

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED MEETING
JANUARY 20, 2022**

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JANUARY 20, 2022 AT 10:00 A.M.
THE OFFICES OF MERITUS LOCATED AT 2005 PAN AM CIRCLE,
SUITE 300, TAMPA, FL 33607**

District Board of Supervisors	Chair Vice – Chair Supervisor Supervisor Supervisor	Jeffery Hills Ryan Motko Nicholas Dister Alberto Viera Steve Luce
District Manager	Meritus	Bryan Radcliff
District Attorney	Straley, Robin, Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off during the meeting

The meeting will begin at **10:00 a.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 Continued Meeting for the Shell Point Community Development District will be held on **Thursday, January 20, 2022 at 10:00 a.m. at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

A. Discussion on Flood Insurance.....Tab 01

B. General Matter of the District

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting October 07, 2021.....Tab 02

B. Consideration of Operation and Maintenance Expenditures September 2021Tab 03

C. Consideration of Operation and Maintenance Expenditures October 2021.....Tab 04

D. Review of Financial Statements Month Ending November 30, 2021Tab 05

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager.....Tab 06

i. Community Inspection Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Bryan Radcliff,

District Manager

Sent: Monday, November 29, 2021 4:32 PM

To: Brittany Crutchfield <brittany.crutchfield@merituscorp.com>

Subject: Shell Point CDD - Flood Insurance

Importance: High

Good afternoon Brittany, when running the Flood zone for the above district, the determination came back in an AE Flood zone therefore coverage will need to be purchased with the National Flood insurance program. Since the district is in a high hazard zone, the flood coverage in FIA's policy is excess over the \$500k that can be purchased through FEMA. I've attached the determination for your reference along with a quote for the Flood coverage.

Please note that an elevation certificate could help with a premium reduction but have no way to know how much of a saving it would give, if any. One can be ordered but the cost will vary from company to company. Some places charge a few hundred while others are upwards of a thousand.

From prior experiences, new construction builds are typically elevated to remove them from a high hazard area/flood zone. Do you know if the engineer has filed a LOMR (Letter of Map Revision) with FEMA to have the zone changed?

Please let me know if you have any questions and hope you have a wonderful evening!

Charisse Bitner, CLCS

Account Manager

Egis Insurance & Risk Advisors

250 International Parkway, Suite 260

Lake Mary, FL 32746-5022

Direct: (321) 320.7665

Fax: (407) 732.7321

Email: cbitner@egisadvisors.com

www.egisadvisors.com

www.FIA360.org

Associate Member of the Year Award Winner Florida Association of Special Districts (FASD)

Preferred Partner of the Year Award Winner Florida Consortium of Public Charter Schools (FCPCS)

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)

OMB Control No. 1660-0040
Expires: 10/31/18

SECTION I - LOAN INFORMATION			
1. LENDER/SERVICER NAME AND ADDRESS National General Insurance Company PO Box 3199 Winston Salem, NC 27102- 3199 <u>Company:</u> 23728 <u>Attn:</u> Susan Newport (159098NG)		2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property) (See instructions for more information.) R1107 W SHELL POINT RD RUSKIN, FL 33570	
3. LENDER/SERVICER ID #	4. LOAN IDENTIFIER RUSKI1637074744268	5. AMOUNT OF FLOOD INSURANCE REQUIRED	
SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
1. NFIP Community Name HILLSBOROUGH COUNTY	2. County(ies) UNINCORPORATED AREAS	3. State FL	4. NFIP Community Number 120112
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
1. NFIP Map Number or Community-Panel Number (Community name, if not the same as "A") 12057C 0652J	2. NFIP Map Panel Effective/Revised Date 10/07/21	3. Is there a Letter of Map Change (LOMC)? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below). Date Case No.	
4. Flood Zone AE	5. No NFIP Map		
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP 2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP). 3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date: _____			
D. DETERMINATION			
IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V") ? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed. This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.			
E. COMMENTS (Optional)			
Prior map data as of 11/17/2021: Flood zone AE Map 120112 0652H, eff. 08/28/2008. 1. BFE: 11 (NAVD88)			
F. PREPARER'S INFORMATION			
NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender) CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772		DATE OF DETERMINATION 11/17/21 at 07:44 AM CST FloodCert #: 2111669684	



*** Quote Only, Not An Application ***



NATIONAL GENERAL INSURANCE COMPANY
PO BOX 912063
DENVER, CO 80291-2063

Date	Type	Tracking Number	EffectiveDate	Expiration Date	Waiting Period
11/19/2021	New	0002150024	12/19/2021	12/19/2022	Standard 30 Day Wait

PropertyAddress	Insured Name(s)	Mailing Address and Phone	Agency Name, Address, and Phone
R1107 W SHELL POINT RD RUSKIN, FL 33570	SHELL POINT CDD	R1107 W SHELL POINT RD RUSKIN, FL 33570	EGIS INSURANCE & RISK ADVISORS 250 INTERNATIONAL PKWY, STE 260 LAKE MARY, FL 32746

Property Description	Home Phone:	Phone Number:
AMENITY CENTER	Work Phone:	(407) 407-7171
	Cell Phone:	Producer Code: 159098
	Email:	Email: SNEWPORT@EGISADVISORS.COM

Flood Zone and Community Information		FIRM Date:
CommunityName:	HILLSBOROUGH COUNTY*	06/18/1980
Current Flood Zone:	AE	Program Status: Active and participating
Community Number:	120112	County: HILLSBOROUGH
Map Panel Suffix:	J	
Map Panel:	0652	

Occupancy Information	Foundation Information
Occupancy Type: Non-Residential Building	Foundation: Slab on grade (non-elevated)

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	\$13,328.00	\$500,000.00	\$10,000.00	1250 / 1250
Rating Engine	\$13,264.00	\$500,000.00	\$10,000.00	2000 / 2000
Rating Engine	\$13,115.00	\$500,000.00	\$10,000.00	5000 / 5000
Rating Engine	\$12,853.00	\$500,000.00	\$10,000.00	10000 / 10000
Rating Engine	\$11,905.00	\$500,000.00	\$10,000.00	25000 / 25000
Rating Engine	\$10,715.00	\$500,000.00	\$10,000.00	50000 / 50000

*** Quote Only, Not An Application ***

Date: 11-19-2021
Agent Name: SUSAN NEWPORT
Agent Address: 150 EAST PALMETTO PARK RD STE 705
BOCA RATON, FL 33432

Applicant Name: SHELL POINT CDD
Mailing Address: R1107 W SHELL POINT RD
RUSKIN, FL 33570

Flood Insurance Acknowledgement Waiver of Agent's Responsibility

I hereby certify that my agent offered flood insurance coverage in the National Flood Insurance Program. I understand that because I declined this protection/coverage, my agent, and/or agency will be held harmless and not liable in the event that I suffer a flood loss. I understand that the rejection of this coverage will apply to all future renewals, continuations, and changes unless I notify the agent otherwise in writing. I certify that I am aware that there is a thirty (30) day waiting period before coverage takes effect, should I elect to purchase flood insurance at a later date.

- ☐ I reject building & contents coverage for flood protection
- ☐ I reject contents coverage for flood protection
- ☐ I reject condominium unit owners coverage for flood protection
- ☐ I reject excess flood insurance coverage
- ☐ I understand that this building is underinsured which may affect a claim settlement

Building Description: AMENITY CENTER
Property Location: R1107 W SHELL POINT RD
RUSKIN, FL 33570

The only appurtenant structure covered by the Standard Flood Insurance Policy is a detached garage, which is covered under the dwelling form. Coverage is limited to no more than 10% of the limit of liability on the dwelling. Use of this insurance is at the policyholder's option, but reduces the building limit of liability. This does not apply if the detached garage is used for residential (i.e. dwelling), business or farming purposes. In all other instances a separate policy is required for each building.

Signed: _____
Building Owner/Applicant

Signed: _____
Agent

This page is intentionally left blank.

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

October 7, 2021 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Shell Point Community Development District was held on **Thursday, October 7, 2021 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

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, October 7, 2021 at 2:42 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Brian Lamb	District Manager, Meritus
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. BUSINESS ITEMS

A. Discussion on Engagement Letter for Legal Services – Cobb Cole

The Board reviewed the engagement letter for legal services from Cobb Cole.

MOTION TO:	Approve the engagement letter for legal services from Cobb Cole.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Discussion on Pest Control Service Proposal

The Board reviewed the pest control service proposal.

MOTION TO:	Approve the pest control service proposal.
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

There were no general matters to discuss.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 5, 2021**
- B. Consideration of Operations and Maintenance Expenditures July 2021**
- C. Consideration of Operations and Maintenance Expenditures August 2021**
- D. Review of Financial Statements for Month Ending August 13, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There were no additional reports from staff.

6. SUPERVISOR REQUESTS

There were no supervisor requests at this time.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT

The meeting was adjourned.

DRAFT

**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

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AquaPro Pool Solutions	21 090111	\$ 1,200.00		Pool Maintenance - September 2021
BrightView	7529688	306.13		Landscape Service Irrigation Inspection - August 2021
BrightView	7510310	10,757.00	\$ 11,063.13	Landscape Maintenance - September 2021
First Choice Aquatic Weed Management	62931	1,463.00		Waterway Service - August 2021
Monthly Contract Sub-Total		\$ 13,726.13		
Variable Contract				
Meritus Districts	10904	\$ 2,656.42		Management Services - September 2021
Variable Contract Sub-Total		\$ 2,656.42		
Utilities				
BOCC	0909989190 090221	\$ 3,900.97		Water Services - Thru 8/25/2021
Spectrum	093648401091021	137.96		Internet Services - Thru 10/8/2021
Tampa Electric	211021533685 092821	18.52		Electric Services Thru 9/22/2021
Tampa Electric	221007911623 090121	264.90		Electric Services Thru 8/26/2021
Tampa Electric	221007940820 090121	5,411.31		Electric Services Thru 8/26/2021
Tampa Electric	221007983952 082621	18.52		Electric Services Thru 8/20/2021
Tampa Electric	221007983952 092821	-65.99		Electric Services Thru 9/22/2021
Tampa Electric	221007983960 082621	18.52		Electric Services Thru 8/20/2021
Tampa Electric	221007983960 092821	18.52		Electric Services Thru 9/22/2021
Tampa Electric	221007983978 082721	223.56		Electric Services Thru 8/20/2021
Tampa Electric	221007983978 092821	428.45		Electric Services Thru 9/22/2021
Tampa Electric	221007983986 082621	18.52		Electric Services Thru 8/20/2021
Tampa Electric	221007983986 092821	-65.99	\$ 6,288.84	Electric Services Thru 9/22/2021
Utilities Sub-Total		\$ 10,327.77		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
BrightView	7544009	\$ 2,935.90		Sod Removal and Installation - 9/15/2021
BrightView	7544010	5,399.36		Sod Removal and Install - 9/15/2021
BrightView	7549134	2,530.95	\$ 10,866.21	Sod Removal And Installation - 9/22/2021
DKS Cellular Subscription	1675330	30.95		DKS Cellular Subscription - Thru 9/11/2021
gate Pros, Inc	5909	880.00		Pool House Maintenance - 9/13/2021
Neptune Multi Services LLC	005365	780.00		Trash Pickup - thru 8/27/2021
Spearem Enterprises	4959	764.00		Club House Cleaning Service - Thru 8/30/2021
Regular Services Sub-Total		\$ 13,321.16		
Additional Services				
Christine Carde	CC092721	\$ 200.00		Club House Rental Deposit - 9/27/2021
Gate Pros	5849	920.00		Product Purchase - 8/30/2021
Spearem Enterprises	4943	850.00		Pool Cleaning - 9/2/2021
Spearem Enterprises	4944	400.00	\$ 1,250.00	Restroom Maintenance - 9/2/2021
Additional Services Sub-Total		\$ 2,370.00		
TOTAL:		\$ 42,401.48		

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



AquaPRO
Pool Solutions

Jorge Lopez

Owner

2513 DAKOTA ROCK DR.
RUSKIN, FL 33570
Phone: (813) 482-1932
Email: aquapro.pool.solutions@gmail.com

CDD INVOICE

INVOICE # 21-090111
DATE: SEPTEMBER 1, 2021

TO SHELL POINT CDD
SHELL COVE COMMUNITY
1011 OCEAN SPRAY DR.
RUSKIN, FL 33570

SERVICEJOB: MONTHLY POOL MAINTENANCE
AUGUST 2021

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MONTHLY POOL MAINTENANCE	\$1,200.00	\$1,200.00
	• Chemicals Included		
	• 3-Days a week service		

TECHNICIAN NOTES: NOTHING TO REPORT

SUBTOTAL	\$1,200.00
SALES TAX	INCLUDED
TOTAL	\$1,200.00

53900/4615

Make all checks payable to **AQUAPRO POOL SOLUTIONS**
THANK YOU FOR YOUR BUSINESS!



INVOICE

Sold To: 21714889
Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 7529688
Invoice Date: 8/27/2021
Sales Order: 7605388
Cust PO #:

Project Name: Shellcove CDD/Irrigation Inspection For August 2021
Project Description: Irrigation Inspection For August 2021

Job Number	Description	Amount
340500113	Shell Point CDD Clock A Zones #11 #17 #28 #31 Head - Replace - Spray 6" brok Zone #28 #36 PVC Repair - Lateral Line 1/2" broken	306.13
Total Invoice Amount		306.13
Taxable Amount		
Tax Amount		
Balance Due		306.13

53900/4611

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21714889
Invoice #: 7529688
Invoice Date: 8/27/2021

Amount Due: \$ 306.13

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Bryan Radcliff
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607

Project Name Shellcove CDD/Irrigation Inspection For August 2021

Project Description Irrigation Inspection For August 2021

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
4.00	EACH	Clock A Zones #11 #17 #28 #31 Head - Replace - Spray 6" broken	\$38.60	\$154.39
2.00	EACH	Zone #28 #36 PVC Repair - Lateral Line 1/2" broken	\$75.87	\$151.74

COMPLETED

For internal use only

SO# 7605388
JOB# 340500113
Service Line 130

Total Price \$306.13

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature _____	Title _____
Bryan Radcliff	August 25, 2021
Printed Name _____	Date _____
BrightView Landscape Services, Inc. "BrightView"	

Account Manager Exterior

Signature _____	Title _____
David Longoria	August 25, 2021
Printed Name _____	Date _____

Job #:	340500113	Proposed Price: \$306.13
SO #	7605388	

David Longoria

From: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Sent: Wednesday, August 25, 2021 9:21 AM
To: David Longoria
Subject: RE: BrightView - SO# 7605388 Shellcove CDD/Irrigation Inspection For August 2021

APPROVED.

From: David Longoria <David.Longoria@brightview.com>
Sent: Wednesday, August 25, 2021 7:14 AM
To: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Subject: BrightView - SO# 7605388 Shellcove CDD/Irrigation Inspection For August 2021

Dear Bryan Radcliff:

Here's the proposal for the irrigation inspection for August. I'll send you copies of the report this afternoon. Thank you for choosing us for your landscape improvement project. We hope the recommendations outlined in our attached proposal meet your expectations. Below is a quick summary:

8/25/2021 11:09:08 AM | SO# 7605388
Name - Shellcove CDD/Irrigation Inspection For August 2021
Description -Irrigation Inspection For August 2021
Scope of Work-
Sub-Total Price - \$306.13
Tax - \$0.00
Total Price - \$306.13

If you would like us to proceed with the attached proposal, please respond to this e-mail with the word 'Approved'. We appreciate your business and look forward to enhancing the beauty and value of your property.

Thank you,

Thanks'

David Longoria
Senior Account Manager

BrightView
Landscape Services
Sun City Center, FL 33573
813-641-3672 Office
813-641-7582 Fax

BrightView
David.longoria@brightview.com
www.brightview.com



INVOICE

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 7510310
Invoice Date: 9/1/2021
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For September	10,757.00
<div>Received AUG 30 2021</div>		53900 / 4609
		AR.
		Total invoice amount 10,757.00
		Tax amount
Balance due		10,757.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 21714889
Invoice #: 7510310
Invoice Date: 9/1/2021

Amount Due: \$10,757.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 433

Customer: FCA - SHELL POINT CDD

Technician: Jason Marks

Date: 08/30/2021

Time: 07:15 AM

Customer Signature: _____

Waterway Treatment	AP																		
Algae	x																		
Submersed Weeds	x																		
Grasses and Brush	x																		
Floating Weeds																			
Blue Dye																			
Inspection																			
Request for Service																			
Restriction																			
(# of days)																			

Trash picked up

Going to need to come back with help to pick up more trash.

CLARITY

- ☐ < 1'
☒ 1-2'
☐ 2-4'
☐ > 4'

FLOW

- ☐ None
☒ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☐ High
☒ Normal
☐ Low

WEATHER

- ☒ Clear
☐ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|---|---|--|---|------------------------------------|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Bass | <input checked="" type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | |

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|--|------------------------------------|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input checked="" type="checkbox"/> Bacopa | <input type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily |

Beneficial Vegetation Notes:

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Naiad | <input checked="" type="checkbox"/> Mangroves |
| <input type="checkbox"/> Pickerelweed | |
| <input type="checkbox"/> Soft Rush | <input type="checkbox"/> _____ |

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10904

DATE: 09/01/2021

DUE DATE: 09/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,500.00
5103	Website Administration		125.00
4101	Postage July		24.37
47 4101	Copies BW July	0.15	7.05
SUBTOTAL			2,656.42
NEW CHARGES			
TOTAL			2,656.42



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	09/02/2021	09/23/2021

Service Address: 1155 7TH AVE NW

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54921027	07/28/2021	2847	08/25/2021	2971	12400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$37.45
Water Base Charge	\$16.30
Water Usage Charge	\$15.67
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$62.99
Total Service Address Charges	\$176.53

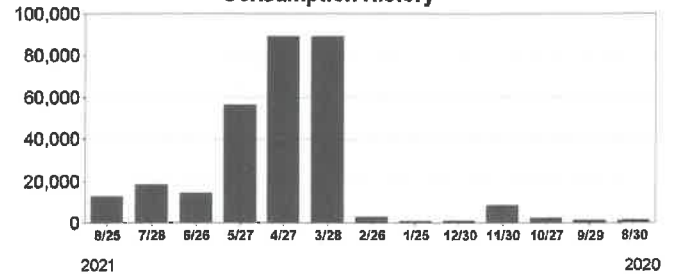
Summary of Account Charges

Previous Balance	\$3,547.08
Net Payments	\$0.00
Past Due Amount	\$3,547.08
Bill Adjustments	\$177.36
Total Account Charges	\$176.53
AMOUNT DUE	\$3,900.97

Miscellaneous Charges

Late Payment Charge	\$177.36
Total Miscellaneous Charges	\$177.36

Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 0909989190

Received
SEP 13 2021

ELECTRONIC PAYMENTS BY CHECK OR

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



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



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

528 8

DUE DATE	09/23/2021
AMOUNT DUE	\$3,900.97
AMOUNT PAID	

September 10, 2021
Invoice Number: 093648401091021
Account Number: 0050936484-01
Security Code: 1043
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary

*Services from 09/09/21 through 10/08/21
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 09/26/21	\$137.96

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

Get Spectrum Business TV Essentials for only \$19.99/mo. Stream to unlimited devices, 60+ channels and no cable box required. **Call 1-866-244-9053 today!**

Save money with Spectrum Mobile when you switch to the fastest mobile provider in the nation. Call **1-888-228-1023** to see how much you can save!

Get constant connectivity with Wireless Internet Backup for \$20/mo. **Call 1-866-774-4452 today!**



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



Received
SEP 15 2021

September 10, 2021

SHELL POINT CDD

Invoice Number: 093648401091021
Account Number: 0050936484-01
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

Total Due by 09/26/21 **\$137.96**
Amount you are enclosing \$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/28/2021

Account: 211021533685

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
334 GRACEFUL SEA PL
RUSKIN, FL 33570

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/19/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021533685

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/19/2021

Amount Enclosed \$

658790977301



SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received
OCT 01 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6587909773012110215336850000000018520

Account: 211021533685
Statement Date: 09/28/2021
Current month's charges due 10/19/2021

Details of Charges – Service from 08/21/2021 to 09/22/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: SOUTH ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	09/22/2021	0		0		0 kWh	1	33 Days

Basic Service Charge
 Florida Gross Receipt Tax
Electric Service Cost

\$18.06
 \$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

SEP 2021 0
 AUG 0
 JUL 0
 JUN 0
 MAY 0
 APR 0
 MAR 0

00001677-0003532-Page 7 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/01/2021
Account: 221007911623

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
SHELL POINT AMENITY CENTER, LIGHTS
RUSKIN, FL 33570

Current month's charges:	\$264.90
Total amount due:	\$264.90
Payment Due By:	09/22/2021

Your Account Summary

Previous Amount Due	\$263.31
Payment(s) Received Since Last Statement	-\$263.31
Current Month's Charges	\$264.90
Total Amount Due	\$264.90

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007911623

Current month's charges:	\$264.90
Total amount due:	\$264.90
Payment Due By:	09/22/2021

Amount Enclosed \$ _____
641507057091



SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Received
SEP 07 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6415070570912210079116230000000264908



ACCOUNT INVOICE

tampaelectric.com



Account: 221007911623
Statement Date: 09/01/2021
Current month's charges due 09/22/2021

Details of Charges – Service from 07/28/2021 to 08/26/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	133 kWh @ \$0.02734/kWh	\$3.64
Fixture & Maintenance Charge	7 Fixtures	\$87.43
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	133 kWh @ \$0.04187/kWh	\$5.57
Storm Protection Charge	133 kWh @ \$0.00354/kWh	\$0.47
Florida Gross Receipt Tax		\$0.25
Franchise Fee		\$16.25
Municipal Public Service Tax		\$0.58

Lighting Charges

\$264.90

Total Current Month's Charges

\$264.90

00004390-0009411-Page 7 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/01/2021

Account: 221007940820

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
SHELL POINT PH 1 AND 2, LIGHTS
RUSKIN, FL 33570

Current month's charges:	\$5,411.31
Total amount due:	\$5,411.31
Payment Due By:	09/22/2021

Your Account Summary

Previous Amount Due	\$5,379.21
Payment(s) Received Since Last Statement	-\$5,379.21
Current Month's Charges	<u>\$5,411.31</u>
Total Amount Due	\$5,411.31

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007940820

Current month's charges:	\$5,411.31
Total amount due:	\$5,411.31
Payment Due By:	09/22/2021

Amount Enclosed \$

641507057092

00004380 02 AB 0.45 33607 FTECO109012123132810 00000 03 01000000 003 04 18671 004

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



6415070570922210079408200000005411319



ACCOUNT INVOICE

tampaelectric.com



Account: 221007940820
Statement Date: 09/01/2021
Current month's charges due 09/22/2021

Details of Charges – Service from 07/28/2021 to 08/26/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	2717 kWh @ \$0.02734/kWh	\$74.28
Fixture & Maintenance Charge	143 Fixtures	\$1786.07
Lighting Pole / Wire	143 Poles	\$3078.79
Lighting Fuel Charge	2717 kWh @ \$0.04187/kWh	\$113.76
Storm Protection Charge	2717 kWh @ \$0.00354/kWh	\$9.62
Florida Gross Receipt Tax		\$5.07
Franchise Fee		\$331.93
Municipal Public Service Tax		\$11.79

Lighting Charges

\$5,411.31

Total Current Month's Charges

\$5,411.31

00004380-0009408-Page 3 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/26/2021

Account: 221007983952

SHELL POINT COMMUNITY DEVELOPMENT
587 SUNLIT CORAL ST, FOUNTAIN
RUSKIN, FL 33570



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/16/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

51300/4301

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983952

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/16/2021

Amount Enclosed \$

683482240881

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

Received

SEP 01 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6834822408812210079839520000000018521

Account: 221007983952
Statement Date: 08/26/2021
Current month's charges due 09/16/2021



Details of Charges – Service from 07/23/2021 to 08/20/2021

Service for: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	08/20/2021	0		0		0 kWh	1	29 Days

Basic Service Charge
 Florida Gross Receipt Tax
Electric Service Cost

\$18.06
 \$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

AUG 2021 0
 JUL 0
 JUN 0
 MAY 0
 APR 0
 MAR 0
 FEB 0
 JAN 0
 DEC 0
 NOV 0
 OCT 0
 SEP 0

Statement Date: 09/28/2021

Account: 221007983952

SHELL POINT COMMUNITY DEVELOPMENT
587 SUNLIT CORAL ST, FOUNTAIN
RUSKIN, FL 33570

Current month's charges: \$18.52
Total amount due: -\$65.99
CREDIT - DO NOT PAY

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Miscellaneous Credits	-\$84.51
Credit balance after payments and credits	-\$84.51
Current Month's Charges	\$18.52
Total Amount Due	-\$65.99

**One Less
Worry :)**

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983952

Current month's charges: \$18.52
Total amount due: -\$65.99
CREDIT - DO NOT PAY

Amount Enclosed

\$

608173806983

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

Received
OCT 01 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007983952
Statement Date: 09/28/2021
Current month's charges due **DO NOT PAY**



Details of Charges – Service from 08/21/2021 to 09/22/2021

Service for: 587 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

00000037-0000381-Page 8 of 18

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	09/22/2021	0		0		0 kWh	1	33 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

SEP 0
2021 0
AUG 0
JUL 0
JUN 0
MAY 0
APR 0
MAR 0
FEB 0
JAN 0
DEC 0
NOV 0
OCT 0
SEP 0
2020 0

Miscellaneous Credits

Deposit Refund
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.
Interest for Cash Security Deposit - Electric

-\$83.00

-----\$1.51

Total Current Month's Credits

-\$84.51

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Statement Date: 08/26/2021

Account: 221007983960

SHELL POINT COMMUNITY DEVELOPMENT
471 SUNLIT CORAL ST, FOUNTAIN
RUSKIN, FL 33570



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/16/2021

Your Account Summary

Previous Amount Due	\$81.78
Payment(s) Received Since Last Statement	-\$81.78
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

51300/4301

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by

planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER

By Cogent (©2021 Cogent)

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983960

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/16/2021

Amount Enclosed \$
683482240882

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

Received
SEP 01 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007983960
Statement Date: 08/26/2021
Current month's charges due 09/16/2021



Details of Charges – Service from 07/23/2021 to 08/20/2021

Service for: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

00000062-000649-Page 11 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	08/20/2021	7,595		7,595		0 kWh	1	29 Days

Basic Service Charge
 Florida Gross Receipt Tax
Electric Service Cost

\$18.06
 \$0.46

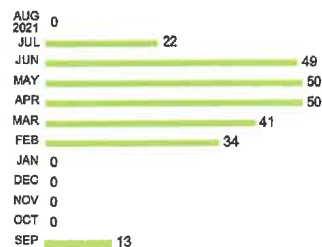
\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/28/2021

Account: 221007983960

SHELL POINT COMMUNITY DEVELOPMENT
471 SUNLIT CORAL ST, FOUNTAIN
RUSKIN, FL 33570

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/19/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

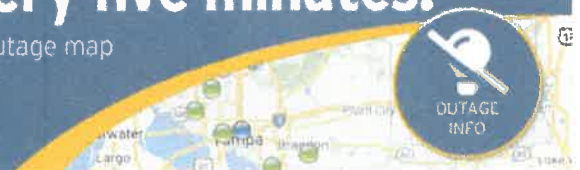


Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983960

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/19/2021

Amount Enclosed

\$

608173806984

Received

OCT 01 2021

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6081738069842210079839600000000018529

Account: 221007983960
Statement Date: 09/28/2021
Current month's charges due 10/19/2021



Details of Charges – Service from 08/21/2021 to 09/22/2021

Service for: 471 SUNLIT CORAL ST, FOUNTAIN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	09/22/2021	7,595		7,595		0 kWh	1	33 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

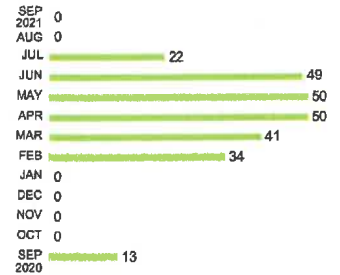
\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



SHELL POINT COMMUNITY DEVELOPMENT
470 OLIVE CONCH ST, FOUNTN
RUSKIN, FL 33570

Statement Date: 08/27/2021
Account: 221007983978

Current month's charges:	\$223.56
Total amount due:	\$223.56
Payment Due By:	09/17/2021

Your Account Summary

Previous Amount Due	\$23.89
Payment(s) Received Since Last Statement	-\$23.89
Current Month's Charges	\$223.56
Total Amount Due	\$223.56

51300/9301

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER
WOMEN'S CHOICE

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983978

Current month's charges:	\$223.56
Total amount due:	\$223.56
Payment Due By:	09/17/2021

Amount Enclosed \$

600000385069

00001097 01 AV 0.42 33607 FTECO108272122344510 00000 02 01000000 015 01 6111 003



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

Received
SEP 01 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

60000038506922100798397800000000223560

Account: 221007983978
Statement Date: 08/27/2021
Current month's charges due 09/17/2021

Details of Charges – Service from 07/23/2021 to 08/20/2021

Service for: 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	08/20/2021	16,494		14,355		2,139 kWh	1	29 Days

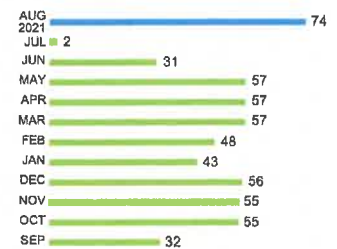
Basic Service Charge		\$18.06
Energy Charge	2,139 kWh @ \$0.05928/kWh	\$126.80
Fuel Charge	2,139 kWh @ \$0.03167/kWh	\$67.74
Storm Protection Charge	2,139 kWh @ \$0.00251/kWh	\$5.37
Florida Gross Receipt Tax		\$5.59
Electric Service Cost		\$223.56

Total Current Month's Charges

\$223.56

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 09/28/2021

Account: 221007983978

SHELL POINT COMMUNITY DEVELOPMENT
470 OLIVE CONCH ST, FOUNTN
RUSKIN, FL 33570



Current month's charges:	\$428.45
Total amount due:	\$428.45
Payment Due By:	10/19/2021

Your Account Summary

Previous Amount Due	\$223.56
Payment(s) Received Since Last Statement	-\$223.56
Current Month's Charges	\$428.45
Total Amount Due	\$428.45

00000037-0000378-Page 3 of 18

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

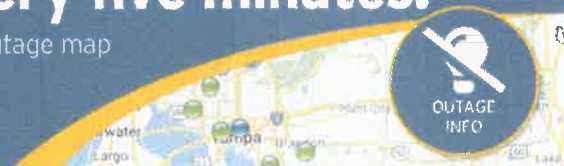


Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983978

Current month's charges:	\$428.45
Total amount due:	\$428.45
Payment Due By:	10/19/2021

Amount Enclosed \$ _____
608173806985

Received
OCT 01 2021

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007983978
Statement Date: 09/28/2021
Current month's charges due 10/19/2021



Details of Charges – Service from 08/21/2021 to 09/22/2021

Service for: 470 OLIVE CONCH ST, FOUNTN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	09/22/2021	20,271		16,494		3,777 kWh	1	33 Days

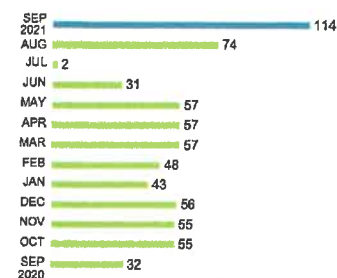
Basic Service Charge		\$18.06
Energy Charge	3,777 kWh @ \$0.06076/kWh	\$229.49
Fuel Charge	3,777 kWh @ \$0.04255/kWh	\$160.71
Storm Protection Charge	3,777 kWh @ \$0.00251/kWh	\$9.48
Florida Gross Receipt Tax		\$10.71
Electric Service Cost		\$428.45

Total Current Month's Charges

\$428.45

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/26/2021

Account: 221007983986

SHELL POINT COMMUNITY DEVELOPMENT
630 OLIVE CONCH ST, FOUNTAIN
RUSKIN, FL 33570



Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/16/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

51300/4301

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983986

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	09/16/2021

Amount Enclosed \$

683482240883

Received

SEP 01 2021

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6834822408832210079839860000000018525

Account: 221007983986
Statement Date: 08/26/2021
Current month's charges due 09/16/2021



Details of Charges – Service from 07/23/2021 to 08/20/2021

Service for: 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	08/20/2021	0		0		0 kWh	1	29 Days

Basic Service Charge
 Florida Gross Receipt Tax
Electric Service Cost

\$18.06
 \$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

AUG 2021 0
 JUL 0
 JUN 0
 MAY 0
 APR 0
 MAR 0
 FEB 0
 JAN 0
 DEC 0
 NOV 0
 OCT 0
 SEP 0

Statement Date: 09/28/2021

Account: 221007983986

SHELL POINT COMMUNITY DEVELOPMENT
630 OLIVE CONCH ST, FOUNTAIN
RUSKIN, FL 33570



Current month's charges:	\$18.52
Total amount due:	-\$65.99
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Miscellaneous Credits	-\$84.51
Credit balance after payments and credits	-\$84.51
Current Month's Charges	\$18.52
Total Amount Due	-\$65.99

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983986

Current month's charges:	\$18.52
Total amount due:	-\$65.99
CREDIT -	DO NOT PAY

Amount Enclosed \$

608173806986

Received

OCT 01 2021

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007983986
Statement Date: 09/28/2021
Current month's charges due DO NOT PAY



Details of Charges – Service from 08/21/2021 to 09/22/2021

Service for: 630 OLIVE CONCH ST, FOUNTAIN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	09/22/2021	0		0		0 kWh	1	33 Days

Basic Service Charge
 Florida Gross Receipt Tax
Electric Service Cost

\$18.06
 \$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
 (Average)

SEP 0
 2021
 AUG 0
 JUL 0
 JUN 0
 MAY 0
 APR 0
 MAR 0
 FEB 0
 JAN 0
 DEC 0
 NOV 0
 OCT 0
 SEP 0
 2020

Miscellaneous Credits

Deposit Refund -\$83.00
 During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.
 Interest for Cash Security Deposit - Electric -\$1.51

Total Current Month's Credits

-\$84.51

Important Messages

Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.



INVOICE

Sold To: 21714889
Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 7544009
Invoice Date: 9/15/2021
Sales Order: 7559259
Cust PO #:

Project Name: Shell Cove CDD/East Of Mail Box @ Club House 6-30-2021
Project Description: Bahia Sod

Job Number	Description	Amount
340500113	Shell Point CDD Sod - Removal & Install - Bahia 'Argentine' Along House Left	2,935.90
Total Invoice Amount		2,935.90
Taxable Amount		
Tax Amount		
Balance Due		2,935.90

53900 / 9609

ad
of

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21714889
Invoice #: 7544009
Invoice Date: 9/15/2021

Amount Due: \$ 2,935.90

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



June 30, 2021

Page 1 of 2

Proposal for Extra Work at Shell Point CDD

Property Name Shell Point CDD
Property Address 1052 Ocean Spray Dr.
Ruskin, FL 33570

Contact Bryan Radcliff
To Shell Point CDD
Billing Address 2005 Pan Am Cir
Tampa, FL 33607

Project Name Shell Cove CDD/East Of Mail Box @ Club House 6-30-2021

Project Description Bahia Sod

Scope of Work

QTY	Unit/Size	Material/Description	Unit Price	Total
1,740.00	SQUARE FEET	Sod - Removal & Install - Bahia 'Argentine' Along House Left Side	\$1.69	\$2,936.08

COMPLETED

For internal use only

SO# 7559259
JOB# 340500113
Service Line 130

Total Price \$2,936.08

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
415 27th Street SE, Ruskin, FL 33570 ph: (813) 641-3672 fax: (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespasses, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of the Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner, interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Bryan Radcliff

June 30, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Exterior

Signature

Title

David Longoria

June 30, 2021

Printed Name

Date

Job #: 340500113

Proposed Price \$2,936.08

SO #: 7559259

David Longoria

From: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Sent: Thursday, August 26, 2021 3:51 PM
To: David Longoria
Cc: Shell Point
Subject: RE: Shell Point - Landscape Request

David,

Good afternoon. Let this email serve as authorization/approval for all three attached proposals. The silt fence should be removed by the end of the day tomorrow. Please let me know when these items will be scheduled.

Thanks,
Bryan Radcliff

From: David Longoria <David.Longoria@brightview.com>
Sent: Tuesday, August 24, 2021 3:37 PM
To: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Cc: Shell Point <shellclubhouse@gmail.com>
Subject: FW: Shell Point - Landscape Request

Hi Bryan/Ken

Per email you sent today.

I sent this to you Bryan back on 06-30-21 per your request. All the silk fence and stakes need to be cleaned up and then mowed. Let me know if you want to proceed with the proposals.

Thanks

David

From: David Longoria
Sent: Wednesday, June 30, 2021 3:43 PM
To: 'Bryan Radcliff' <bryan.radcliff@merituscorp.com>
Subject: RE: Shell Point - Landscape Request

Hi Bryan

Here you go. There's three areas that look pretty bad I'll let you decide which areas you want to do. Let me know if you have any questions.

BrightView

Landscape Services

INVOICE

Sold To: 21714889
Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 7544010
Invoice Date: 9/15/2021
Sales Order: 7559292
Cust PO #:

Project Name: Shell Cove CDD/East Of Mail Box @ Club House 6-30-2021

Project Description: Bahia Sod Common Area By Ditch

Job Number	Description	Amount
340500113	Shell Point CDD Sod - Removal & Install - Bahia 'Argentine' Open Area By Ditch	5,399.36
Total Invoice Amount		5,399.36
Taxable Amount		
Tax Amount		
Balance Due		5,399.36

53900/4604

82 Bl.

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21714889
Invoice #: 7544010
Invoice Date: 9/15/2021

Amount Due: \$ 5,399.36

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Bryan Radcliff
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607

Project Name Shell Cove CDD/East Of Mail Box @ Club House 6-30-2021

Project Description Bahia Sod Common Area By Ditch

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3,200.00	SQUARE FEET	Sod - Removal & Install - Bahia 'Argentine' Open Area By Ditch	\$1.69	\$5,399.36

For internal use only

SO# 7559292
JOB# 340500113
Service Line 130

Total Price \$5,399.36

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3872 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on-property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS. MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

See Attached Property Manager
Signature Title

Bryan Radcliff

June 30, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

David Longoria Account Manager Exterior
Signature Title

David Longoria

June 30, 2021

Printed Name

Date

Job #: 340500113

Proposed Price: \$5,399.36

SO # 7559292

David Longoria

From: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Sent: Thursday, August 26, 2021 3:51 PM
To: David Longoria
Cc: Shell Point
Subject: RE: Shell Point - Landscape Request

David,

Good afternoon. Let this email serve as authorization/approval for all three attached proposals. The silt fence should be removed by the end of the day tomorrow. Please let me know when these items will be scheduled.

Thanks,
Bryan Radcliff

From: David Longoria <David.Longoria@brightview.com>
Sent: Tuesday, August 24, 2021 3:37 PM
To: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Cc: Shell Point <shellclubhouse@gmail.com>
Subject: FW: Shell Point - Landscape Request

Hi Bryan/Ken

Per email you sent today.

I sent this to you Bryan back on 06-30-21 per your request. All the silk fence and stakes need to be cleaned up and then mowed. Let me know if you want to proceed with the proposals.

Thanks

David

From: David Longoria
Sent: Wednesday, June 30, 2021 3:43 PM
To: 'Bryan Radcliff' <bryan.radcliff@merituscorp.com>
Subject: RE: Shell Point - Landscape Request

Hi Bryan

Here you go. There's three areas that look pretty bad I'll let you decide which areas you want to do. Let me know if you have any questions.

BrightView

Landscape Services

INVOICE

Sold To: 21714889
Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 7549134
Invoice Date: 9/22/2021
Sales Order: 7559285
Cust PO #:

Project Name: Shell Cove CDD/East Of Mail Box @ Club House 6-30-2021
Project Description: Bahia Sod Behind Homes

Job Number	Description	Amount
340500113	Shell Point CDD Sod - Removal & Install - Bahia 'Argentine' Remove Silt Fenc	2,530.95
Total Invoice Amount		2,530.95
Taxable Amount		
Tax Amount		
Balance Due		2,530.95

53900 / 4604

all

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21714889
Invoice #: 7549134
Invoice Date: 9/22/2021

Amount Due: \$ 2,530.95

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



September 01, 2021

Page 1 of 2

Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Bryan Radcliff
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607

Project Name Shell Cove CDD/East Of Mail Box @ Club House 6-30-2021

Project Description Bahia Sod Behind Homes

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1,500.00	SQUARE FEET	Sod - Removal & Install - Bahia 'Argentine' Remove Silt Fence Behind Homes	\$1.69	\$2,530.95

For internal use only

SO# 7559285
JOB# 340500113
Service Line 130

Total Price \$2,530.95

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. **The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.**
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God as defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Bryan Radcliff

September 01, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager, Senior

Signature

Title

David Longoria Jr

September 01, 2021

Printed Name

Date

Job #: 340500113

Proposed Price: \$2,530.95

SO # 7559285

Melissa Morales

From: David Longoria
Sent: Wednesday, September 22, 2021 2:38 PM
To: Melissa Morales
Subject: FW: Shell Point - Landscape Request

Here you go

From: Bryan Radcliff [mailto:bryan.radcliff@merituscorp.com]
Sent: Thursday, August 26, 2021 3:51 PM
To: David Longoria <David.Longoria@brightview.com>
Cc: Shell Point <shellclubhouse@gmail.com>
Subject: RE: Shell Point - Landscape Request

David,

Good afternoon. Let this email serve as authorization/approval for all three attached proposals. The silt fence should be removed by the end of the day tomorrow. Please let me know when these items will be scheduled.

Thanks,
Bryan Radcliff

From: David Longoria <David.Longoria@brightview.com>
Sent: Tuesday, August 24, 2021 3:37 PM
To: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Cc: Shell Point <shellclubhouse@gmail.com>
Subject: FW: Shell Point - Landscape Request

Hi Bryan/Ken

Per email you sent today.

I sent this to you Bryan back on 06-30-21 per your request. All the silk fence and stakes need to be cleaned up and then mowed. Let me know if you want to proceed with the proposals.

Thanks

David

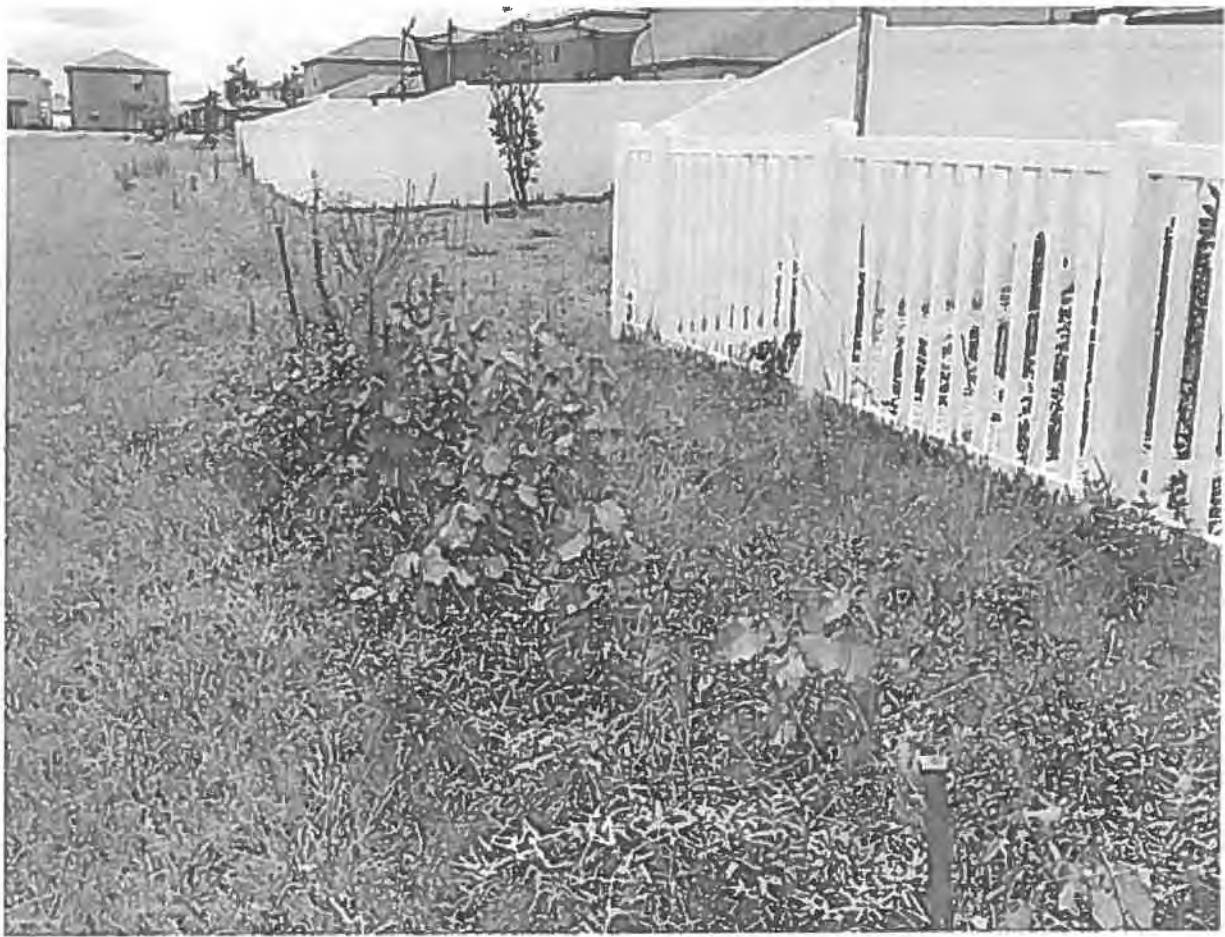
From: David Longoria
Sent: Wednesday, June 30, 2021 3:43 PM
To: 'Bryan Radcliff' <bryan.radcliff@merituscorp.com>
Subject: RE: Shell Point - Landscape Request

Hi Bryan

Here you go. There's three areas that look pretty bad I'll let you decide which areas you want to do. Let me know if you have any questions.









From: Bryan Radcliff [mailto:bryan.radcliff@merituscorp.com]
Sent: Wednesday, June 30, 2021 1:08 PM
To: David Longoria <David.Longoria@brightview.com>
Subject: RE: Shell Point - Landscape Request

Go ahead and send me a proposal... I'll let you know if we're going to proceed shortly afterwards.

From: David Longoria <David.Longoria@brightview.com>
Sent: Wednesday, June 30, 2021 12:32 PM
To: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Subject: Re: Shell Point - Landscape Request

Bryan

Do you want to go through Developer or you want me to send you a proposal to sod that in with Bahia. I'm still around the area I can measure it out real quick

Thanks

David Longoria

Senior Account Manager
BrightView Landscape Services
Tel 813-641-3672

On Jun 30, 2021, at 12:12 PM, Bryan Radcliff <bryan.radcliff@merituscorp.com> wrote:

David,

I spoke with EPG. The area in question is on the other side of the creek directly to the east of the kiosk. It's meant to be a green space that was overlooked in the plans. Should just need some bahia..

Thanks,
Bryan Radcliff

From: David Longoria <David.Longoria@brightview.com>
Sent: Wednesday, June 30, 2021 11:49 AM
To: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Subject: Re: Shell Point - Landscape Request

Sorry forgot to add picture

<image001.jpg>

Thanks

David Longoria

Senior Account Manager
BrightView Landscape Services
Tel 813-641-3672

On Jun 30, 2021, at 11:47 AM, David Longoria <David.Longoria@brightview.com> wrote:

Hi Bryan

Not sure if he's talking about the mulch being washed away on to walkway or the grasses along walkway. I will have the mulch blown off this afternoon when the crew gets on site. Maybe ask the guy from EPG if he can give us more details.

Thanks

David Longoria

Senior Account Manager
BrightView Landscape Services
Tel 813-641-3672

On Jun 29, 2021, at 1:32 PM, Bryan Radcliff
<bryan.radcliff@merituscorp.com> wrote:

EXTERNAL E-MAIL

David,

Good afternoon. I have one more follow up item for you at Shell Point. The guys at EPG have noticed that the area east of the mailbox kiosk is pretty rough looking. Can you see about having this look a little more presentable?

Thanks,
Bryan Radcliff
District Manager

<image001.jpg>

2005 Pan Am Circle Ste 300
Office: 813.873.7300 ext 330
Fax: 813.873.7070
bryan.radcliff@merituscorp.com

Please remit your check together with the Payment Slip from the last page of this invoice.

DKS Cellular Subscription

INVOICE

INVOICE#

1675330

INVOICE DATE

September 12, 2021

Shell Point CDD

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: August 12, 2021
Period Ends: September 11, 2021

Previous Balance: \$61.90 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$61.90)
New Charges: \$30.95
Total Amount Due: \$30.95 USD Due by October 12, 2021

Payments

Date	Details	Amount
8/23/2021	Check received	(\$61.90)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
8/12/2021	9/11/2021	Shell Point CDD	813 947 3641	9999	16	4	\$30.95

Summary

Total Amount Due

This amount is due by October 12, 2021

\$30.95 USD

Cut along the dotted line and include with the check.
Please also write the Invoice Number (" **1675330** ") on your check.

Invoice# 1675330
Dated September 12, 2021
User ID ShellPointCDD
Period Starts: August 12, 2021
Period Ends: September 11, 2021
Amount Due: **\$30.95 USD**

Payment To:
DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301

Received
SEP 20 2021

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 5909

Invoice Date: September 13, 2021

Page: 1

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:SHELL POINT
C/O MERITUS
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607**Ship To:**SHELL POINT
POOL HOUSE FRONT DOOR

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		10/13/21

Description	Amount
SERVICE CALL ON 8/31, 9/3 AND 9/7/2021 POOL HOUSE FRONT DOOR CARD READER NOT WORKING AFTER PRESSURE WASHING. 8/31/2021: CARD READER IS LOCKED UP AND NOT READING. REPLACE CARD READER AND TEST. 9/3/2021: EXIT BUTTON IS NOT WORKING; CORRODED. ORDER REPLACEMENT. 9/7/2021: REPLACE REQUEST TO EXIT BUTTON ON WEST BREEZEWAY AND TEST.	880.00

A \$30 fee will be charged for returned checks.

1.5% Service Charge (18% APR) Charged on Past Due Accounts.

Additional fees will be accessed for accounts that are referred to collections.

Subtotal	880.00
Sales Tax	
Total Invoice Amount	880.00
Payment/Credit Applied	
TOTAL	880.00

5390014617



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
813-778-9857

Invoice

Invoice No: 005365
Date: 09/22/2021
Terms: NET 0
Due Date: 09/22/2021

Bill To: Shell pointe CDD Riverview FL
teresa.farlow@merituscorp.com
Ruskin fl

Description	Quantity	Rate	Amount
Trash Pick up Pick up dates August 6, August 13, August 20, August 27 2021	12	\$65.00	\$780.00

Subtotal \$780.00
TAX 0% \$0.00
Total \$780.00
Paid \$0.00

Balance Due

\$780.00



53400/4303

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4959

DATE 09/03/2021

DUE DATE 09/18/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Cleaning Service Clubhouse, Twice Per Week Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion Week of 8-3-2021	1	178.00	178.00
Labor Cleaning Service Clubhouse Twice Per Week Cleaning Service Clubhouse, Office, Main Hallway, Restrooms, playground area, Basketball Area and Mail Pavilion Week of 8-13--2021	1	178.00	178.00
Labor Cleaning Service Clubhouse Twice Per Week Cleaning Service Clubhouse, Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion Week of 8-23-2021-2021	1	178.00	178.00
Labor Cleaning Service Clubhouse Twice Per Week Cleaning Service Clubhouse, Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion Week of 8-30-2021	1	178.00	178.00
Material Toilet Paper, Paper Towels, Hand Soap, trash bags	1	52.00	52.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval

BALANCE DUE

\$764.00

53900/4623

DISTRICT CHECK REQUEST FORM

Today's Date September 27, 2021

District Name Shell Point CDD

Check Amount \$200.00

Payable: Christine Carde

Mailing Address 910 Calico Scallop St
Ruskin, FL 33570

Check Description Clubhouse Rental Deposit - Clubhouse Event held on 9/18/2021

Special Instructions _____

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Per Ken Hoefele - Clubhouse
Approved Signature Manager

DM	_____
Fund	_____
G/L	<u>22000</u>
Object Cd	_____
CK #	_____
Date	_____

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **SHELL POINT COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Shell Point community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to SHELL POINT CDD.
4. The undersigned, Christine Carde, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 910 calico scallop st ruskin fl
Purpose: Birthday 5th
Date of Event: 9/18/2021 Phone: 8138081308
Time of Event (ALL Events shall end by 11:00 p.m.): 1pm-5pm
Extra Hours Required (\$25.00 per every (1) hour: _____
Number of Attendees (NOT TO EXCEED 40): 17
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being speciffaly understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant: _____

Signature

Christine Carde

Print name

9/1/2021

Date

**SHELL POINT COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Shell Point CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence**.*

DATE: 9 / 1 / 21

NAME OF ISSUER: Christine Carde

ADDRESS: 910 calico scallop st, Ruskin fl

HOME PHONE: () -

CELL PHONE: 813. 808. 1308
() -

DRIVER LICENSE NUMBER: C630-113-86-766-0
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: () -

AMOUNT OF CHECK: \$ 200 00

REASON FOR CHECK: _____

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Shell Point Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.
Without proper notice, rental fee is non-refundable.

1. All persons using the Recreation Center do so at their own risk.
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center.
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)**
4. Glass beverage containers are NOT permitted at the Recreation Center.
5. Furniture shall NOT be removed from the Recreation Center at any time.
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center.
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items.
8. Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded.
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. Glitter and Confetti are not allowed in Recreation Center.
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit.

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.**
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office).
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action.
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events.
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center.
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes.
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
22. Call 911 in the event of an emergency.
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors.

Applicant Signature

Christine Carde

Applicant Printed Name

9/1/2021

Date

2550 US HIGHWAY 17 S
WAUCHULA, FL 33873

Fax: 863-474-3084

Invoice Number: 5849
Invoice Date: September 1, 2021
Page: 1

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

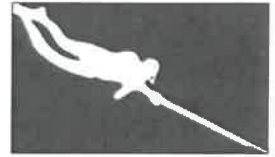
SHELL POINT
PRODUCT PURCHASE

Subtotal	920.00
Sales Tax	
Total Invoice Amount	920.00
Payment/Credit Applied	
TOTAL	920.00

Additional fees will be assessed for accounts that are referred to collections.

53900/4617

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4943**DATE 09/02/2021****DUE DATE 09/17/2021****TERMS Net 15**

DESCRIPTION	QTY	RATE	AMOUNT
Labor Pressure Washed clubhouse, pool area on 8-31-2021 as well as mail pavilion Cost includes labor, machine time and material.	1	850.00	850.00

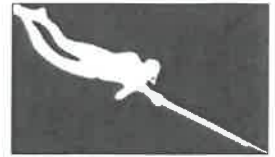
It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$850.00***53900 / 4617*

Spearem Enterprises, LLC
7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL
+1 7273643349
spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4944

DATE 09/02/2021

DUE DATE 09/17/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor replaced and installed sink mens restroom, repaired deadbolt/door in mens restroom.	1	400.00	400.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal- weather permitting.

BALANCE DUE

\$400.00

53900/4619

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AquaPRO	21 100402	\$ 1,200.00		Pool Maintenance - September 2021
BrightView	7563673	10,757.00		Landscape Maintenance - October
First Choice Aquatic Weed Management	63995	1,463.00		Waterway Services - 9/30/2021
Meritus Districts	11063	14,367.61		Management Services - November
Monthly Contract Sub-Total		\$ 27,787.61		

Variable Contract				
DEO	85444	\$ 175.00		FY22 Special District Fee - 10/01/21
Supervisor: Albert Viera	AV 100721	200.00		Supervisor Fee -10/7/21
Supervisor: Nick Dister	ND 100721	200.00		Supervisor Fee -10/7/21
Supervisor: Ryan Motko	RM 100721	200.00		Supervisor Fee -10/7/21
Supervisor: Steve Luce	SL100721	200.00		Supervisor Fee -10/7/21
Variable Contract Sub-Total		\$ 975.00		

Utilities				
BOCC	0909989790 100421	\$ 4,469.87		Water Services - Thru 9/25/2021
DoorKlng Inc.	1690553	30.95		Cellular Subscription - 10/12/2021
Spectrum	093648401101021	137.96		Internet Services - Thru 11/08/2021
Tampa Electric	211021583862 092821	18.52		Electric Services Thru 9/22/2021
Tampa Electric	221007911623 100121	264.90		Electric Services Thru 9/27/2021
Tampa Electric	221007934435 092821	931.83		Electric Services Thru 9/27/2021
Tampa Electric	221007940820 100121	5,411.31		Electric Services Thru 9/27/2021
Tampa Electric	221008336853 100721	209.34		Electric Services Thru 7/22/2021
Tampa Electric	221008336853 101121	426.90	\$ 7,262.80	Electric Services Thru 8/20/2021
Utilities Sub-Total		\$ 11,901.58		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
BrightView	7580000	\$ 154.39		Irrigation Inspection - 9/30/2021
Gate Pros, Inc	Service Call 5956	125.00		Service Call - 9/28/2021
Meritus Districts	10948	3,143.77		Management Services - October
Spearem Enterprises	4989	772.00		Cleaning Services - 10/01/2021
Spearem Enterprises	5000	225.00	\$ 997.00	Labor and Repairs - 10/01/2021
Tampa Bay Times	187954 092921	420.76		Meeting Schedule - Affidavit Material - 9/29/2021
Regular Services Sub-Total		\$ 4,840.92		
Additional Services				
Anibal Torres	AT 101821	\$ 200.00		Refund Of Deposit - 10/18/2021
Additional Services Sub-Total		\$ 200.00		
TOTAL:		\$ 45,705.11		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



AquaPRO
Pool Solutions

CDD INVOICE

Jorge Lopez

Owner

INVOICE # 21-100402
DATE: OCTOBER 4, 2021

2513 DAKOTA ROCK DR.
RUSKIN, FL 33570
Phone: (813) 482-1932
Email: aquapro.pool.solutions@gmail.com

TO **SHELL POINT CDD**
SHELL COVE COMMUNITY
1011 OCEAN SPRAY DR.
RUSKIN, FL 33570

SERVICEJOB: **MONTHLY POOL MAINTENANCE**
SEPTEMBER 2021

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MONTHLY POOL MAINTENANCE	\$1,200.00	\$1,200.00
	• Chemicals Included		
	• 3-Days a week service		

TECHNICIAN NOTES: NOTHING TO REPORT

SUBTOTAL \$1,200.00

SALES TAX INCLUDED

TOTAL **\$1,200.00**

53900/4615

Make all checks payable to **AQUAPRO POOL SOLUTIONS**
THANK YOU FOR YOUR BUSINESS!

INVOICE



Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 7563673
Invoice Date: 10/1/2021
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For October	10,757.00
Total Invoice amount		10,757.00
Tax amount		
Balance due		10,757.00

539001 4604

mm

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 21714889
Invoice #: 7563673
Invoice Date: 10/1/2021

Amount Due: \$10,757.00

Thank you for allowing us to serve you

Please reference the Invoice # on your check
and make payable to:

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

84



First Choice Aquatic Weed Management, LLC.

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 433

Customer: FCA - SHELL POINT CDD

Technician: Alex, Ed

Date: 09/30/2021

Time: 09:27 AM

Customer Signature: _____

Waterway Treatment	AP	3	4	5	6	7	8												
Algae		x	x	x	x	x	x												
Submersed Weeds																			
Grasses and Brush		x	x	x	x	x	x												
Floating Weeds																			
Blue Dye																			
Inspection	x																		
Request for Service																			
Restriction																			
(# of days)																			

Trash pickup

CLARITY

- ☒ < 1'
☐ 1-2'
☐ 2-4'
☐ > 4'

FLOW

- ☒ None
☐ Slight
☐ Visible

METHOD

- ☒ ATV
☐ Airboat
☐ Backpack

- ☐ Boat
☐ Truck

CARP PROGRAM

- ☐ Carp observed
☐ Barrier Inspected

WATER LEVEL

- ☐ High
☒ Normal
☐ Low

WEATHER

- ☒ Clear
☐ Cloudy
☒ Windy
☐ Rainy

FISH and WILDLIFE OBSERVATIONS

- | | | | | |
|---|---|--|---|---|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input checked="" type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input checked="" type="checkbox"/> Anhinga | <input checked="" type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input checked="" type="checkbox"/> Ducks |
| <input checked="" type="checkbox"/> Bass | <input checked="" type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input checked="" type="checkbox"/> Bream | <input checked="" type="checkbox"/> Egrets | <input checked="" type="checkbox"/> Ibis | <input checked="" type="checkbox"/> Turtles | <input type="checkbox"/> _____ |

NATIVE WETLAND HABITAT MAINTENANCE

- | | | |
|--|---|--|
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Bulrush | <input type="checkbox"/> Golden Canna |
| <input checked="" type="checkbox"/> Bacopa | <input checked="" type="checkbox"/> Chara | <input checked="" type="checkbox"/> Gulf Spikerush |
| <input type="checkbox"/> Blue Flag Iris | <input checked="" type="checkbox"/> Cordgrass | <input type="checkbox"/> Lily |

Beneficial Vegetation Notes:

- | | |
|--|--|
| <input type="checkbox"/> Naiad | <input checked="" type="checkbox"/> Cattails |
| <input checked="" type="checkbox"/> Pickerelweed | |
| <input checked="" type="checkbox"/> Soft Rush | <input type="checkbox"/> _____ |

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11063

DATE: 11/01/2021

DUE DATE: 11/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		3,000.00
	Website Administration		125.00
	Postage September		6.36
75	Copies BW September	0.15	11.25

SUBTOTAL	3,142.61
NEW CHARGES	
TOTAL	3,142.61

Nov 2731.25 on site ~~Personnel~~
Oct 2731.25 " Personnel
Sept 2731.25 "
Aug 2731.25 " *Dissemination*
300

300.00
10925.00
14,367.61

7. Are we billing
for Ken?

Back Bill

FM DUTY
May Bill 2

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 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.: 85444			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$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:



Shell Point Community Development District

Mr. Brian K. Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

- 2. Telephone: (813) 397-5120
- 3. Fax: (813) 873-7070
- 4. Email: brian.lamb@merituscorp.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: shellpointcdd.com
- 8. County(ies): Hillsborough
- 9. Function(s): Community Development
- 10. Boundary Map on File: 11/20/2018
- 11. Creation Document on File: 11/20/2018
- 12. Date Established: 11/15/2018
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 18-34
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/06/2020

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 10/5/2021

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 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 2019/2020 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.

Shell Point CDD

MEETING DATE: October 7, 2021

DMS: 





SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00

AV 100721

Shell Point CDD

MEETING DATE: October 7, 2021

DMS: 





SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00

ND 100721

Shell Point CDD

MEETING DATE: October 7, 2021

DMS: 





SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00

Rm 100721

Shell Point CDD

MEETING DATE: October 7, 2021

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00

SL100721



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	10/04/2021	10/25/2021

Service Address: 1155 7TH AVE NW

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54921027	08/25/2021	2971	09/25/2021	3278	30700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$92.71
Water Base Charge	\$16.30
Water Usage Charge	\$64.77
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$155.96
Total Service Address Charges	\$373.86

Miscellaneous Charges

Late Payment Charge	\$195.04
Total Miscellaneous Charges	\$195.04

Summary of Account Charges

Previous Balance	\$3,900.97
Net Payments	\$0.00
Past Due Amount	\$3,900.97
Bill Adjustments	\$195.04
Total Account Charges	\$373.86

AMOUNT DUE	\$4,469.87
-------------------	-------------------

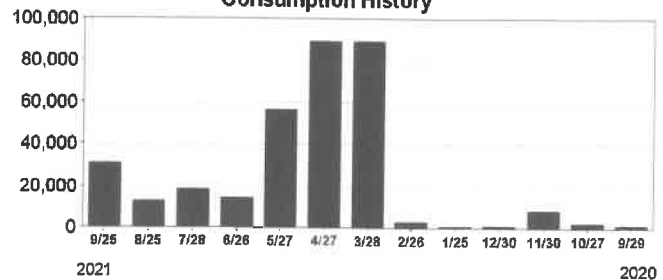
Important Message

Customers may experience a temporary change in taste and odor in drinking water due to a treatment change. This does not impact the quality of the drinking water, which will continue to meet all regulations. More information at HCFLGov.net/Water.

High water bill? Could be an inefficient irrigation system. See if you qualify for a free evaluation: UF/IFAS Extension Hillsborough, 744-5519 X 54142.

BOCC Approved Rate Increases Are Effective Oct. 1, 2021. Residential Customers using 7,000 gallons of water monthly will have an average bill increase of 4.78%. Visit HCFLGov.net/Water, Water Rates & Fees tab for details.

Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 0909989190

Received
OCT 13 2021

ELECTRONIC PAYMENTS BY CHECK OR

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



**** NOTICE ** THE BALANCE REFLECTS A PAST DUE AMOUNT TO AVOID DISCONNECTION OF SERVICE, PAYMENT MUST BE RECEIVED BY 3:00 P.M. ON THE DUE DATE**



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

534 8

DUE DATE	10/25/2021
AMOUNT DUE	\$4,469.87
AMOUNT PAID	

0009099891906

00004469870

Please remit your check together with the Payment Slip from the last page of this invoice.

DKS Cellular Subscription

INVOICE

INVOICE#

1690553

INVOICE DATE

October 12, 2021

Shell Point CDD

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: September 12, 2021
Period Ends: October 11, 2021

Previous Balance: \$30.95 **Note: All \$ amounts are in US Dollars.**
Payment Received: (\$30.95)
New Charges: \$30.95
Total Amount Due: \$30.95 USD Due by November 11, 2021

Payments

Date	Details	Amount
9/27/2021	Check received	(\$30.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/12/2021	10/11/2021	Shell Point CDD	813 947 3641	9999	16	1	\$30.95

Summary

Total Amount Due

This amount is due by November 11, 2021 **\$30.95 USD**

Cut along the dotted line and include with the check.
Please also write the Invoice Number (" **1690553** ") on your check.

Invoice# 1690553
Dated October 12, 2021
User ID ShellPointCDD
Period Starts: September 12, 2021
Period Ends: October 11, 2021
Amount Due: **\$30.95 USD**

Payment To:
DoorKing Inc.
IM Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301

Received
OCT 18 2021

October 10, 2021
Invoice Number: 093648401101021
Account Number: 0050936484-01
Security Code: 1043
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary *Services from 10/09/21 through 11/08/21
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 10/26/21	\$137.96

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page.

Save on streaming TV service. Call **1-866-531-1577** today to get 60+ top HD channels with no cable box needed for only \$19.99!

Pick the best cell phone plan for your business - unlimited data for \$45/mo or by the Gig data for \$14 per glg. **Call today 1-855-208-9216.**



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

October 10, 2021
SHELL POINT CDD

Invoice Number: 093648401101021
Account Number: 0050936484-01
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

Total Due by 10/26/21	\$137.96
Amount you are enclosing	\$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 7195
PASADENA, CA 91109-7195

Received

OCT 15 2021



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/28/2021

Account: 211021583862

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
1070 ISLAND SUNSET PL
RUSKIN, FL 33570

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/19/2021

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



EMAIL
ALERTS

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021583862

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/19/2021
Amount Enclosed	\$

658790977302

00001677 02 AB 0.45 33607 FTECO109282122475210 00000 04 01000000 002 04 22087 004

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



OCT 01 2021

6587909773022110215838620000000018522

Account: 211021583862
Statement Date: 09/28/2021
Current month's charges due 10/19/2021

Details of Charges – Service from 08/21/2021 to 09/22/2021

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

Rate Schedule: General Service - Non Demand

Meter Location: NORTH ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	09/22/2021	0		0		0 kWh	1	33 Days

Basic Service Charge
 Florida Gross Receipt Tax
Electric Service Cost

\$18.06
 \$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
 (Average)

SEP 0
 2021 0
 AUG 0
 JUL 0
 JUN 0
 MAY 0
 APR 0
 MAR 0

00001677-0003530-Page 3 of 8





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/01/2021

Account: 221007911623

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
SHELL POINT AMENITY CENTER, LIGHTS
RUSKIN, FL 33570

Current month's charges:	\$264.90
Total amount due:	\$264.90
Payment Due By:	10/22/2021

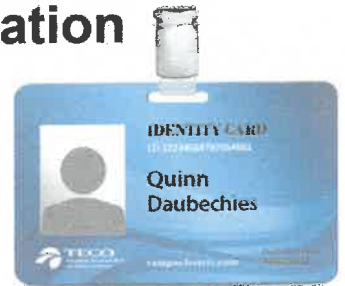
Your Account Summary

Previous Amount Due
Payment(s) Received Since Last Statement
Current Month's Charges
Total Amount Due

\$264.90
-\$264.90
\$264.90

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007911623

Current month's charges:	\$264.90
Total amount due:	\$264.90
Payment Due By:	10/22/2021

Amount Enclosed \$
631630553364

00000138 02 AB 0.45 33607 FTeco110022100185610 00000 04 01000000 002 05 21410 004

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

63163055336422100791162300000000264900

Account: 221007911623
Statement Date: 10/01/2021
Current month's charges due 10/22/2021

Details of Charges – Service from 08/27/2021 to 09/27/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	133 kWh @ \$0.02734/kWh	\$3.64
Fixture & Maintenance Charge	7 Fixtures	\$87.43
Lighting Pole / Wire	7 Poles	\$150.71
Lighting Fuel Charge	133 kWh @ \$0.04187/kWh	\$5.57
Storm Protection Charge	133 kWh @ \$0.00354/kWh	\$0.47
Florida Gross Receipt Tax		\$0.25
Franchise Fee		\$16.25
Municipal Public Service Tax		\$0.58

Lighting Charges

\$264.90

Total Current Month's Charges

\$264.90

00000138-0000306-Page 3 of 8

Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.



Statement Date: 09/28/2021
Account: 221007934435

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
1155 7TH AVE NW, CLBHSE
RUSKIN, FL 33570-3425

Current month's charges:	\$931.83
Total amount due:	\$931.83
Payment Due By:	10/19/2021

Your Account Summary

Previous Amount Due	\$830.59
Payment(s) Received Since Last Statement	-\$830.59
Current Month's Charges	\$931.83
Total Amount Due	\$931.83

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless

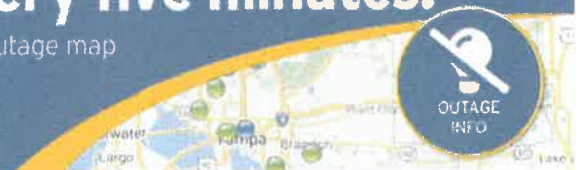


Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007934435

Current month's charges:	\$931.83
Total amount due:	\$931.83
Payment Due By:	10/19/2021

Amount Enclosed \$
663729219980

00001668 01 AB 0.45 33607 FTECO109282122475210 00000 04 01000000 002 04 22088 002



SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318



OCT 04 2021

6637292199802210079344350000000931831

Account: **221007934435**
 Statement Date: 09/28/2021
 Current month's charges due 10/19/2021

Details of Charges – Service from 08/25/2021 to 09/27/2021

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

Rate Schedule: General Service Demand - Standard

Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
H90595	09/27/2021	76,960		66,967		9,993 kWh	1	34 Days
H90595	09/27/2021	20.96		0		20.96 kW	1	34 Days

Basic Service Charge		\$30.10
Demand Charge	21 kW @ \$10.92000/kW	\$229.32
Energy Charge	9,993 kWh @ \$0.01589/kWh	\$158.79
Fuel Charge	9,993 kWh @ \$0.04255/kWh	\$425.20
Capacity Charge	21 kW @ \$0.52000/kW	\$10.92
Storm Protection Charge	21 kW @ \$0.72000/kW	\$15.12
Energy Conservation Charge	21 kW @ \$0.60000/kW	\$12.60
Environmental Cost Recovery	9,993 kWh @ \$0.00265/kWh	\$26.48
Florida Gross Receipt Tax		\$23.30
Electric Service Cost		\$931.83

Total Current Month's Charges

\$931.83

Tampa Electric Usage History

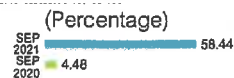
Kilowatt-Hours Per Day (Average)



Billing Demand (Kilowatts)



Load Factor (Percentage)



Statement Date: 10/01/2021
Account: 221007940820

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
SHELL POINT PH 1 AND 2, LIGHTS
RUSKIN, FL 33570

Current month's charges:	\$5,411.31
Total amount due:	\$5,411.31
Payment Due By:	10/22/2021

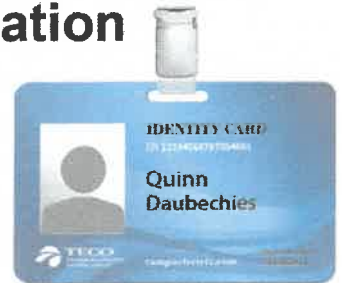
Your Account Summary

Previous Amount Due
Payment(s) Received Since Last Statement
Current Month's Charges
Total Amount Due

\$5,411.31
-\$5,411.31
\$5,411.31

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007940820

Current month's charges:	\$5,411.31
Total amount due:	\$5,411.31
Payment Due By:	10/22/2021

Amount Enclosed \$
631630553365

Received
OCT 06 2021



SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007940820
Statement Date: 10/01/2021
Current month's charges due 10/22/2021

Details of Charges – Service from 08/27/2021 to 09/27/2021

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	2717 kWh @ \$0.02734/kWh	\$74.28
Fixture & Maintenance Charge	143 Fixtures	\$1786.07
Lighting Pole / Wire	143 Poles	\$3078.79
Lighting Fuel Charge	2717 kWh @ \$0.04187/kWh	\$113.76
Storm Protection Charge	2717 kWh @ \$0.00354/kWh	\$9.62
Florida Gross Receipt Tax		\$5.07
Franchise Fee		\$331.93
Municipal Public Service Tax		\$11.79

Lighting Charges

\$5,411.31

Total Current Month's Charges

\$5,411.31

00000138-0000308-Page 7 of 8

Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/07/2021

Account: 221008336853

SHELL POINT COMMUNITY DEVELOPMENT
921 7TH AV NW, LFT STN
RUSKIN, FL 33570

Current month's charges:	\$209.34
Total amount due:	\$209.34
Payment Due By:	10/28/2021

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$209.34
Total Amount Due	\$209.34

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008336853

Current month's charges:	\$209.34
Total amount due:	\$209.34
Payment Due By:	10/28/2021

Amount Enclosed

\$

600000394710

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6000003947102210083368530000000209341



ACCOUNT INVOICE

tampaelectric.com



Account: 221008336853
Statement Date: 10/07/2021
Current month's charges due 10/28/2021

Details of Charges – Service from 06/30/2021 to 07/22/2021

Service for: 921 7TH AV NW, LFT STN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

Meter Location: LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851763	07/22/2021	1,144		0		1,144 kWh	1	23 Days

Basic Service Charge		\$13.85
Energy Charge	1,144 kWh @ \$0.05928/kWh	\$67.82
Fuel Charge	1,144 kWh @ \$0.03167/kWh	\$36.23
Storm Protection Charge	1,144 kWh @ \$0.00251/kWh	\$2.87
Florida Gross Receipt Tax		\$3.10
Electric Service Cost		\$123.87
State Tax		\$10.47

Total Electric Cost, Local Fees and Taxes

\$134.34

Other Fees and Charges

Elec Connection Chrg Initial	\$75.00
------------------------------	---------

Total Other Fees and Charges

\$75.00

Total Current Month's Charges

\$209.34

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.



ACCOUNT INVOICE

tampaelectric.com



SHELL POINT COMMUNITY DEVELOPMENT
921 7TH AV NW, LFT STN
RUSKIN, FL 33570

Statement Date: 10/11/2021

Account: 221008336853

Unpaid balance \$209.34

Current month's charges: \$426.90

Total amount due: \$636.24

Payment Due By: 11/01/2021

Your Account Summary

Previous Amount Due	\$209.34
Payment(s) Received Since Last Statement	\$0.00
Unpaid Balance	\$209.34
Current Month's Charges	\$426.90
Total Amount Due	\$636.24

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!



tampaelectric.com/paperless

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008336853

Unpaid balance \$209.34

Current month's charges: \$426.90

Total amount due: \$636.24

Payment Due By: 11/01/2021

Amount Enclosed \$ 426.90

600000395388

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

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6000003953882210083368530000000636240

Account: 221008336853
Statement Date: 10/11/2021
Current month's charges due 11/01/2021

Details of Charges – Service from 07/23/2021 to 08/20/2021

Service for: 921 7TH AV NW, LFT STN, RUSKIN, FL 33570

Rate Schedule: General Service - Non Demand

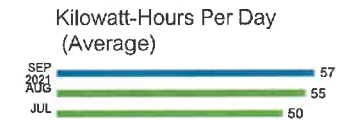
Meter Location: LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851763	08/20/2021	2,741		1,144		1,597 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	1,597 kWh @ \$0.05928/kWh	\$94.67
Fuel Charge	1,597 kWh @ \$0.03167/kWh	\$50.58
Storm Protection Charge	1,597 kWh @ \$0.00251/kWh	\$4.01
Florida Gross Receipt Tax		\$4.29
Electric Service Cost		\$171.61
State Tax		\$14.50

Total Electric Cost, Local Fees and Taxes
\$186.11

Tampa Electric Usage History



Details of Charges – Service from 08/21/2021 to 09/22/2021

Meter Location: LIFT STATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851763	09/22/2021	4,616		2,741		1,875 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	1,875 kWh @ \$0.06076/kWh	\$113.93
Fuel Charge	1,875 kWh @ \$0.04255/kWh	\$79.78
Storm Protection Charge	1,875 kWh @ \$0.00251/kWh	\$4.71
Florida Gross Receipt Tax		\$5.55
Electric Service Cost		\$222.03
State Tax		\$18.76

Total Electric Cost, Local Fees and Taxes
\$240.79
Total Current Month's Charges
\$426.90

Important Messages

Adjusted Bill

Please review your billing details for past charges that have been billed and/or adjusted appropriately.



INVOICE

Sold To: 21714889
Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 7580000
Invoice Date: 9/30/2021
Sales Order: 7634441
Cust PO #:

Project Name: Shellcove CDD/Irrigation Inspection For Sept
Project Description: Irrigation Inspection For Sept

Job Number	Description	Amount
340500113	Shell Point CDD Clock A Zones #11 #12 #19 #40Head - Replace 4 - Spray 6" Le	154.39
Total Invoice Amount		154.39
Taxable Amount		
Tax Amount		
Balance Due		154.39

53900 / 9611
on
Am.

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 641-3672

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21714889
Invoice #: 7580000
Invoice Date: 9/30/2021

Amount Due: \$ 154.39

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655



September 28, 2021

Page 1 of 2

Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Bryan Radcliff
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607

Project Name Shellcove CDD/Irrigation Inspection For Sept

Project Description Irrigation Inspection For Sept

Scope of Work

QTY	UoM/Size	Material/Description
4.00	EACH	Clock A Zones #11 #12 #19 #40 Head - Replace 4 - Spray 6" Leaking Seals

COMPLETED

For Internal use only

SO# 7634441
JOB# 340500113
Service Line 130

Total Price \$154.39

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of viable tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing if payment has not been received by BrightView within fifteen (15) days after billing. BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE. FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

See Attached
Signature

Property Manager

Bryan Radcliff

September 28, 2021

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

David Longoria
Signature

Account Manager Exterior

David Longoria

September 28, 2021

Printed Name

Date

Job #: 340500113

Proposed Price: \$154.39

SO # 7634441

David Longoria

From: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Sent: Tuesday, September 28, 2021 9:56 AM
To: David Longoria
Subject: RE: Shellcove CDD/irrigation Inspection For Sept 2021

APPROVED

-----Original Message-----

From: David Longoria <David.Longoria@brightview.com>
Sent: Tuesday, September 28, 2021 9:38 AM
To: Bryan Radcliff <bryan.radcliff@merituscorp.com>
Subject: Shellcove CDD/irrigation Inspection For Sept 2021

Dear Bryan Radcliff:

Here's the report/proposal for sept for your approval. Let me know if you have any questions.

Thank you for choosing us for your landscape improvement project. We hope the recommendations outlined in our attached proposal meet your expectations. Below is a quick summary:

9/28/2021 1:28:56 PM | SO# 7634441

Name - Shellcove CDD/Irrigation Inspection For Sept Description -Irrigation Inspection For Sept Scope of Work- Sub-Total
Price - \$154.39 Tax - \$0.00 Total Price - \$154.39

If you would like us to proceed with the attached proposal, please respond to this e-mail with the word 'Approved'. We appreciate your business and look forward to enhancing the beauty and value of your property.

Thank you,

Thanks'

David Longoria
Senior Account Manager

BrightView
Landscape Services
Sun City Center, FL 33573
813-641-3672 Office
813-641-7582 Fax

David.longoria@brightview.com
www.brightview.com

GATE PROS, INC.2550 US HIGHWAY 17 S
WAUCHULA, FL 33873**INVOICE**

Invoice Number: 5956

Invoice Date: September 28, 2021

Page: 1

Voice: 863-474-3090

Fax: 863-474-3084

Bill To:SHELL POINT
C/O MERITUS
2005 PAN AM CIRCLE, STE 300
TAMPA, FL 33607**Ship To:**SHELL POINT
CELL BOARD

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		10/28/21

Description	Amount
SERVICE CALL ON 9/7/2021 UPGRADE CELL BOARD DUE TO 3G NO LONGER BEING SUPPORTED (LABOR ONLY CHARGES)	125.00

A \$30 fee will be charged for returned checks.
1.5% Service Charge (18% APR) Charged on Past Due Accounts.
Additional fees will be assessed for accounts that are referred to collections.

Subtotal	125.00
Sales Tax	
Total Invoice Amount	125.00
Payment/Credit Applied	
TOTAL	125.00

53900 / 4617

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

INVOICE NO.: 10948

DATE: 10/01/2021

DUE DATE: 10/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		3,000.00
	Website Administration		125.00
	Postage August		10.22
57	Copies BW August	0.15	8.55
SUBTOTAL			3,143.77
NEW CHARGES			
TOTAL			3,143.77



Spearem Enterprises, LLC
 7842 Land O' Lakes Blvd. #335
 Land O' Lakes, FL
 +1 7273643349
 spearem.jmb@gail.com



INVOICE

BILL TO

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

INVOICE # 4989

DATE 10/01/2021

DUE DATE 10/16/2021

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
Labor Cleaning Service Clubhouse, Twice Per Week Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion Week of 9-6-2021	1	178.00	178.00
Labor Cleaning Service Clubhouse Twice Per Week Cleaning Service Clubhouse, Office, Main Hallway, Restrooms, playground area, Basketball Area and Mail Pavilion Week of 9-13--2021	1	178.00	178.00
Labor Cleaning Service Clubhouse Twice Per Week Cleaning Service Clubhouse, Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion Week of 9-20-2021	1	178.00	178.00
Labor Cleaning Service Clubhouse Twice Per Week Cleaning Service Clubhouse, Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion Week of 9-27-2021	1	178.00	178.00
Material Toilet Paper, Paper Towels, Hand Soap, trash bags	1	60.00	60.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval

BALANCE DUE

\$772.00

53900 / 4623

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



INVOICE

BILL TO

Shell Pointe CDD

Meritus

2005 Pan Am Circle, Suite 300

Tampa , FL 33607

INVOICE

5000

DATE

10/01/2021

TERMS

Net 15

DUE DATE

10/16/2021

ACTIVITY	QTY	RATE	AMOUNT
Labor Womens RESTROOM DOOR: REPAIRED DOOR JAM AND LOCK ASSEMBLY.	1	225.00	225.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$225.00

53900 / 4619

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	
09/29/21	SHELL POINT	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	187954
Total Amount Due	Ad Number	
\$420.76	0000184818	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184818	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$418.76
09/29/21	09/29/21	0000184818	Tampabay.com	Legals CLS	Meeting Schedule AffidavitMaterial	1	2x59 L	\$0.00 \$2.00

513001
4891

420.76
de m

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	
09/29/21	SHELL POINT	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	187954
Total Amount Due	Ad Number	
\$420.76	0000184818	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

SHELL POINT

C/O MERITUS

2005 PAN AM CIRCLE, #300

TAMPA, FL 33607

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

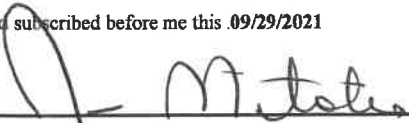
} ss

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: Meeting Schedule** was published in **Tampa Bay Times: 9/29/21** 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 not 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 **09/29/2021**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Shell Point Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 07, 2021	2:00 p.m.
November 04, 2021	2:00 p.m.
December 02, 2021	2:00 p.m.
January 06, 2022	2:00 p.m.
February 03, 2022	2:00 p.m.
March 03, 2022	2:00 p.m.
April 07, 2022	2:00 p.m.
May 05, 2022	2:00 p.m.
June 02, 2022	2:00 p.m.
July 07, 2022	2:00 p.m.
August 04, 2022	2:00 p.m.
September 01, 2022	2:00 p.m.

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

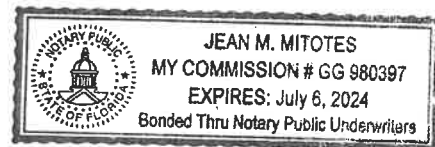
The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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

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

Brian Lamb
 District Manager
 Run Date: 09/29/2021

0000184818



DISTRICT CHECK REQUEST FORM

Today's Date October 18, 2021

District Name Shell Point CDD

Check Amount \$200.00

Payable: Anibal Torres

Mailing Address 882 Olive Conch St
 Ruskin, FL 33570

Check Description Clubhouse Rental Return Deposit

Special Instructions **Event went well. No damage to facilities.**

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____
Date	_____

DISTRICT CHECK REQUEST FORM

Today's Date October 19, 2021

District Name Shell Point

Check Amount \$25

Payable: Anibal Torres

Mailing Address 882 Olive Conch St Ruskin Fl 33570

Check Description Clubhouse Deposit Refund

Special Instructions NA

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Reginald Cummings
Approved Signature

DM	_____
Fund	001
G/L	22000
Object Cd	
CK #	_____ Date _____

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION

1. **SHELL POINT COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Shell Point community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to SHELL POINT CDD.
4. The undersigned, Anibal Torres, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: 882 Olive Conch St. Ruskin FL 33570
Purpose: Birthday 5 year old son
Date of Event: 10-16-2021 Phone: 813-407-0065
Time of Event (ALL Events shall end by 11:00 p.m.): 6pm - 10pm
Extra Hours Required (\$25.00 per every (1) hour): 2
Number of Attendees (NOT TO EXCEED 40): 38 guests
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**SHELL POINT COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Shell Point CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence**.*

DATE: 10 / 11 / 2021

NAME OF ISSUER: Amibal Torres

ADDRESS: 882 Olive Couch St

Austin FL 33570

HOME PHONE: () -

CELL PHONE: (813) 407-0065

DRIVER LICENSE NUMBER: T 620-000-78-130-0

(Attach copy of license)

PLACE OF EMPLOYMENT: Hillsborough County

WORK PHONE: (813) 276 - 8125

AMOUNT OF CHECK: \$ 200.⁰⁰

REASON FOR CHECK: Security Deposit for Event on Oct. 16, 2021

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over four will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Shell Point Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.
Without proper notice, rental fee is non-refundable. JS

All persons using the Recreation Center do so at their own risk. JS

Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. JS

Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT (THERE WILL BE NO EXCEPTIONS)** JS

Glass beverage containers are NOT permitted at the Recreation Center. JS

Furniture shall NOT be removed from the Recreation Center at any time. JS

All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. JS

It shall be the responsibility of any resident using the Recreation Center to remove food or other items. JS

Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. JS

All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. JS

Glitter and Confetti are not allowed in Recreation Center JS

Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. JS

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.

Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.**

All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.

ALL CLEANING MUST BE COMPLETED and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office).

No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action.

Approval of all events is subject to the discretion of the District Manager. The District Manager has within his sole discretion the authority to reduce or waive rental fees for community service functions and events.

Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center.

No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes.

All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.

There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.

Call 911 in the event of an emergency.

Violations will be subject to suspension as deemed appropriate by the Board of Supervisors.

Applicant Signature

Applicant Printed Name

Date

Florida DRIVER LICENSE




T620-000-78-130-0 CLASS E

TORRES
JANIBAL
1882 OLIVE CONCH ST
RUSKIN FL 33570

3 DOB 04/10/1978 SEX M
4a EXP 04/10/2023 4b HGT 5'-11"
12 REST NONE 14 END NONE

SAFE DRIVER
4a ISS 03/16/2015
2DD A032402103204
REPLACED 03/16/2021

Operation of a motor vehicle constitutes
consent to any sobriety test required by law.



THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

The Money Superstore™

E1

AMSCOT
CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

2214701854

Payable through BancFirst

PAY TO THE
ORDER OF

Anibal Torres

PURCHASER

****TWO HUNDRED AND 00/100 DOLLARS**

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

86-490
1031

2214701854

10/12/2021

\$200.00

[Signature]
PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2214701854⑈

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

The Money Superstore™

E1

AMSCOT
CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

2218347053

Payable through BancFirst

PAY TO THE
ORDER OF

Anibal Torres

PURCHASER

****FIFTY AND 00/100 DOLLARS**

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

86-490
1031

2218347053

10/15/2021

\$50.00

[Signature]
PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2218347053⑈

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2021



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 11/30/2021
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash-Operating Account	153,636	0	0	0	0	153,636
Investment - Revenue 2018 (8000)	0	0	0	0	0	0
Investment - Revenue 2019 (5000)	0	84,552	0	0	0	84,552
Investment - Interest 2019 (5001)	0	0	0	0	0	0
Investment - Sinking 2019 (5002)	0	0	0	0	0	0
Investment - Reserve 2019 (5003)	0	476,191	0	0	0	476,191
Investment - Prepayment 2019 (5004)	0	0	0	0	0	0
Investment - Construction 2019 (5005)	0	0	19	0	0	19
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	(4,040)	0	0	0	0	(4,040)
Due From Developer	0	0	0	0	0	0
Prepaid Trustee Fees	1,010	0	0	0	0	1,010
Deposits	684	0	0	0	0	684
Construction Work in Progress	0	0	0	12,495,935	0	12,495,935
Amount Avail-Debt Service	0	0	0	0	1,269,461	1,269,461
Amount To Be Provided-Debt Service	0	0	0	0	12,455,539	12,455,539
Other	0	0	0	0	0	0
Total Assets	151,290	560,742	19	12,495,935	13,725,000	26,932,986
Liabilities						
Accounts Payable	46,129	0	0	0	0	46,129
Accounts Payable-Other	0	0	0	0	0	0
Due To Debt Service Fund	15,606	0	0	0	0	15,606
Deferred Revenue	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Deposits	400	0	0	0	0	400
Due To Developer	18,155	0	0	0	0	18,155
Revenue Bonds Payable - Series 2019	0	0	0	0	13,725,000	13,725,000
Other	0	0	0	0	0	0
Total Liabilities	80,290	0	0	0	13,725,000	13,805,290
Fund Equity & Other Credits						
Retained Earnings-All Other Reserves	0	1,091,392	15	0	0	1,091,407
Fund Balance-Unreserved	116,194	0	0	0	0	116,194
Investment in General Fixed Assets	0	0	0	12,495,935	0	12,495,935
Interfund Transfer	0	0	0	0	0	0
Interfund Transfer	0	0	0	0	0	0
Other	(45,194)	(530,650)	4	0	0	(575,840)

Shell Point CDD

Balance Sheet

As of 11/30/2021

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
Total Fund Equity & Other Credits	<u>71,000</u>	<u>560,742</u>	<u>19</u>	<u>12,495,935</u>	<u>0</u>	<u>13,127,696</u>
Total Liabilities & Fund Equity	<u>151,290</u>	<u>560,742</u>	<u>19</u>	<u>12,495,935</u>	<u>13,725,000</u>	<u>26,932,986</u>

Shell Point CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	361,412	26,617	(334,795)	(93)%
Interest Earnings				
Interest Earnings	0	30	30	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	100	100	0 %
Clubhouse Rental	0	350	350	0 %
Total Revenues	361,412	27,097	(334,315)	(93)%
Expenditures				
Legislative				
Supervisor Fees	4,000	800	3,200	80 %
Financial & Administrative				
District Manager	36,000	6,000	30,000	83 %
District Engineer	3,000	0	3,000	100 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	4,100	337	3,763	92 %
Accounting Services	0	300	(300)	0 %
Auditing Services	4,900	29	4,871	99 %
Postage, Phone, Faxes, Copies	250	36	214	85 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	2,500	0	2,500	100 %
Bank Fees	250	0	250	100 %
Dues, Licenses, & Fees	300	8,819	(8,519)	(2,840)%
Email Hosting Vendor	600	0	600	100 %
Website Maintenance	1,500	250	1,250	83 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	3,500	426	3,074	88 %
Electric Utility Services				
Electric Utility Services	65,000	15,153	49,847	77 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,700	780	1,920	71 %
Water-Sewer Combination Services				
Water Utility Services	15,000	8,371	6,629	44 %
Other Physical Environment				
Property & Casualty Insurance	20,436	0	20,436	100 %
Waterway Management Program-Contract	12,000	3,207	8,793	73 %
Landscape Maintenance-Contract	123,700	21,514	102,186	83 %
Mulch/Tree Trimming	15,000	0	15,000	100 %
Plant Replacement	5,000	0	5,000	100 %
Irrigation Maintenance	1,500	288	1,212	81 %
Pool Maintenance - Contract	14,400	2,400	12,000	83 %
Pool Maintenance - Other	2,000	0	2,000	100 %
Entrance, Monument & Wall Maintenance & Repair	4,000	0	4,000	100 %
Amenity Center Pest Control	1,113	125	988	89 %
Amenity Center Maintenance & Repair	3,000	804	2,196	73 %
Amenity Center Cleaning & Supplies	0	2,316	(2,316)	0 %
Total Expenditures	354,112	71,955	282,157	80 %
Excess of Revenues Over (Under) Expenditures	7,300	(44,858)	(52,158)	(714)%

Fund Balance, Beginning of Period

Shell Point CDD
Statement of Revenues and Expenditures

001 - General Fund
 From 10/1/2021 Through 11/30/2021
 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	0	116,194	116,194	0 %
Fund Balance, End of Period	<u>7,300</u>	<u>71,337</u>	<u>64,037</u>	<u>877 %</u>

Shell Point CDD
Statement of Revenues and Expenditures

201 - Debt Service Fund - Series 2019
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	950,381	63,623	(886,758)	(93)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>9</u>	<u>9</u>	<u>0 %</u>
Total Revenues	<u>950,381</u>	<u>63,632</u>	<u>(886,749)</u>	<u>(93)%</u>
Expenditures				
Debt Service Payments				
Interest	710,382	359,278	351,104	49 %
Principal	240,000	235,000	5,000	2 %
Other Physical Environment				
Amenity Center Cleaning & Supplies	<u>6,300</u>	<u>0</u>	<u>6,300</u>	<u>100 %</u>
Total Expenditures	<u>956,682</u>	<u>594,278</u>	<u>362,404</u>	<u>38 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(4)</u>	<u>(4)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(6,301)</u>	<u>(530,650)</u>	<u>(524,349)</u>	<u>8,322 %</u>
Fund Balance, Beginning of Period	0	1,091,392	1,091,392	0 %
Fund Balance, End of Period	<u>(6,301)</u>	<u>560,742</u>	<u>567,043</u>	<u>(8,999)%</u>

Shell Point CDD
Statement of Revenues and Expenditures

301 - Capital Projects Fund - Series 2019
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	4	4	0 %
Total Other Financing Sources	0	4	4	0 %
Excess of Revenues Over (Under) Expenditures	0	4	4	0 %
Fund Balance, Beginning of Period	0	15	15	0 %
Fund Balance, End of Period	0	19	19	0 %

Shell Point CDD
Statement of Revenues and Expenditures

900 - General Fixed Assets
From 10/1/2021 Through 11/30/2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
	<hr/>	<hr/>	<hr/>	<hr/>
Fund Balance, Beginning of Period	0	12,495,935	12,495,935	0 %
Fund Balance, End of Period	<u>0</u>	<u>12,495,935</u>	<u>12,495,935</u>	<u>0 %</u>

Shell Point CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Open

Bank Balance	201,790.50
Less Outstanding Checks/Vouchers	48,154.94
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	153,635.56
Balance Per Books	<u>153,635.56</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: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Open

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1305	10/27/2021	Series 2019 FY21 Tax Dist ID Excess Fees	8,101.54	Shell Point CDD
1306	11/22/2021	System Generated Check/Voucher	137.96	Bright House Networks
1319	11/24/2021	Series 2019 FY22 Tax Dist ID 551	39,915.44	Shell Point CDD
Outstanding Checks/Vouchers			48,154.94	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Open

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1256	8/19/2021	System Generated Check/Voucher	200.00	Ryan Motko
1282	10/19/2021	System Generated Check/Voucher	10,911.39	Bright View Landscape Services, Inc.
1289	10/22/2021	System Generated Check/Voucher	137.96	Bright House Networks
1290	10/22/2021	System Generated Check/Voucher	30.95	DoorKing Inc.
1291	10/22/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1292	10/22/2021	System Generated Check/Voucher	200.00	Ryan Motko
1294	11/2/2021	System Generated Check/Voucher	14,367.61	Meritus Districts
1295	11/2/2021	System Generated Check/Voucher	636.24	Tampa Electric
1296	11/5/2021	System Generated Check/Voucher	1,200.00	AquaPro Pool Solutions
1297	11/5/2021	System Generated Check/Voucher	1,744.00	First Choice Aquatic Weed Management, LLC
1298	11/5/2021	System Generated Check/Voucher	29.00	Grau and Associates
1299	11/5/2021	System Generated Check/Voucher	780.00	Neptune Multi Services LLC
1300	11/5/2021	System Generated Check/Voucher	426.00	Straley Robin Vericker
1301	11/5/2021	System Generated Check/Voucher	1,692.38	Tampa Electric
1302	11/15/2021	System Generated Check/Voucher	450.00	Charles Aquatics, Inc.
1303	11/15/2021	System Generated Check/Voucher	200.00	Maranda Jordan
1304	11/15/2021	System Generated Check/Voucher	5,676.21	Tampa Electric
1307	11/22/2021	System Generated Check/Voucher	30.95	DoorKing Inc.
Cleared Checks/Vouchers			38,912.69	

Shell Point CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 11.30.2021

Reconciliation Date: 11/30/2021

Status: Open

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR099	10/29/2021	Reimbursement for Onsite Personnel	10,925.00	
19-020236431	11/8/2021	Clubhouse Deposit	200.00	
19-020236432	11/8/2021	Clubhouse Rental	50.00	
CR1230	11/17/2021	Tax Distribution - 11.17.2021	22,136.23	
2218349667	11/19/2021	Clubhouse Deposit	200.00	
2218349668	11/19/2021	Clubhouse Rental	125.00	
CR1230-1	11/24/2021	Tax Distribution - 11.24.2021	<u>56,617.56</u>	
Cleared Deposits			90,253.79	
			<u><u> </u></u>	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Shell Cove

Date: Monday December 27, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	7	-3	<u>Brown patch fungus spotted</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Needs improvement</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	4	-1	<u>Overall good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>Mulch is needed next to the side</u>

walk at the Amenity Ctr entrance

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>Good</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

SCORE

100	94	-6	94%
-----	----	----	-----

Contractor Signature: _____

Manager's Signature: GS

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Shell Point

Date: Monday December 27, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	20	0	Good
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Good
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good

AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	GOOD
CLUBHOUSE EXTERIOR	3	3	0	GOOD
POOL WATER	10	10	0	GOOD
POOL TILES	10	10	0	GOOD
POOL LIGHTS	5	5	0	GOOD
POOL FURNITURE/EQUIPMENT	8	8	0	GOOD
FIRST AID/SAFETY ITEMS	10	10	0	GOOD
SIGNAGE (rules, pool, playground)	5	5	0	GOOD
PLAYGROUND EQUIPMENT	5	5	0	GOOD
RECREATIONAL FACILITIES	7	7	0	GOOD
RESTROOMS	6	6	0	GOOD
HARDSCAPE	10	10	0	GOOD
ACCESS & MONITORING SYSTEM	3	3	0	GOOD
IT/PHONE SYSTEM	3	3	0	GOOD
TRASH RECEPTACLES	3	3	0	GOOD
FOUNTAINS	8	6	-2	GOOD

MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Shell Point

Date: Monday December 27, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	Some dead plants need to be replaced
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	693	-7	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Shell Cove December



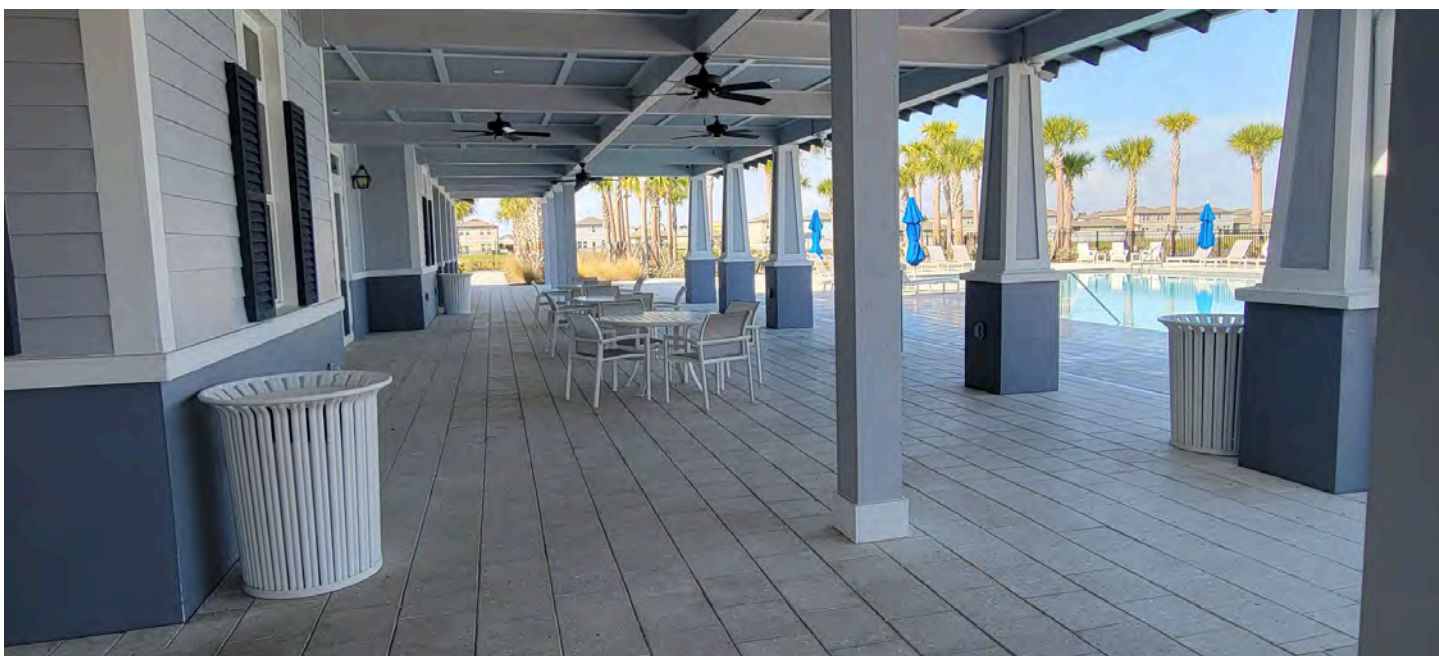
Entrance on Shell Point RD & Island Sunset look good overall.



Ponds look good.



Pool looks good. Water is clear & Blue.



Lounge area is clean.



Clubhouse is clean and in good condition.



Mailbox area is clean & in good condition.



Dog park & basketball court look good.



Playground is in good condition.



Bismarck's in the front of clubhouse and in the pool area have frizzle top. I checked the tree circles, and the soil was not dry and there was no sign of fertilizer next to the Palms. Palms need to be fertilized asap.



The city cut back the invasive plant material & Holly trees on Shell point Road.





There are two hardwood trees that need replacement at the end of Golden Sea off the Shell Point entrance.



There is leaching from the plant beds that cause a build up of mud on the sidewalk west of Island Sunset entrance. There are two areas of concern that need to be addressed.