District Engineering Services**

Project Manager Stewart, Tonja L For Period Ending  
Current Invoice Total (USD) 137.50

**August 23, 2019**

Process requisitions

**Top Task 219 2019 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.25	110.00	137.50
<b>Subtotal Professional Services</b>	<b>1.25</b>		<b>137.50</b>

Top Task Subtotal 2019 FY General Consulting 137.50

**Total Fees & Disbursements 137.50**

**INVOICE TOTAL (USD) 137.50**

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

Received

SEP 11 2019

REVIEWEDdthomas 9/19/2019

AM  
51300  
31077

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

August 26, 2019

Client: 001510

Matter: 000001

Invoice #: 17422

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2019

## SERVICES

Date	Person	Description of Services	Hours	
7/25/2019	LB	PREPARE DRAFT RESOLUTION ADOPTING FY 2019/2020 BUDGET, DRAFT BUDGET FUNDING AGREEMENT AND DRAFT RESOLUTION IMPOSING O&M ASSESSMENTS RE FY 2019/2020 BUDGET.	1.2	
8/1/2019	LB	REVISE RESOLUTION ADOPTING FY 2019/2020 BUDGET AND RESOLUTION IMPOSING O&M ASSESSMENTS ON SAME.	0.2	
8/2/2019	KMS	REVIEW 2019 BOND FILE; DRAFT SUPPLEMENTAL TERMS ASSESSMENT RESOLUTION; UPDATE BOND INFORMATION SHEET.	0.6	
8/4/2019	JMV	PREPARE CDD BUDGET RESOLUTION; PREPARE CDD FUNDING AGREEMENT.	0.4	
8/5/2019	LB	FINALIZE RESOLUTIONS AND BUDGET FUNDING AGREEMENT RE BUDGET FOR FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD RE SAME.	0.2	
8/9/2019	KMS	FINALIZE SUPPLEMENTAL ASSESSMENT RESOLUTION.	0.2	
8/13/2019	KMS	FINALIZE SUPPLEMENTAL ASSESSMENT RESOLUTION 2019-36; SEND TO B. CRUTCHFIELD.	0.2	
8/15/2019	VKB	REVIEW AND REPLY TO EMAIL FROM B. CRUTCHFIELD RE: O/M BUDGET RESOLUTION.	0.2	
Total Professional Services			3.2	\$667.00

REVIEWEDdtThomas 9/16/2019

514.00  
310.7  
60 SM

August 26, 2019

Client: 001510

Matter: 000001

Invoice #: 17422

Page: 2

#### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.4	\$122.00
VKB	Vivek K. Babbar	0.2	\$55.00
KMS	Kristen M. Schalter	1.0	\$250.00
LB	Lynn Butler	1.6	\$240.00

Total Services	\$667.00
Total Disbursements	\$0.00
Total Current Charges	\$667.00

**PAY THIS AMOUNT**

**\$667.00**

*Please Include Invoice Number on all Correspondence*

**Straley Robin Vericker**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

September 20, 2019  
Client: 001510  
Matter: 000001  
Invoice #: 17531

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2019

#### SERVICES

Date	Person	Description of Services	Hours	
8/21/2019	VKB	REVIEW AGENDA PACKAGE; TELECONFERENCE WITH N. HICKS RE: UPCOMING BOARD MEETING.	0.3	
8/22/2019	VKB	PREPARE FOR AND ATTEND BOARD MEETING AND PUBLIC HEARINGS.	0.3	
9/3/2019	LB	REVIEW STATUS OF ADOPTION OF RESOLUTION 2019-36 RE SUPPLEMENTAL ASSESSMENTS; PREPARE EMAIL TO B. CRUTCHFIELD REQUESTING EXECUTED COPY OF RESOLUTION 2019-36.	0.2	
9/4/2019	LB	RECEIPT OF RESOLUTION 2019-36 RE SUPPLEMENTAL ASSESSMENTS AND UPDATE RECORDS RE SAME.	0.1	
Total Professional Services			0.9	\$210.00

#### PERSON RECAP

Person		Hours	Amount
VKB	Vivek K. Babbar	0.6	\$165.00
LB	Lynn Butler	0.3	\$45.00

#### DISBURSEMENTS

Date	Description of Disbursements	Amount
9/13/2019	Photocopies (28 @ \$0.15)	\$4.20

September 20, 2019  
Client: 001510  
Matter: 000001  
Invoice #: 17531

Page: 2

## DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$4.20
	Total Services	\$210.00
	Total Disbursements	\$4.20
	Total Current Charges	\$214.20
	<b>PAY THIS AMOUNT</b>	<b>\$214.20</b>

*Please Include Invoice Number on all Correspondence*

5/14/00  
3/10/07  
JW

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/30/19	SHELL POINT	
Billing Date	Sales Rep	Customer Account
08/30/2019	Deirdre Almeida	187954
Total Amount Due		Ad Number
\$254.70		0000011423

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/30/19	08/30/19	0000011423	Times	Legals CLS	RFP RFQ	1	2x36 L	\$252.70
08/30/19	08/30/19	0000011423	Tampabay.com	Legals CLS	RFP RFQ AffidavitMaterial	1	2x36 L	\$0.00 \$2.00

REVIEWEDdthomas 9/16/2019

51360  
4801  
DN

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/30/19	SHELL POINT	
Billing Date	Sales Rep	Customer Account
08/30/2019	Deirdre Almeida	187954
Total Amount Due		Ad Number
\$254.70		0000011423

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

Received

SEP 05 2019

REMIT TO:

SHELL POINT

C/O MERITUS

2005 PAN AM CIRCLE, #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396



**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

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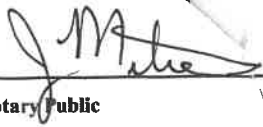
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: RFP RFQ** was published in **Tampa Bay Times: 8/30/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **08/30/2019**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced \_\_\_\_\_

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**  
**REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**  
**Hillsborough County,**

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at October 1, 2018 and ending September 30, 2021, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

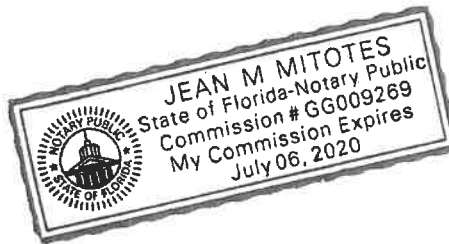
Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, (813) 397-5120, in an envelope marked on the outside, "Auditing Services Shell Point Community Development District." Proposals must be received by Friday, September 20, 2019 at 12:00 pm at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Shell Point CDD

Debby Hukill  
 District Manager

Run Date: 08/30/2019

0000011423



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/20/19		SHELL POINT	
Billing Date	Sales Rep	Customer Account	
09/20/2019	Deirdre Almeida	187954	
Total Amount Due		Ad Number	
\$326.90		0000017613	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/19	09/20/19	0000017613	Times	Legals CLS	Meeting Schedule	1	2x46 L	\$324.90
09/20/19	09/20/19	0000017613	Tampabay.com	Legals CLS	Meeting Schedule	1	2x46 L	\$0.00
					AffidavitMaterial			\$2.00

Received

SEP 26 2019

REVIEWEDdthomas 10/1/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/20/19		SHELL POINT	
Billing Date	Sales Rep	Customer Account	
09/20/2019	Deirdre Almeida	187954	
Total Amount Due		Ad Number	
\$326.90		0000017613	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SHELL POINT

C/O MERITUS

2005 PAN AM CIRCLE, #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/22/19		SHELL POINT	
Billing Date	Sales Rep	Customer Account	
09/22/2019	Deirdre Almeida	187954	
Total Amount Due		Ad Number	
\$329.60		0000018270	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/22/19	09/22/19	0000018270	Times	Legals CLS	Audit Committee	1	2x36 L	\$327.60
09/22/19	09/22/19	0000018270	Tampabay.com	Legals CLS	Audit Committee AffidavitMaterial	1	2x36 L	\$0.00 \$2.00

Received

SEP 26 2019

513.00  
489.00  
PS

REVIEWEDdthomas 10/1/2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/22/19		SHELL POINT	
Billing Date	Sales Rep	Customer Account	
09/22/2019	Deirdre Almeida	187954	
Total Amount Due		Ad Number	
\$329.60		0000018270	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

SHELL POINT  
C/O MERITUS  
2005 PAN AM CIRCLE, #300  
TAMPA, FL 33607

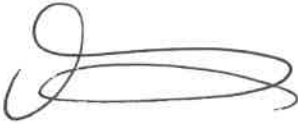
Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

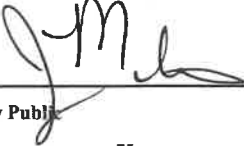
Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Audit Committee** was published in **Tampa Bay Times: 9/22/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **.09/22/2019**



Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF AUDIT COMMITTEE MEETING**  
**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Audit Committee of Shell Point Community Development District will hold a meeting on Thursday, October 3, 2019 at 2:00 p.m. to be held at the offices of Meritus, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 397-5120. Affected parties and others interested may appear at these meetings and be heard.

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

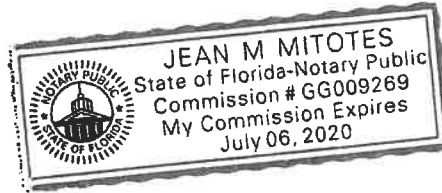
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Debby Nussel  
 District Manager

Run Date: 09/22/2019

0000018270



## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9333	\$ 1,000.00		Management Services - October
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
Egis	10004	\$ 5,125.00		Insurance - 10/01/19-10/01/20
Meritus	9362	2,100.00		FY19 Series 2019 Dissemination Services - 10/01/19
<b>Variable Contract Sub-Total</b>		<b>\$ 7,225.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
DEO	74755	\$ 175.00		Special District Fee - 10/01/19
<b>Regular Services Sub-Total</b>		<b>\$ 175.00</b>		
<b>Additional Services</b>				
Meritus	9384	\$ 7,500.00		FY19 Series 2018 BAN & 2019 Construction Accounting Services - 10/01/19
<b>Additional Services Sub-Total</b>		<b>\$ 7,500.00</b>		
<b>TOTAL:</b>		<b>\$ 15,900.00</b>		

Approved (with any necessary revisions noted):

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9333  
Invoice Date: Oct 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Shell Point CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - October		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,000.00</b>

REVIEWED dthomas 9/24/2019





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

# INVOICE

<b>Customer</b>	Shell Point Community Development District
<b>Acct #</b>	921
<b>Date</b>	10/07/2019
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,125.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#10004
100119413	

Thank You

Please detach and return with payment



Customer: Shell Point Community Development District

Invoice	Effective	Transaction	Description	Amount
10004	10/01/2019	Renew policy	Policy #100119413 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 10/7/2019  Gen Liab - \$2819 Pub Offr - \$2306	5,125.00
				<b>Total</b>
				\$ 5,125.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	10/07/2019

51300  
 4501  
 21300  
 53900  
 4602  
 73  
 DN

REVIEWEDthomas 10/25/2019

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9362  
Invoice Date: Oct 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Shell Point CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2019		2,100.00
		51300 3104		

Subtotal	2,100.00
Sales Tax	
Total Invoice Amount	2,100.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,100.00</b>

REVIEWEDthomas 10/23/2019

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2019/2020 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74755			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

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



**Received**  
 OCT 04 2019

**Shell Point Community Development District**  
 Mr. Brian K. Lamb  
 Meritus  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

- |                                       |                               |
|---------------------------------------|-------------------------------|
| <b>2. Telephone:</b>                  | (813) 397-5120                |
| <b>3. Fax:</b>                        | (813) 873-7070                |
| <b>4. Email:</b>                      | brian.lamb@merituscorp.com    |
| <b>5. Status:</b>                     | Independent                   |
| <b>6. Governing Body:</b>             | Elected                       |
| <b>7. Website Address:</b>            | shellpointcdd.com             |
| <b>8. County(ies):</b>                | Hillsborough                  |
| <b>9. Function(s):</b>                | Community Development         |
| <b>10. Boundary Map on File:</b>      | 11/20/2018                    |
| <b>11. Creation Document on File:</b> | 11/20/2018                    |
| <b>12. Date Established:</b>          | 11/15/2018                    |
| <b>13. Creation Method:</b>           | Local Ordinance               |
| <b>14. Local Governing Authority:</b> | Hillsborough County           |
| <b>15. Creation Document(s):</b>      | County Ordinance 18-34        |
| <b>16. Statutory Authority:</b>       | Chapter 190, Florida Statutes |
| <b>17. Authority to Issue Bonds:</b>  | Yes                           |
| <b>18. Revenue Source(s):</b>         | Assessments                   |
| <b>19. Most Recent Update:</b>        | 11/30/2018                    |

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/4/19

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9384  
Invoice Date: Oct 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Shell Point CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Construction accounting services Bond Series 2018 BAN, FY 2019		2,250.00
		Construction accounting services Bond Series 2019, FY 2019		5,250.00
		51300 3201		

Subtotal	7,500.00
Sales Tax	
Total Invoice Amount	7,500.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>7,500.00</b>

REVIEWEDthomas 10/23/2019

*Handwritten signature*

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9419	\$ 1,002.00		Management Services - November
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,002.00</b>		
<b>Variable Contract</b>				
Grau and Associates	GA093019	\$ 23.00		Audit Confirmation - 09/30/19
Straley Robin Vericker	17635	1,323.00		Professional Services - General - thru 10/15/19
Straley Robin Vericker	17733	27.75	<b>\$ 1,350.75</b>	Professional Services - General - thru 11/15/19
<b>Variable Contract Sub-Total</b>		<b>\$ 1,373.75</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 2,375.75</b>		

Approved (with any necessary revisions noted):

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9419  
Invoice Date: Nov 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Shell Point CDD

**Customer PO****Payment Terms**

Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

11/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - November		1,000.00
		Postage - September		2.00

Subtotal	1,002.00
Sales Tax	
Total Invoice Amount	1,002.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,002.00</b>

REVIEWEDthomas 10/29/2019

# Grau + Associates

Invoice Month	Date	Request Date	Client Name	Engagement Number	PR#	Qty	Price	Amount
October	11:57 AM 10/23/2019 11:57 AM	09/30/2019	Shell Point	Meritus	Q34668939R31	1	23.00	23.00



**Straley Robin Vericker**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

October 22, 2019  
Client: 001510  
Matter: 000001  
Invoice #: 17635

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2019

**SERVICES**

Date	Person	Description of Services	Hours
9/17/2019	KMS	REVIEW COMMUNICATIONS FROM K. SMITH; REVIEW EXHIBITS FOR PARCELS TO BE CONVEYED TO CDD; DRAFT DEED FROM SHELL POINT RUSKIN LLC TO SHELL POINT CDD; REVIEW RESTRICTIVE COVENANT DOCUMENT.	0.8
9/18/2019	KMS	REVISE SPECIAL WARRANTY DEED FROM SHELL POINT RUSKIN LLC TO CDD.	0.4
9/25/2019	JMV	REVIEW STATUS MEMO FROM D. NUSSEL.	0.2
9/26/2019	JMV	REVIEW COMMUNICATION FROM B. CRUTCFIELD; REVIEW LEGAL NOTICE.	0.2
9/26/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR SERIES 2019 BONDS.	0.2
9/27/2019	KMS	FINALIZE DEED AND SEND TO R. MOTKO.	0.2
10/1/2019	KMS	REVIEW COMMUNICATIONS FROM K. SMITH; REVIEW TAX BILLS FOR 2018 AND PROPERTY RECORDS OF OWNERSHIP; TELEPHONE CALL FROM K. SMITH; EMAILS TO GROUP; REVIEW RECORDED DEED.	0.5
10/1/2019	VKB	TELECONFERENCE WITH K. SMITH RE: DEED; REVIEW AND REPLY TO EMAILS RE: SAME.	0.3
10/2/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.2
10/3/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6
10/4/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL UPDATE FOR BOND DISSEMINATION AGENT.	0.3

October 22, 2019  
Client: 001510  
Matter: 000001  
Invoice #: 17635

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	
10/4/2019	KMS	REVIEW COMMUNICATIONS FROM B. CRUTCHFIELD; EMAILS TO B. CRUTCHFIELD AND J. HILLS.	0.2	
10/7/2019	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			4.3	\$1,125.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.5	\$457.50
VKB	Vivek K. Babbar	0.3	\$82.50
KMS	Kristen M. Schalter	2.1	\$525.00
LB	Lynn Butler	0.4	\$60.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
10/1/2019	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees/Shell Point CDD - 1510-01	\$197.70
10/15/2019	Photocopies (2 @ \$0.15)	\$0.30
Total Disbursements		\$198.00

October 22, 2019

Client: 001510

Matter: 000001

Invoice #: 17635

Page: 3

Total Services	\$1,125.00	
Total Disbursements	\$198.00	
Total Current Charges		\$1,323.00

**PAY THIS AMOUNT**

**\$1,323.00**

*Please Include Invoice Number on all Correspondence*

51400  
3107  
SM

**Straley Robin Vericker**  
1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

November 22, 2019  
Client: 001510  
Matter: 000001  
Invoice #: 17733

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2019

**DISBURSEMENTS**

Date	Description of Disbursements	Amount
10/1/2019	XPRESS DELIVERIES, LLC- Courier Service-	\$27.75
	Total Disbursements	\$27.75
	Total Services	\$0.00
	Total Disbursements	\$27.75
	Total Current Charges	\$27.75
	<b>PAY THIS AMOUNT</b>	<b>\$27.75</b>

*Please Include Invoice Number on all Correspondence*

524.00  
31.07  
152

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9522	\$ 1,000.00		Management Services - December
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,000.00</b>		
<b>Variable Contract</b>				
Grau and Associates	18909	\$ 500.00		FY19 Audit - 12/02/19
<b>Variable Contract Sub-Total</b>		<b>\$ 500.00</b>		
<b>Utilities</b>				
BOCC	0909989190 120919	\$ 370.00		Water Deposit - 12/09/19
<b>Utilities Sub-Total</b>		<b>\$ 370.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 1,870.00</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

# Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9522  
Invoice Date: Dec 1, 2019  
Page: 1

**Bill To:**

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

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Shell Point CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December		1,000.00

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,000.00</b>

REVIEWEDthomas 12/2/2019

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Shell Point Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 18909  
Date 12/02/2019

---

### SERVICE

### AMOUNT

Audit FYE 09/30/2019

\$ 500.00

Current Amount Due

\$ 500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

DN 51300  
88 3202





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	12/09/2019	12/30/2019

Service Address: SR#19-0090 SHELL POINT AMENITY CENTER

S-Page 1 of 1

**Service Address Charges**

Deposit Amount	\$370.00
<b>Total Service Address Charges</b>	<b>\$370.00</b>

**Summary of Account Charges**

Previous Balance	\$0.00
Net Payments - Thank You	\$0.00
<b>Total Account Charges</b>	<b>\$370.00</b>
<b>AMOUNT DUE</b>	<b>\$370.00</b>

**Notice**

Impact Fees/AGRF of \$7,422.50 are due on 06/04/2020



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0909989190

Hillsborough  
County Florida

Received

DEC 16 2019

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

418

<b>DUE DATE</b>	12/30/2019
<b>AMOUNT DUE</b>	\$370.00
<b>AMOUNT PAID</b>	

0009099891906

00000370007

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9482	\$ 1,003.00		Management Services - January
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,003.00</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	17825	\$ 853.00		Professional Services - General - thru 12/15/19
Straley Robin Vericker	17950	151.50	<b>\$ 1,004.50</b>	Professional Services - General - thru 01/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 1,004.50</b>		
<b>Utilities</b>				
BOCC	0909989190 010320	\$ -370.00		Water Service Connection - 01/03/20
<b>Utilities Sub-Total</b>		<b>\$ -370.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 1,637.50</b>		

Approved (with any necessary revisions noted):

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

Invoice Number: 9482  
Invoice Date: Jan 1, 2020  
Page: 1

<b>Bill To:</b>
Shell Point CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Shell Point CDD		Net Due	
	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Best Way		1/1/20

[illegible]

Subtotal	1,003.00
Sales Tax	
Total Invoice Amount	1,003.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,003.00</b>

## Straley Robin Vericker

1510 W. Cleveland Street  
Tampa, FL 33606  
Telephone (813) 223-9400 \* Facsimile (813) 223-5043  
Federal Tax Id. - 20-1778458

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

December 19, 2019  
Client: 001510  
Matter: 000001  
Invoice #: 17825

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2019

### SERVICES

Date	Person	Description of Services	Hours	
11/25/2019	JMV	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
12/5/2019	JMV	REVIEW COMMUNICATION FROM K. SMITH; REVIEW PROPERTY RECORDS; PREPARE CORRESPONDENCE TO HILLSBOROUGH COUNTY RE: STORMWATER TRACT.	1.2	
12/5/2019	LB	PREPARE DRAFT LETTER TO HILLSBOROUGH COUNTY RE SHELL COVE PHASE 1 PLAT AND OWNERSHIP BY CDD OF PARCEL WEST OF 14TH STREET.	0.4	
12/6/2019	JMV	REVIEW EMAIL FROM R. MOTKO; REVIEW ENGINEER'S REPORT; TELEPHONE CALL WITH R. MOTKO.	0.7	
12/11/2019	JMV	REVIEW EMAILS RE: CONSTRUCTION DRAINAGE ISSUES.	0.6	
Total Professional Services			3.0	\$853.00

### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	2.6	\$793.00
LB	Lynn Butler	0.4	\$60.00

December 19, 2019  
Client: 001510  
Matter: 000001  
Invoice #: 17825

Page: 2

Total Services	\$853.00	
Total Disbursements	\$0.00	
Total Current Charges		\$853.00

**PAY THIS AMOUNT**

**\$853.00**

***Please Include Invoice Number on all Correspondence***

51400  
3107  
SN

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

January 22, 2020

Client: 001510

Matter: 000001

Invoice #: 17950

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2020

### SERVICES

Date	Person	Description of Services	Hours	
12/27/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2019 RE SERIES 2019 REFUNDING BONDS.	0.2	
1/4/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3	
1/7/2020	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2019; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			0.7	\$151.50

### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$91.50
LB	Lynn Butler	0.4	\$60.00

January 22, 2020

Client: 001510

Matter: 000001

Invoice #: 17950

Page: 2

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Total Services	\$151.50	
Total Disbursements	\$0.00	
Total Current Charges		\$151.50

**PAY THIS AMOUNT**

**\$151.50**

*Please Include Invoice Number on all Correspondence*

814.00  
3/10/17  
R





Hillsborough  
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	01/03/2020	01/24/2020



**Summary of Account Charges**

Previous Balance	\$370.00
Net Payments - Thank You	(\$8,712.50)
Credit Amount	(\$8,342.50)
Total Account Charges	\$7,972.50
<b>AMOUNT DUE</b>	<b>(\$370.00)</b>

This is your summary of charges. Detailed charges by premise are listed on the following page(s).

**Notice**

CREDIT BALANCE - DO NOT PAY.



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **0909989190**

**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

5

**DUE DATE** 01/24/2020

**Credit Balance  
DO NOT PAY**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	01/03/2020	01/24/2020

Service Address: SR#19-0090 SHELL POINT AMENITY CENTER

M-Page 2 of 2

**Service Address Charges**

Impact Water Connection Fee	\$2,922.50
Water Meter Install Fee	\$150.00
Wastewater Impact Fee	\$4,500.00
Service Setup Fee	\$25.00
<b>Total Service Address Charges</b>	<b>\$7,597.50</b>



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	01/03/2020	01/24/2020

Service Address: 702 8TH ST NW

M-Page 2 of 2

**Service Address Charges**

Water Meter Install Fee	\$350.00
Service Setup Fee	\$25.00
<b>Total Service Address Charges</b>	<b>\$375.00</b>

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9573	\$ 1,001.50		Management Services - February
Meritus Districts	9618	10,000.00	<b>\$ 11,001.50</b>	Management & Accounting Services & Website Administration - October-February
<b>Monthly Contract Sub-Total</b>		<b>\$ 11,001.50</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 11,001.50</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

# Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9573  
Invoice Date: Feb 1, 2020  
Page: 1

<b>Bill To:</b>
Shell Point CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>

Customer ID	Customer PO	Payment Terms	
Shell Point CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/20

[illegible]

Subtotal	1,001.50
Sales Tax	
Total Invoice Amount	1,001.50
Payment/Credit Applied	
<b>TOTAL</b>	<b>1,001.50</b>

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9618  
Invoice Date: Feb 11, 2020  
Page: 1

**Bill To:**

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

**Ship to:****Customer ID**

Shell Point CDD

**Customer PO****Payment Terms**

Net Due

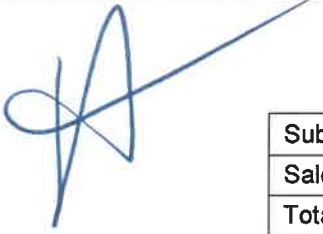
**Shipping Method**

Best Way

**Ship Date****Due Date**

2/11/20

Quantity	Item	Description	Unit Price	Amount
		Difference between charges for services that should have been billed and actual billing for period 10/1/19 - 2/29/20:		
		District Management Services		7,500.00
		Accounting Services		1,875.00
		Website Administration		625.00



Subtotal	10,000.00
Sales Tax	
Total Invoice Amount	10,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>10,000.00</b>

## Shell Point CDD Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9656	\$ 3,000.00		Management Services - March
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,000.00</b>		
<b>Variable Contract</b>				
Straley Robin Vericker	18047	\$ 60.00		Professional Services - General - thru 02/15/20
<b>Variable Contract Sub-Total</b>		<b>\$ 60.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 3,060.00</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9656  
Invoice Date: Mar 1, 2020  
Page: 1

**Bill To:**  
Shell Point CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Ship to:**

Customer ID	Customer PO	Payment Terms	
Shell Point CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/20

[illegible]

Subtotal	3,000.00
Sales Tax	
Total Invoice Amount	3,000.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>3,000.00</b>



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

February 25, 2020

Client: 001510

Matter: 000001

Invoice #: 18047

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2020

## SERVICES

Date	Person	Description of Services	Hours	
2/6/2020	LB	RESEARCH INFORMATION ON THE DISTRICT ESTABLISHMENT DATE, QUALIFIED ELECTORS AS OF 2019 AND STATUS OF TURNOVER TO RESIDENT BOARD; PREPARE MEMO RE SAME.	0.2	
2/13/2020	LB	EMAILS TO AND FROM B. CRUTCHFIELD RE NOVEMBER LANDOWNERS ELECTIONS; RESEARCH RE SEATS UP IN NOVEMBER FOR THE LANDOWNERS ELECTION.	0.2	
Total Professional Services			0.4	\$60.00

## PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	0.4	\$60.00

February 25, 2020

Client: 001510

Matter: 000001

Invoice #: 18047

Page: 2

Total Services	\$60.00	
Total Disbursements	\$0.00	
Total Current Charges		\$60.00

**PAY THIS AMOUNT**

**\$60.00**

***Please Include Invoice Number on all Correspondence***

51400  
3107  
SN

# Shell Point Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2020



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Shell Point CDD

## Balance Sheet

As of 3/31/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	123,551	0	0	0	0	123,551
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	332,101	0	0	0	332,101
Investment - Interest 2019 (5001)	0	0	0	0	0	0
Investment - Reserve 2019 (5003)	0	953,644	0	0	0	953,644
Investment - Construction 2019 (5005)	0	0	791	0	0	791
Investment - Cost of Issuance 2019 (5006)	0	0	0	0	0	0
Investment - Bond Redemption 2019 (5007)	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0
Prepaid Trustee Fees	4,041	0	0	0	0	4,041
Deposits	370	0	0	0	0	370
Construction Work in Progress	0	0	0	12,018,227	0	12,018,227
Amount Avail-Debt Service	0	0	0	0	1,448,223	1,448,223
Amount To Be Provided-Debt Service	0	0	0	0	12,756,777	12,756,777
Other	0	0	0	0	0	0
<b>Total Assets</b>	<b>127,961</b>	<b>1,285,745</b>	<b>791</b>	<b>12,018,227</b>	<b>14,205,000</b>	<b>27,637,725</b>
<b>Liabilities</b>						
Accounts Payable	43,294	0	0	0	0	43,294
Accounts Payable-Other	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Revenue Bonds Payable - Series 2019	0	0	0	0	14,205,000	14,205,000
Other	0	0	0	0	0	0
<b>Total Liabilities</b>	<b>43,294</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,205,000</b>	<b>14,248,294</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0	1,448,223	0	0	0	1,448,223
Fund Balance-Unreserved	0	0	0	0	0	0
Investment in General Fixed Assets	0	0	0	12,018,227	0	12,018,227
Other	84,667	(162,478)	791	0	0	(77,020)
<b>Total Fund Equity &amp; Other Credits</b>	<b>84,668</b>	<b>1,285,745</b>	<b>791</b>	<b>12,018,227</b>	<b>0</b>	<b>13,389,431</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>127,961</b>	<b>1,285,745</b>	<b>791</b>	<b>12,018,227</b>	<b>14,205,000</b>	<b>27,637,725</b>

**Shell Point CDD**  
**Statement of Revenues and Expenditures**

001 - General Fund  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Off Roll	0	138,369	138,369	0 %
Contributions & Donations From Private Sources				
Developer Contributions	78,475	11,368	(67,107)	(86)%
Total Revenues	78,475	149,737	71,262	91 %
<b>Expenditures</b>				
Financial & Administrative				
District Manager	30,000	15,000	15,000	50 %
District Engineer	4,000	0	4,000	100 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,500	0	8,500	100 %
Accounting Services	4,500	2,250	2,250	50 %
Auditing Services	6,500	500	6,000	92 %
Postage, Phone, Faxes, Copies	250	5	246	98 %
Public Officials Insurance	2,300	2,306	(6)	(0)%
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	250	30	220	88 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	0	69	(69)	0 %
Website Maintenance	1,500	750	750	50 %
Legal Counsel				
District Counsel	3,100	1,913	1,187	38 %
Other Physical Environment				
Property & Casualty Insurance	7,000	2,819	4,181	60 %
Capital Outlay	0	39,253	(39,253)	0 %
Total Expenditures	78,475	65,069	13,406	17 %
Excess of Revenues Over (Under) Expenditures	0	84,667	84,667	0 %
<b>Fund Balance, Beginning of Period</b>	0	0	0	0 %
<b>Fund Balance, End of Period</b>	0	84,668	84,668	0 %

**Shell Point CDD**  
**Statement of Revenues and Expenditures**

200 - Debt Service Fund - Series 2018  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(6,846,013)	(6,846,013)	0 %
Interfund Transfer	<u>0</u>	<u>6,846,013</u>	<u>6,846,013</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

**Shell Point CDD**  
**Statement of Revenues and Expenditures**

201 - Debt Service Fund - Series 2019  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	953,581	0	(953,581)	(100)%
Debt Service Assmts-Off Roll	0	331,201	331,201	0 %
Interest Earnings				
Interest Earnings	0	860	860	0 %
Total Revenues	953,581	332,061	(621,520)	(65)%
<b>Expenditures</b>				
Debt Service Payments				
Interest	728,582	493,816	234,766	32 %
Principal	225,000	0	225,000	100 %
Total Expenditures	953,582	493,816	459,766	48 %
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(723)	(723)	0 %
Total Other Financing Sources	0	(723)	(723)	0 %
Excess of Revenues Over (Under) Expenditures	(1)	(162,478)	(162,477)	16,247,749 %
<b>Fund Balance, Beginning of Period</b>				
	0	8,271,789	8,271,789	0 %
Interfund Transfer	0	(6,823,566)	(6,823,566)	0 %
Total Fund Balance, Beginning of Period	0	1,448,223	1,448,223	0 %
<b>Fund Balance, End of Period</b>	(1)	1,285,745	1,285,746	(128,574,598)%

**Shell Point CDD**  
**Statement of Revenues and Expenditures**

300 - Capital Projects Fund - Series 2018  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	23,783	23,783	0 %
Interfund Transfer	<u>0</u>	<u>(23,783)</u>	<u>(23,783)</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>



**Shell Point CDD**  
**Statement of Revenues and Expenditures**

301 - Capital Projects Fund - Series 2019  
From 10/1/2019 Through 3/31/2020  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	68	68	0 %
Total Revenues	0	68	68	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	723	723	0 %
Total Other Financing Sources	0	723	723	0 %
Excess of Revenues Over (Under) Expenditures	0	791	791	0 %
Fund Balance, Beginning of Period				
	0	(1,336)	(1,336)	0 %
Interfund Transfer	0	1,336	1,336	0 %
Total Fund Balance, Beginning of Period	0	0	0	0 %
Fund Balance, End of Period	0	791	791	0 %

Shell Point CDD  
**Statement of Revenues and Expenditures**

900 - General Fixed Assets  
 From 10/1/2019 Through 3/31/2020  
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0	12,018,227	12,018,227	0 %
Fund Balance, End of Period	<u>0</u>	<u>12,018,227</u>	<u>12,018,227</u>	<u>0 %</u>

Shell Point CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 03/31/20  
Reconciliation Date: 3/31/2020  
Status: Locked

Bank Balance	123,550.71
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	123,550.71
Balance Per Books	<u>123,550.71</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Shell Point CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/20

Reconciliation Date: 3/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1035	3/1/2020	System Generated Check/Voucher	3,000.00	Meritus Districts
1036	3/5/2020	System Generated Check/Voucher	60.00	Straley Robin Vericker
87309826	3/11/2020	Deposit Books	68.57	Kaeser & Blair Incorporated
1037	3/19/2020	System Generated Check/Voucher	17,500.00	Meritus Districts
Cleared Checks/Vouchers			20,628.57	

Shell Point CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 03/31/20

Reconciliation Date: 3/31/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	10017679	3/13/2020	Off Roll - 40' Lots(60)	30,080.38
	10017680	3/13/2020	Off Roll - 50' Lots(80)	50,133.58
	10017681	3/13/2020	Off Roll - 60' Lots(2)	1,504.00
	581011853	3/23/2020	Off Roll - 40' Lots(49)	24,565.64
	581011855	3/23/2020	Off Roll - 50' Lots(50)	31,333.49
	581011858	3/23/2020	Off Roll - 60' Lot(1)	<u>752.00</u>
Cleared Deposits				<u><u>138,369.09</u></u>