

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 22, 2022**

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 22, 2022 AT 2:00 P.M.  
THE OFFICES OF MERITUS LOCATED AT 2005 PAN AM CIRCLE,  
SUITE 300, TAMPA, FL 33607**

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

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

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

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

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

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

***Dear Board Members:***

The Public Hearing & Regular Meeting for the Shell Point Community Development District will be held on **Thursday, August 22, 2022 at 2:00 p.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. CONSIDERATION OF RESOLUTION 2022-03; AMENDING RESOLUTION APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING.....Tab 01**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
  - A. Open Public Hearing on Final Fiscal Year 2023 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-04; Adopting Fiscal Year 2023 Budget.....Tab 02
  - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2022-05; Levying O&M Assessments.....Tab 03
  - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-06; Setting FY 2023 Meeting Schedule.....Tab 04
  - B. Acceptance of Financial Report for Year Ended September 30, 2021.....Tab 05
  - C. Discussion on Midge Fly Treatment Proposal.....Tab 06
  - D. Discussion on Fish Stocking Proposal.....Tab 07
  - E. General Matters of the District
- 9. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 02, 2022..... Tab 08
  - B. Consideration of Operation and Maintenance Expenditures May 2022..... Tab 09
  - C. Consideration of Operation and Maintenance Expenditures June 2022..... Tab 10
  - D. Consideration of Operation and Maintenance Expenditures July 2022 ..... Tab 11
  - E. Review of Financial Statements Month Ending July 31, 2022... Tab 12
- 10. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Manager ..... Tab 13
    - i. Community Inspection Reports
  - C. District Engineer
- 11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. 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*

**RESOLUTION 2022-03**

**A RESOLUTION OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-01 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Shell Point Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

**WHEREAS**, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

**WHEREAS**, the Board has postponed the public hearing date as set forth in Resolution 2022-01; and

**WHEREAS**, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

**Section 1.** Resolution 2022-01 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

**Section 2.** A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

**PASSED, ADOPTED and EFFECTIVE August 22, 2022.**

**ATTEST:**

**SHELL POINT COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

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



## RESOLUTION 2022-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHELL POINT COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

#### **Section 1. Budget**

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Shell Point Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$1,487,374.80, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$537,886.80
Total Debt Service Funds	\$949,488.00
<b>Total All Funds*</b>	<b>\$1,487,374.80</b>

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

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

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

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

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

**Passed and Adopted on August 22, 2022.**

Attested By:

**Shell Point Community  
Development District**

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

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

**Exhibit A: FY 2022-2023 Adopted Budget**

2023

# SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### Background Information

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

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

#### Facilities of the District

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

#### Maintenance of the Facilities

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

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	361,412.00	367,482.28	36,836.77	404,319.05	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$361,412.00</b>	<b>\$367,482.28</b>	<b>\$36,836.77</b>	<b>\$404,319.05</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	30.17	0.00	30.17	30.17
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$30.17</b>	<b>\$0.00</b>	<b>\$30.17</b>	<b>\$30.17</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	27,399.78	27,399.78	27,399.78
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$27,399.78</b>	<b>\$27,399.78</b>	<b>\$27,399.78</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	325.00	0.00	325.00	325.00
Clubhouse Rental	0.00	1,125.00	0.00	1,125.00	1,125.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$1,450.00</b>	<b>\$0.00</b>	<b>\$1,450.00</b>	<b>\$1,450.00</b>
<b>TOTAL REVENUES</b>	<b>\$361,412.00</b>	<b>\$368,962.45</b>	<b>\$64,236.55</b>	<b>\$433,199.00</b>	<b>\$28,879.95</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	2,400.00	1,600.00	4,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$2,400.00</b>	<b>\$1,600.00</b>	<b>\$4,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	36,000.00	24,000.00	12,000.00	36,000.00	0.00
District Engineer	3,000.00	850.50	1,149.50	2,000.00	(1,000.00)
Disclosure Report	4,200.00	5,250.00	(1,050.00)	4,200.00	0.00
Trustee Fees	4,100.00	1,683.60	2,416.40	4,100.00	0.00
Accounting Services	0.00	300.00	(300.00)	0.00	0.00
Auditing Services	4,900.00	29.00	4,971.00	5,000.00	100.00
Postage, Phone, Faxes, Copies	250.00	120.02	129.98	250.00	0.00
Public Officials Insurance	2,663.00	0.00	2,663.00	2,663.00	0.00
Legal Advertising	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses, & Fees	300.00	15,213.14	86.86	15,300.00	15,000.00
Email Hosting Vendor	600.00	0.00	600.00	600.00	0.00
Website Maintenance	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,763.00</b>	<b>\$48,196.26</b>	<b>\$26,166.74</b>	<b>\$74,363.00</b>	<b>\$12,600.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	1,381.50	1,618.50	3,000.00	(500.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$1,381.50</b>	<b>\$1,618.50</b>	<b>\$3,000.00</b>	<b>(\$500.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	65,000.00	45,381.46	34,618.54	80,000.00	15,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$65,000.00</b>	<b>\$45,381.46</b>	<b>\$34,618.54</b>	<b>\$80,000.00</b>	<b>\$15,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,700.00	2,340.00	660.00	3,000.00	300.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$2,700.00</b>	<b>\$2,340.00</b>	<b>\$660.00</b>	<b>\$3,000.00</b>	<b>\$300.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	15,000.00	23,836.96	6,163.04	30,000.00	15,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$15,000.00</b>	<b>\$23,836.96</b>	<b>\$6,163.04</b>	<b>\$30,000.00</b>	<b>\$15,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Onsite Personnel	0.00	7,200.00	6,800.00	14,000.00	14,000.00
Property & Casualty Insurance	20,436.00	0.00	20,436.00	20,436.00	0.00
Waterway Management Program - Contract	12,000.00	9,340.00	8,660.00	18,000.00	6,000.00
Waterway Improvements & Repairs	1,000.00	0.00	0.00	0.00	(1,000.00)
Field Manager	0.00	0.00	6,000.00	6,000.00	6,000.00
Landscape Maintenance - Contract	123,700.00	65,690.02	64,309.98	130,000.00	6,300.00
Mulch & Tree Trimming	15,000.00	0.00	7,500.00	7,500.00	(7,500.00)
Plant Replacement	5,000.00	0.00	2,000.00	2,000.00	(3,000.00)
Irrigation Maintenance	1,500.00	3,420.65	579.35	4,000.00	2,500.00
Pool Maintenance - Contract	14,400.00	7,200.00	7,200.00	14,400.00	0.00
Pool Maintenance - Other	2,000.00	0.00	500.00	500.00	(1,500.00)
Entrance, Monument & Wall Maintenance & Repair	4,000.00	3,437.15	2,562.85	6,000.00	2,000.00
Amenity Center Pest Control	1,113.00	125.00	375.00	500.00	(613.00)
Amenity Center Maintenance & Repair	3,000.00	3,053.24	2,946.76	6,000.00	3,000.00
Amenity Center Cleaning & Supplies	6,300.00	787.00	8,713.00	9,500.00	3,200.00
Capital Outlay	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$209,449.00</b>	<b>\$100,253.06</b>	<b>\$138,582.94</b>	<b>\$238,836.00</b>	<b>\$29,387.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$361,412.00</b>	<b>\$223,789.24</b>	<b>\$209,409.76</b>	<b>\$433,199.00</b>	<b>\$71,787.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>145,173.21</b>	<b>(145,173.21)</b>	<b>0.00</b>	<b>(42,907.05)</b>

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmnts-Tax Roll	361,412.00	404,319.05	42,907.05	537,886.80	176,474.80
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$361,412.00</b>	<b>\$404,319.05</b>	<b>\$42,907.05</b>	<b>\$537,886.80</b>	<b>\$176,474.80</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	30.17	30.17	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$30.17</b>	<b>\$30.17</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	27,399.78	27,399.78	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$27,399.78</b>	<b>\$27,399.78</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	325.00	325.00	0.00	0.00
Clubhouse Rental	0.00	1,125.00	1,125.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$1,450.00</b>	<b>\$1,450.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$361,412.00</b>	<b>\$433,199.00</b>	<b>\$71,787.00</b>	<b>\$537,886.80</b>	<b>\$176,474.80</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	4,000.00	0.00	4,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	36,000.00	36,000.00	0.00	36,000.00	0.00
District Engineer	3,000.00	2,000.00	(1,000.00)	3,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	4,100.00	4,100.00	0.00	4,100.00	0.00
Accounting Services	0.00	0.00	0.00	0.00	0.00
Auditing Services	4,900.00	5,000.00	100.00	5,100.00	200.00
Postage, Phone, Faxes, Copies	250.00	250.00	0.00	250.00	0.00
Public Officials Insurance	2,663.00	2,663.00	0.00	3,007.00	344.00
Legal Advertising	2,500.00	1,000.00	(1,500.00)	2,500.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	300.00	15,300.00	15,000.00	300.00	0.00
Email Hosting Vendor	600.00	600.00	0.00	600.00	0.00
Website Maintenance	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,763.00</b>	<b>\$74,363.00</b>	<b>\$12,600.00</b>	<b>\$62,307.00</b>	<b>\$544.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	3,000.00	(500.00)	3,500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$3,000.00</b>	<b>(\$500.00)</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	65,000.00	80,000.00	15,000.00	90,000.00	25,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$65,000.00</b>	<b>\$80,000.00</b>	<b>\$15,000.00</b>	<b>\$90,000.00</b>	<b>\$25,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,700.00	3,000.00	300.00	3,000.00	300.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$2,700.00</b>	<b>\$3,000.00</b>	<b>\$300.00</b>	<b>\$3,000.00</b>	<b>\$300.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	15,000.00	30,000.00	15,000.00	30,000.00	15,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$15,000.00</b>	<b>\$30,000.00</b>	<b>\$15,000.00</b>	<b>\$30,000.00</b>	<b>\$15,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Onsite Personnel	0.00	14,000.00	14,000.00	25,000.00	25,000.00
Property & Casualty Insurance	20,436.00	20,436.00	0.00	23,074.00	2,638.00
Waterway Management Program - Contract	12,000.00	18,000.00	6,000.00	18,000.00	6,000.00
Waterway Improvements & Repairs	1,000.00	0.00	(1,000.00)	1,000.00	0.00
Field Manager	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Landscape Maintenance - Contract	123,700.00	130,000.00	6,300.00	145,000.00	21,300.00
Mulch & Tree Trimming	15,000.00	7,500.00	(7,500.00)	15,000.00	0.00
Plant Replacement	5,000.00	2,000.00	(3,000.00)	5,000.00	0.00
Irrigation Maintenance	1,500.00	4,000.00	2,500.00	2,500.00	1,000.00
Pool Maintenance - Contract	14,400.00	14,400.00	0.00	14,400.00	0.00
Pool Maintenance - Other	2,000.00	500.00	(1,500.00)	2,000.00	0.00
Entrance, Monument & Wall Maintenance & Repair	4,000.00	6,000.00	2,000.00	4,000.00	0.00
Amenity Center Pest Control	1,113.00	500.00	(613.00)	2,000.00	887.00
Amenity Center Maintenance & Repair	3,000.00	6,000.00	3,000.00	31,000.00	28,000.00
Amenity Center Cleaning & Supplies	6,300.00	9,500.00	3,200.00	12,500.00	6,200.00
Capital Outlay	0.00	0.00	0.00	32,605.80	32,605.80
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$209,449.00</b>	<b>\$238,836.00</b>	<b>\$29,387.00</b>	<b>\$345,079.80</b>	<b>\$135,630.80</b>
<b>TOTAL EXPENDITURES</b>	<b>\$361,412.00</b>	<b>\$433,199.00</b>	<b>\$71,787.00</b>	<b>\$537,886.80</b>	<b>\$176,474.80</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>



# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Financial & Administrative

##### District Manager

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

##### District Engineer

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

##### Disclosure Reporting

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

##### Trustees Fees

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

##### Auditing Services

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

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

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

##### Miscellaneous Administration

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

##### Public Officials Insurance

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

##### Legal Advertising

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

##### Bank Fees

The District operates a checking account for expenditures and receipts.

##### Dues, Licenses & Fees

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

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

#### Investment Reporting Fees

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

#### Office Supplies

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

#### Technology Services

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

#### Website Administration

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

#### Capital Outlay

This is to purchase new equipment as required.

### Legal Counsel

#### District Counsel

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

### Electric Utility Services

#### Electric Utility Services

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

### Garbage/Solid Waste Control Services

#### Garbage Collection

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

### Water-Sewer Combination Services

#### Water Utility Services

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

### Other Physical Environment

#### Waterway Management System

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

#### Property & Casualty Insurance

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

#### Entry & Walls Maintenance

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

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Landscape Maintenance

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

#### Miscellaneous Landscape

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

#### Plant Replacement Program

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

#### Property Taxes

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

#### Irrigation Maintenance

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

#### Pool Maintenance

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

#### Clubhouse Maintenance

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

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	949,488
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>949,488</b>

#### EXPENDITURES

Series 2019 May Interest Payment	\$	349,744
Series 2019 November Principal Payment	\$	250,000
Series 2019 November Interest Payment	\$	349,744
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>949,488</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	13,480,000
Principal Payment Applied Toward Series 2019	\$	250,000
<b>Bonds Outstanding - Period Ending 11/1/2022</b>	<b>\$</b>	<b>13,230,000</b>

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

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

Lot Size	EBU Value	Unit Count	FY 2022		FY 2021 Total Assessment	FY 2023		FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit		Debt Service Per Unit	O&M Per Unit		
SERIES 2019									
Single Family 40'	1.00	241	\$1,276.60	\$533.34	\$1,809.94	\$1,276.60	\$720.00	\$1,996.60	\$186.66
Single Family 50'	1.25	311	\$1,595.75	\$666.67	\$2,262.42	\$1,595.75	\$900.00	\$2,495.75	\$233.33
Single Family 60'	1.50	110	\$1,914.89	\$800.00	\$2,714.89	\$1,914.89	\$1,080.00	\$2,994.89	\$280.00
TOTAL		662							

Notations:

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

## RESOLUTION 2022-05

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A** (“**FY 2022-2023 Budget**”) and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

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

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
  - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
    1. 50% due no later than October 1, 2022

2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
  - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Direct Bill for Certain O&M Assessments.**
- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
  - ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
    1. 50% due no later than October 1, 2022
    2. 25% due no later than February 1, 2023
    3. 25% due no later than April 1, 2023
  - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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



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

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

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

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

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

**Passed and Adopted on August 22, 2022.**

Attested By:

**Shell Point Community  
Development District**

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

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

**Exhibit A: FY 2022-2023 Budget**

2023

# SHELL POINT

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET



August 4, 2022

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### Background Information

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

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

#### Facilities of the District

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

#### Maintenance of the Facilities

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

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	361,412.00	367,482.28	36,836.77	404,319.05	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$361,412.00</b>	<b>\$367,482.28</b>	<b>\$36,836.77</b>	<b>\$404,319.05</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	30.17	0.00	30.17	30.17
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$30.17</b>	<b>\$0.00</b>	<b>\$30.17</b>	<b>\$30.17</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	27,399.78	27,399.78	27,399.78
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$27,399.78</b>	<b>\$27,399.78</b>	<b>\$27,399.78</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	325.00	0.00	325.00	325.00
Clubhouse Rental	0.00	1,125.00	0.00	1,125.00	1,125.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$1,450.00</b>	<b>\$0.00</b>	<b>\$1,450.00</b>	<b>\$1,450.00</b>
<b>TOTAL REVENUES</b>	<b>\$361,412.00</b>	<b>\$368,962.45</b>	<b>\$64,236.55</b>	<b>\$433,199.00</b>	<b>\$28,879.95</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	2,400.00	1,600.00	4,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$2,400.00</b>	<b>\$1,600.00</b>	<b>\$4,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	36,000.00	24,000.00	12,000.00	36,000.00	0.00
District Engineer	3,000.00	850.50	1,149.50	2,000.00	(1,000.00)
Disclosure Report	4,200.00	5,250.00	(1,050.00)	4,200.00	0.00
Trustee Fees	4,100.00	1,683.60	2,416.40	4,100.00	0.00
Accounting Services	0.00	300.00	(300.00)	0.00	0.00
Auditing Services	4,900.00	29.00	4,971.00	5,000.00	100.00
Postage, Phone, Faxes, Copies	250.00	120.02	129.98	250.00	0.00
Public Officials Insurance	2,663.00	0.00	2,663.00	2,663.00	0.00
Legal Advertising	2,500.00	0.00	1,000.00	1,000.00	(1,500.00)
Bank Fees	250.00	0.00	250.00	250.00	0.00
Dues, Licenses, & Fees	300.00	15,213.14	86.86	15,300.00	15,000.00
Email Hosting Vendor	600.00	0.00	600.00	600.00	0.00
Website Maintenance	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,763.00</b>	<b>\$48,196.26</b>	<b>\$26,166.74</b>	<b>\$74,363.00</b>	<b>\$12,600.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	1,381.50	1,618.50	3,000.00	(500.00)
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$1,381.50</b>	<b>\$1,618.50</b>	<b>\$3,000.00</b>	<b>(\$500.00)</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	65,000.00	45,381.46	34,618.54	80,000.00	15,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$65,000.00</b>	<b>\$45,381.46</b>	<b>\$34,618.54</b>	<b>\$80,000.00</b>	<b>\$15,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,700.00	2,340.00	660.00	3,000.00	300.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$2,700.00</b>	<b>\$2,340.00</b>	<b>\$660.00</b>	<b>\$3,000.00</b>	<b>\$300.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	15,000.00	23,836.96	6,163.04	30,000.00	15,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$15,000.00</b>	<b>\$23,836.96</b>	<b>\$6,163.04</b>	<b>\$30,000.00</b>	<b>\$15,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Onsite Personnel	0.00	7,200.00	6,800.00	14,000.00	14,000.00
Property & Casualty Insurance	20,436.00	0.00	20,436.00	20,436.00	0.00
Waterway Management Program - Contract	12,000.00	9,340.00	8,660.00	18,000.00	6,000.00
Waterway Improvements & Repairs	1,000.00	0.00	0.00	0.00	(1,000.00)
Field Manager	0.00	0.00	6,000.00	6,000.00	6,000.00
Landscape Maintenance - Contract	123,700.00	65,690.02	64,309.98	130,000.00	6,300.00
Mulch & Tree Trimming	15,000.00	0.00	7,500.00	7,500.00	(7,500.00)
Plant Replacement	5,000.00	0.00	2,000.00	2,000.00	(3,000.00)
Irrigation Maintenance	1,500.00	3,420.65	579.35	4,000.00	2,500.00
Pool Maintenance - Contract	14,400.00	7,200.00	7,200.00	14,400.00	0.00
Pool Maintenance - Other	2,000.00	0.00	500.00	500.00	(1,500.00)
Entrance, Monument & Wall Maintenance & Repair	4,000.00	3,437.15	2,562.85	6,000.00	2,000.00
Amenity Center Pest Control	1,113.00	125.00	375.00	500.00	(613.00)
Amenity Center Maintenance & Repair	3,000.00	3,053.24	2,946.76	6,000.00	3,000.00
Amenity Center Cleaning & Supplies	6,300.00	787.00	8,713.00	9,500.00	3,200.00
Capital Outlay	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$209,449.00</b>	<b>\$100,253.06</b>	<b>\$138,582.94</b>	<b>\$238,836.00</b>	<b>\$29,387.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$361,412.00</b>	<b>\$223,789.24</b>	<b>\$209,409.76</b>	<b>\$433,199.00</b>	<b>\$71,787.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>145,173.21</b>	<b>(145,173.21)</b>	<b>0.00</b>	<b>(42,907.05)</b>

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>Revenues</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	361,412.00	404,319.05	42,907.05	537,886.80	176,474.80
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$361,412.00</b>	<b>\$404,319.05</b>	<b>\$42,907.05</b>	<b>\$537,886.80</b>	<b>\$176,474.80</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	30.17	30.17	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$30.17</b>	<b>\$30.17</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	27,399.78	27,399.78	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$27,399.78</b>	<b>\$27,399.78</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	325.00	325.00	0.00	0.00
Clubhouse Rental	0.00	1,125.00	1,125.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$1,450.00</b>	<b>\$1,450.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$361,412.00</b>	<b>\$433,199.00</b>	<b>\$71,787.00</b>	<b>\$537,886.80</b>	<b>\$176,474.80</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	4,000.00	0.00	4,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,000.00</b>	<b>\$4,000.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	36,000.00	36,000.00	0.00	36,000.00	0.00
District Engineer	3,000.00	2,000.00	(1,000.00)	3,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	4,100.00	4,100.00	0.00	4,100.00	0.00
Accounting Services	0.00	0.00	0.00	0.00	0.00
Auditing Services	4,900.00	5,000.00	100.00	5,100.00	200.00
Postage, Phone, Faxes, Copies	250.00	250.00	0.00	250.00	0.00
Public Officials Insurance	2,663.00	2,663.00	0.00	3,007.00	344.00
Legal Advertising	2,500.00	1,000.00	(1,500.00)	2,500.00	0.00
Bank Fees	250.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	300.00	15,300.00	15,000.00	300.00	0.00
Email Hosting Vendor	600.00	600.00	0.00	600.00	0.00
Website Maintenance	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,763.00</b>	<b>\$74,363.00</b>	<b>\$12,600.00</b>	<b>\$62,307.00</b>	<b>\$544.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	3,000.00	(500.00)	3,500.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$3,500.00</b>	<b>\$3,000.00</b>	<b>(\$500.00)</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	65,000.00	80,000.00	15,000.00	90,000.00	25,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$65,000.00</b>	<b>\$80,000.00</b>	<b>\$15,000.00</b>	<b>\$90,000.00</b>	<b>\$25,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,700.00	3,000.00	300.00	3,000.00	300.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$2,700.00</b>	<b>\$3,000.00</b>	<b>\$300.00</b>	<b>\$3,000.00</b>	<b>\$300.00</b>
<b>WATER-SEWER COMBINATION SERVICES</b>					
Water Utility Services	15,000.00	30,000.00	15,000.00	30,000.00	15,000.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>\$15,000.00</b>	<b>\$30,000.00</b>	<b>\$15,000.00</b>	<b>\$30,000.00</b>	<b>\$15,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Onsite Personnel	0.00	14,000.00	14,000.00	25,000.00	25,000.00
Property & Casualty Insurance	20,436.00	20,436.00	0.00	23,074.00	2,638.00
Waterway Management Program - Contract	12,000.00	18,000.00	6,000.00	18,000.00	6,000.00
Waterway Improvements & Repairs	1,000.00	0.00	(1,000.00)	1,000.00	0.00
Field Manager	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Landscape Maintenance - Contract	123,700.00	130,000.00	6,300.00	145,000.00	21,300.00
Mulch & Tree Trimming	15,000.00	7,500.00	(7,500.00)	15,000.00	0.00
Plant Replacement	5,000.00	2,000.00	(3,000.00)	5,000.00	0.00
Irrigation Maintenance	1,500.00	4,000.00	2,500.00	2,500.00	1,000.00
Pool Maintenance - Contract	14,400.00	14,400.00	0.00	14,400.00	0.00
Pool Maintenance - Other	2,000.00	500.00	(1,500.00)	2,000.00	0.00
Entrance, Monument & Wall Maintenance & Repair	4,000.00	6,000.00	2,000.00	4,000.00	0.00
Amenity Center Pest Control	1,113.00	500.00	(613.00)	2,000.00	887.00
Amenity Center Maintenance & Repair	3,000.00	6,000.00	3,000.00	31,000.00	28,000.00
Amenity Center Cleaning & Supplies	6,300.00	9,500.00	3,200.00	12,500.00	6,200.00
Capital Outlay	0.00	0.00	0.00	32,605.80	32,605.80
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$209,449.00</b>	<b>\$238,836.00</b>	<b>\$29,387.00</b>	<b>\$345,079.80</b>	<b>\$135,630.80</b>
<b>TOTAL EXPENDITURES</b>	<b>\$361,412.00</b>	<b>\$433,199.00</b>	<b>\$71,787.00</b>	<b>\$537,886.80</b>	<b>\$176,474.80</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Financial & Administrative

##### District Manager

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

##### District Engineer

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

##### Disclosure Reporting

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

##### Trustees Fees

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

##### Auditing Services

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

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

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

##### Miscellaneous Administration

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

##### Public Officials Insurance

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

##### Legal Advertising

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

##### Bank Fees

The District operates a checking account for expenditures and receipts.

##### Dues, Licenses & Fees

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

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

#### Investment Reporting Fees

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

#### Office Supplies

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

#### Technology Services

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

#### Website Administration

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

#### Capital Outlay

This is to purchase new equipment as required.

### Legal Counsel

#### District Counsel

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

### Electric Utility Services

#### Electric Utility Services

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

### Garbage/Solid Waste Control Services

#### Garbage Collection

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

### Water-Sewer Combination Services

#### Water Utility Services

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

### Other Physical Environment

#### Waterway Management System

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

#### Property & Casualty Insurance

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

#### Entry & Walls Maintenance

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

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET



# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### Landscape Maintenance

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

#### Miscellaneous Landscape

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

#### Plant Replacement Program

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

#### Property Taxes

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

#### Irrigation Maintenance

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

#### Pool Maintenance

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

#### Clubhouse Maintenance

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

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	949,488
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>949,488</b>

#### EXPENDITURES

Series 2019 May Interest Payment	\$	349,744
Series 2019 November Principal Payment	\$	250,000
Series 2019 November Interest Payment	\$	349,744
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>949,488</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	13,480,000
Principal Payment Applied Toward Series 2019	\$	250,000
<b>Bonds Outstanding - Period Ending 11/1/2022</b>	<b>\$</b>	<b>13,230,000</b>

# SHELL POINT

## COMMUNITY DEVELOPMENT DISTRICT

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

Lot Size	EBU Value	Unit Count	FY 2022		FY 2021 Total Assessment	FY 2023		FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit		Debt Service Per Unit	O&M Per Unit		
SERIES 2019									
Single Family 40'	1.00	241	\$1,276.60	\$533.34	\$1,809.94	\$1,276.60	\$720.00	\$1,996.60	\$186.66
Single Family 50'	1.25	311	\$1,595.75	\$666.67	\$2,262.42	\$1,595.75	\$900.00	\$2,495.75	\$233.33
Single Family 60'	1.50	110	\$1,914.89	\$800.00	\$2,714.89	\$1,914.89	\$1,080.00	\$2,994.89	\$280.00
TOTAL		662							

Notations:

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

**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHELL POINT COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

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

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

**PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF AUGUST, 2022**

**ATTEST:**

**SHELL POINT  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023**

**FISCAL YEAR 2022/2023**

October 06, 2022	2:00 p.m.
November 03, 2022	2:00 p.m.
December 01, 2022	2:00 p.m.
January 05, 2023	2:00 p.m.
February 02, 2023	2:00 p.m.
March 02, 2023	2:00 p.m.
April 06, 2023	2:00 p.m.
May 04, 2023	2:00 p.m.
June 01, 2023	2:00 p.m.
July 06, 2023	2:00 p.m.
August 03, 2023	2:00 p.m.
September 07, 2023	2:00 p.m.

All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300,  
Tampa, FL 33607

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

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

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Shell Point Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.



## **Other Matters**

### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated August 2, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



August 2, 2022

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Shell Point Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$5,696,412.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,783,248, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,201,186, a decrease of (\$170,818) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION			
SEPTEMBER 30,			
	2021	2020	
Current and other assets	\$ 1,275,733	\$ 1,427,546	
Capital assets, net of depreciation	18,714,565	16,008,246	
Total assets	19,990,298	17,435,792	
Current liabilities	373,945	359,118	
Long-term liabilities	13,919,941	14,163,510	
Total liabilities	14,293,886	14,522,628	
Net Position			
Net investment in capital assets	4,794,638	1,845,602	
Restricted	800,097	965,885	
Unrestricted	101,677	101,677	
Total net position	\$ 5,696,412	\$ 2,913,164	

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

The District's net position increased during the most recent fiscal year. The majority of the increase resulted from the capital asset contribution by the Developer.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR END SEPTEMBER 30,			
	2021	2020	
Revenues:			
Program revenues			
Charges for services	\$ 1,412,627	\$ 890,828	
Operating grants and contributions	279,764	8	
Capital grants and contributions	2,739,803	-	
General revenues	702	100,088	
Total revenues	4,432,896	990,91	
Expenses:			
General government	98,056	60,491	
Physical environment	719,41	48,519	
Parks and recreation	7	-	
Interest	110,58	731,025	
Total expenses	1,649,648	840,03	
Change in net position	2,783,248	150,881	
Net position - beginning	2,913,164	2,762,283	
Net position - ending	\$ 5,696,412	\$ 2,913,164	

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year September 30, 2021 was \$1,649,648. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments and Developer contribution in the current fiscal year. The increase in program revenues is primarily the result of nonrecurring capital asset contribution from the Developer in the current fiscal year. The increase in expenses is primarily the result of an increase in depreciation expense, utilities, and landscape maintenance.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2021 exceeded appropriations by \$55,453. The over expenditures were funded by assessments.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2021, the District had \$19,225,757 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$511,192 has been taken, which resulted in a net book value of \$18,714,565. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2021, the District had \$13,960,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will increase.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 170,471
Due from other government	11,487
Prepaid items	1,684
Deposits	684
Restricted assets:	
Investments	1,091,407
Capital assets:	
Nondepreciable	3,890,000
Depreciable, net	<u>14,824,565</u>
Total assets	<u>19,990,298</u>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	32,35
Due to Developer	1
Accrued interest payable	42,19
Non-current liabilities:	
Due within one year	230,000
Due in more than one year	<u>13,689,941</u>
Total liabilities	<u>14,293,886</u>
<b>NET POSITION</b>	
Net investment in capital assets	4,794,638
Restricted for debt service	800,097
Unrestricted	<u>101,677</u>
Total net position	<u>\$ 5,696,412</u>

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR SEPTEMBER 30, 2021**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 98,056	\$ 91,765	\$ 6,291	\$ -	\$ -
Physical environment	719,417	318,107	-	2,739,803	2,338,493
Parks and recreation	110,584	-	-	-	(110,584)
Interest on long-term debt	721,591	1,002,755	273,473	-	554,637
Total governmental activities	<u>1,649,648</u>	<u>1,412,627</u>	<u>279,764</u>	<u>2,739,803</u>	<u>2,782,546</u>
General revenues:					
Unrestricted investment earnings					52
Miscellaneous					<u>650</u>
Total general revenues					<u>702</u>
Change in net position					2,783,248
Net position - beginning					<u>2,913,164</u>
Net position - ending					<u>\$ 5,696,412</u>

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 170,471	\$ -	\$ -	\$ 170,471
Investments	-	1,091,393	14	1,091,407
Due from other government	3,385	8,102	-	11,487
Prepaid items	1,684	-	-	1,684
Deposits	684	-	-	684
Total assets	<u>\$ 176,22</u>	<u>\$ 1,099,495</u>	<u>\$ 14</u>	<u>\$ 1,275,733</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued liabilities	\$ 32,351	\$ -	\$ -	\$ 32,351
Due to Developer	42,196	-	-	42,196
Total liabilities	<u>74,547</u>	<u>-</u>	<u>-</u>	<u>74,547</u>
Fund balances:				
Nonspendable:				
Prepaid and other items	2,368	-	-	2,368
Restricted for:				
Debt service	-	1,099,495	-	1,099,495
Capital projects	-	-	14	14
Unassigned	99,30	-	-	99,309
Total fund balances	<u>101,67</u>	<u>1,099,495</u>	<u>14</u>	<u>1,201,186</u>
Total liabilities and fund balances	<u>\$ 176,22</u>	<u>\$ 1,099,495</u>	<u>\$ 14</u>	<u>\$ 1,275,733</u>

See notes to the financial statements



**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION  
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 1,201,186

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

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

Cost of capital assets	19,225,757	
Accumulated depreciation	<u>(511,192)</u>	18,714,565

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

Accrued interest payable	(299,398)	
Discount on bonds	40,059	
Bonds payable	<u>(13,960,000)</u>	<u>(14,219,339)</u>
Net position of governmental activities		<u><u>\$ 5,696,412</u></u>

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 409,872	\$ 1,002,698	\$ -	\$ 1,412,570
Developer contributions	6,291	273,473	-	279,764
Miscellaneous	650	-	-	650
revenue Interest	52	57	-	109
earnings	416,865	1,276,228	-	1,693,093
<b>EXPENDITURES</b>				
Current:				
General government	98,056	-	-	98,056
Physical environment	318,809	-	-	318,809
Debt Service:				
Principal	-	245,000	-	245,000
Interest	-	724,338	-	724,338
Capital outlay	-	-	477,708	477,708
Total expenditures	416,865	969,338	477,708	1,863,911
Excess (deficiency) of revenues over (under) expenditures	-	306,890	(477,708)	(170,818)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in (out)	-	(476,856)	476,856	-
Total other financing sources (uses)	-	(476,856)	476,856	-
Net change in fund balances	-	(169,966)	(852)	(170,818)
Fund balances - beginning	101,677	1,269,461	866	1,372,004
Fund balances - ending	\$ 101,677	\$ 1,099,495	\$ 14	\$ 1,201,186

See notes to the financial statements

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds \$ (170,818)

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

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position. 477,708

Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (511,192)

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 245,000

The statement of activities reports noncash contributions from the Developer as revenues, but these revenues are not reported in the governmental fund financial statements. 2,739,803

Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (1,431)

The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements. 4,178

Change in net position of governmental activities \$ 2,783,248

See notes to the financial statements

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

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

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with Shell Point Ruskin, LLC (Developer).

The Board has the final responsibility for:

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

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

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

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

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

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Prepaid Items

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

#### Capital Assets

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

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Amenity/landscape/hardscape	30
Water management	30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

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

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

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

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

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

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

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

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

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

### Other Disclosures

#### Use of Estimates

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

## NOTE 3 – BUDGETARY INFORMATION

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2021:

	Amortized Cost	Credit Risk	Maturities
US Bank Mmkt 5 -Ct	\$ 1,091,407	N/A	Not available
	<u>\$ 1,091,407</u>		

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

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

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

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



## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

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

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

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

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

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

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2021 were as follows:

<u>Fund</u>	<u>Transfer in</u>	<u>Transfer out</u>
Debt service	\$ -	\$ 476,856
Capital projects	476,856	-
Total	<u>\$ 476,856</u>	<u>\$ 476,856</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made as excess reserves were released in accordance with the Bond Indenture.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land	\$ 3,890,000	\$ -	\$ -	\$ 3,890,000
Construction in progress	12,118,246	477,70	12,595,954	-
Total capital assets, not being depreciated	<u>16,008,246</u>	<u>477,70</u>	<u>12,595,954</u>	<u>3,890,000</u>
Capital assets, being depreciated				
Amenity/Landscape/Hardscape	-	3,317,530	-	3,317,530
Water Management & Control	-	12,018,227	-	12,018,227
Total capital assets, being depreciated	<u>-</u>	<u>15,335,757</u>	<u>-</u>	<u>15,335,757</u>
Less accumulated depreciation for:				
Amenity/Landscape/Hardscape	-	110,58	-	110,58
Water Management & Control	-	4	-	4
Total accumulated depreciation	<u>-</u>	<u>511,19</u>	<u>-</u>	<u>511,19</u>
Total capital assets, being depreciated, net	<u>-</u>	<u>14,824,565</u>	<u>-</u>	<u>14,824,565</u>
Governmental activities capital assets, net	<u>\$ 16,008,246</u>	<u>\$ 15,302,273</u>	<u>\$ 12,595,954</u>	<u>\$ 18,714,565</u>

## NOTE 6 – CAPITAL ASSETS (Continued)

The Series 2018 BAN and Series 2020 Project includes the planning, financing, acquisition, construction, reconstruction, equipping and installation of certain roadways, water and wastewater utilities, stormwater management facilities, landscaping/irrigation and signage improvements. Infrastructure intended to serve the District has been estimated at a total cost of approximately \$23,514,493. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets are to be transferred to other governmental entities for ownership and maintenance.

Improvements in the prior period were acquired from the Developer using proceeds from the Series 2018 BAN and Series 2019 Bonds. In addition, the Developer conveyed 97 acres of land to the District during a prior fiscal year at a cost of \$3,890,000. The Developer is expected to finance the completion of the project. In the current fiscal year, the Developer provided \$2,739,803 in capital assets.

During the current fiscal year, the engineer certified the Series 2019 project complete.

## NOTE 7 – LONG TERM LIABILITIES

### Series 2019

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

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$20,000 of the Series 2019 Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2019	\$ 14,205,000	\$ -	\$ 245,000	\$ 13,960,000	\$ 230,000
Less: original discount	41,490	-	1,431	40,059	-
Total	<u>\$ 14,163,510</u>	<u>\$ -</u>	<u>\$ 243,569</u>	<u>\$ 13,919,941</u>	<u>\$ 230,000</u>

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 230,000	\$ 714,335	\$ 944,335
2023	240,000	704,288	944,288
2024	250,000	694,488	944,488
2025	260,000	684,288	944,288
2026	270,000	673,013	943,013
2027-2031	1,545,000	3,165,919	4,710,919
2032-2036	1,975,000	2,725,782	4,700,782
2037-2041	2,545,000	2,135,068	4,680,068
2042-2046	3,305,000	1,358,666	4,663,666
2047-2050	3,340,000	370,203	3,710,203
Total	<u>\$ 13,960,000</u>	<u>\$ 13,226,050</u>	<u>\$ 27,186,050</u>

## NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$6,291. The District also reported \$42,196 due back to the Developer at September 30, 2021.

The Developer also contributed capital assets of \$2,739,803 to the District during the current fiscal year.

## NOTE 9 – CONCENTRATION

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

## NOTE 10 – MANAGEMENT COMPANY

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

## NOTE 11 – RISK MANAGEMENT

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

## NOTE 12 – SUBSEQUENT EVENTS

### Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$10,000 of the Series 2019 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR SEPTEMBER 30, 2021**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 361,412	\$ 409,872	\$ 48,460
Interest	-	52	52
Developer contributions	-	6,291	6,291
Miscellaneous revenue	-	650	650
Total revenues	<u>361,412</u>	<u>416,865</u>	<u>55,453</u>
<b>EXPENDITURES</b>			
Current:			
General government	63,012	98,056	(35,044)
Physical environment	298,400	318,809	(20,409)
Total expenditures	<u>361,412</u>	<u>416,865</u>	<u>(55,453)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	-	<u>\$ -</u>
Fund balance - beginning		<u>101,677</u>	
Fund balance - ending		<u>\$ 101,677</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2021 exceeded appropriations by \$55,453. The over expenditures were funded by assessments.

**SHELL POINT COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - see below Debt service - see below
Special assessments collected FYE 9/30/2021	\$1,390,944.00
Outstanding Bonds:	
Series 2019, due November 1, 2049	see Note 7 page 19 for details

Lot Size	FY 2021	
	Debt Service Per Unit	O&M Per Unit
<b>SERIES 2019</b>		
<b>Single Family 40'</b>	\$1,276.60	\$533.34
<b>Single Family 50'</b>	\$1,595.75	\$666.67
<b>Single Family 60'</b>	\$1,914.89	\$800.00



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Shell Point Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated August 2, 2022.

**Internal Control Over Financial Reporting**

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

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

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

**Compliance and Other Matters**

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

We noted certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated August 2, 2022.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

## Purpose of this Report

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

 Brian J. Asano

August 2, 2022





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

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

We have examined Shell Point Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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

*Grau & Associates*

August 2, 2022



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

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

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Shell Point Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated August 2, 2022.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated August 2, 2022, should be considered in conjunction with this management letter.

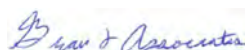
### Purpose of this Letter

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

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

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

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



August 2, 2022

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2021-01 Budget:**

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2021.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management has communicated the need for amended budgets when expenditures exceed budgeted amounts.

#### **2021-02 Overbilling by Management Company:**

Observation: During the audit it was discovered that the District was overbilled \$6,000 for management fees for the fiscal year ended September 30, 2021.

Recommendation: The District should only bill management fees that have been approved by contract or budget.

Management Response: Management will make sure to amend the contract or budget for excess billings prior to invoicing the CDD.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### **2020-01 Budget**

Current Status: Matter has not been resolved and will be repeated. See finding no. 2021-01 above.

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

## **REPORT TO MANAGEMENT (Continued)**

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.



# First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A  
Orlando, Florida 32809

THIS AGREEMENT made the date set forth below, by and between FIRST CHOICE Aquatic Weed Management, LCC. Hereinafter called "**FC**", and

Shell Point CDD  
c/o Meritus Corp.  
2005 Pan Am Cir. # 300  
Tampa, Florida 33607  
Bryan Radcliff 813-873-7300 ext. 330 [Bryan.Radcliff@inframark.com](mailto:Bryan.Radcliff@inframark.com)

08/10/2022

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to treat the following waterway(s) treatment area(s) in accordance with the terms and conditions of this agreement.

Customer agrees to pay FC in the following amount and manor:

One-time Mosquitos/ midge fly treatment of waterways 2 thru 8 plus the canal associated with Shell Point.

## Treatment waterways

#2 - 9.54ac.'s = 28.62qtr.'s / 7.15 (g)	\$ 1,287.90
#3 - 8.41ac.'s = 25.23qtr.'s / 6.30(g)	\$ 1,135.35
#4 - 11.7ac.'s = 35.1qtr.'s / 8.77(g)	\$ 1,579.50
#5 - 8.87ac.'s = 26.61qtr.'s / 6.65(g)	\$ 1,197.45
#6 - 2.65ac's = 7.95qtr.'s / 1.98(g)	\$ 357.75
#7 - 1.47ac.'s = 4.41qtr.'s / 1.10(g)	\$ 198.45
#8 - .17ac.'s = .51qtr.'s / .12(g)	\$ 22.95
Canal 3.48ac.'s = 10.44qtr.'s / 2.61(g)	\$ 469.80

Total investment \$ 6,249.15

Payments for this service will be in equal and consecutive monthly installments, each due within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

First Choice Aquatic Weed Control maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

## ACCEPTANCE OF AGREEMENT

Tad Roman  
**First Choice**  
Aquatic Weed Management, LLC

**Customer's Signature**      **Title**

Print Signature      Date

# exhibit A





# First Choice Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Suite A  
Orlando, Florida 32809

THIS AGREEMENT made the date set forth below, by and between FIRST CHOICE Aquatic Weed Management, LCC. Hereinafter called "**FC**", and

Shell Point CDD  
c/o Meritus Corp  
2005 Pan Am Circle #120  
Tampa, Florida 33607  
Brian Howell 813-426-5916 [brian.howell@mertiuscorp.com](mailto:brian.howell@mertiuscorp.com)

08/10/2022

Hereinafter called "**CUSTOMER**". The parties hereto agree as follows:

FC agrees to provide the following mitigation services for Shell Point CDD in accordance with the terms and conditions of this agreement:

FC agrees for the one-time treatment of the waterway located at 786 Olive Conch St in Ruskin Fl. (*Pond 3*) for mosquitoes control using Skeeter, a biological mosquito control agent along with the stocking of gambusia fish. (Stocking rate of 2,000 per ac.)

- |   |   |             |
|---|---|-------------|
| - | 2 quarts per acre / 7.64ac's = 15.28 gallons @ \$ 160.00 per gallon | \$ 2,444.80 |
| - | (15,280) Gambusia (2,000 per ac.) @ \$ 70.00 per 1,000              | \$ 1,069.60 |

TOTAL INVESTMENT \$ 3,514.40

Progress payments for this service will be submitted at the end of each month for the sections completed. Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

FC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

## ACCEPTANCE OF AGREEMENT

*Tad Roman*  
First Choice  
Aquatic Weed Management, LLC

_____ Customer's Signature	_____ Title
_____ Print Signature	_____ Date

**SHELL POINT  
COMMUNITY DEVELOPMENT DISTRICT**

**June 2, 2022, 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, June 2, 2022, at 2:00 p.m.** at the Offices of Inframark 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, June 2, 2022, at 2:00 p.m.**

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

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

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
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. Consideration of Resolution 2022-01; Approving FY 2023 Proposed Budget  
& Setting Public Hearing**

The Board reviewed the resolution and Mr. Lamb announced the public hearing set date for August 4<sup>th</sup> at 2:00 P.M. along with exhibits.

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously



**B. Announcement of Qualified Electors**

Mr. Lamb announced that there are 631 qualified electors.

**C. Consideration of Resolution 2022-02; Announcing Landowners Election**

The Board reviewed the resolution and Mr. Lamb announced the landowner's election set date for November 3<sup>rd</sup> at 2:00 P.M. along with available sampled proxy and ballots.

MOTION TO:	Approve Resolution 2022-02.
MADE BY:	Supervisor Viera
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**D. Discussion on Amenity Bathroom Access Control**

The Board discussed the Amenity Bathroom Access Control and motioned to approve proceed due to vandalism.

MOTION TO:	Approve the Amenity Bathroom Access Control due to vandalism.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**E. Discussion on Fuel Surcharge Notice**

The Board discussed the Fuel Surcharge Notice and decided to reconsider until next year.

MOTION TO:	Reconsider the Fuel Surcharge until next year.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**F. Discussion on Fish Stocking Proposal**

The Board discussed the Fish Stocking Proposal and decided to table until next year.

**G. General Matter of the District**

There are no general matters of the district at this time.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Minutes of the Regular Meeting January 06, 2022**

**C. Consideration of Operation and Maintenance Expenditures November 2021**

**D. Consideration of Operation and Maintenance Expenditures December 2021**

**E. Consideration of Operation and Maintenance Expenditures January 2022**

**F. Review of Financial Statements Month Ending January 31, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items A-F.
MADE BY:	Supervisor Luce
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**

*i. Stormwater Quality Improvement*

**C. District Manager**

*i. Community Inspection Report*

There are no staff reports at this time.

**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**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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

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

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

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

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

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

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

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

**Title:**

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

**Title:**

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

*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
<b>Monthly Contract</b>				
AquaPRO	22 050310	\$ 1,200.00		Pool Maintenance - May
BrightView	7861095	10,907.00		Landscape Maintenance - May
Inframark	76815	4,684.65		District Management Services - 4.29.2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 16,791.65</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
BOCC	0909989190 050322	\$ -2,762.51		Water & Sewer Services Thru 4.27.2022
Tampa Electric	211021533685 042822	22.77		Electric Service Thru 4.22.2022.
Tampa Electric	211021583862 042822	-156.92		Electric Service Thru 4.22.2022.
Tampa Electric	221007911623 050322	315.69		Electric Service Thru 4.22.2022.
Tampa Electric	221007934435 042822	723.50		Electric Service Thru 4.22.2022.
Tampa Electric	221007940820 050322	6,449.03		Electric Service Thru 4.22.2022.
Tampa Electric	221007983960 042822	22.77		Electric Service Thru 4.22.2022.
Tampa Electric	221007983978 042822	442.23		Electric Service Thru 4.22.2022.
Tampa Electric	221007983986 042822	22.77		Electric Service Thru 4.22.2022.
Tampa Electric	221008336853 042822	289.21	<b>\$ 8,131.05</b>	Electric Service Thru 4.22.2022.
Tampa Electric.	221007983952 042822	22.77		Electric Service Thru 4.22.2022.
<b>Utilities Sub-Total</b>		<b>\$ 5,391.31</b>		

<b>Regular Services</b>				
BrightView	7876738	\$ 6,655.00		Landscape Maintenance - 4.26.2022
BrightView	7876739	3,465.00		Landscape Maintenance - 4.26.2022
BrightView	7876740	1,815.00		Landscape Maintenance - 4.26.2022
BrightView	7876741	1,932.70		Landscape Maintenance - 4.26.2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BrightView	7884796	51.13	<b>\$ 13,918.83</b>	Landscape Maintenance - 4.29.2022
DoorKing Inc	1806612	32.95		Cellular Subscription - 5.12.2022
Neptune Multi Services LLC.	53148	910.00		Cleaning Service - 05.01.2022
Spearem Enterprises	5289	50.00		Cleaning Service - 05.20.2022
Spearem Enterprises	5307	847.00		Cleaning Service Thru 05.09.2022
Spearem Enterprises	5318	575.00	<b>\$ 1,472.00</b>	Cleaning Service - 05.21.2022
Spectrum	093648401051022	142.96		Internet Service Thru 6.8.2022
Sun Plumbing & Septic Service	WO 3219	195.00		Plumbing Service - 5.17.2022
US Bank	6470579	4,040.63		US Bank Payment - 3.23.2022
<b>Regular Services Sub-Total</b>		<b>\$ 20,712.37</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 42,895.33</b>		

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 # 22-050310

DATE: MAY 3, 2022

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  
APRIL 2022

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!**

Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

**Customer #:** 21714889  
**Invoice #:** 7861095  
**Invoice Date:** 5/1/2022  
**Cust PO #:**

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For May	10,757.00
340500113	Shell Point CDD Fuel Surcharge For May	150.00
<b>Total invoice amount</b>		<b>10,907.00</b>
<b>Tax amount</b>		
<b>Balance due</b>		<b>10,907.00</b>

*Ke*  
*MAY 02 2022*

*53900/4604*

*10,907.00*

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 #: 7861095  
Invoice Date: 5/1/2022

**Amount Due: \$10,907.00**

*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

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#76815

**DATE**  
4/29/2022

**BILL TO**

Shell Point CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

**CUSTOMER ID**  
C2305

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
5/29/2022

**Services provided for the Month of: April 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- April	5	Ea	0.50	2.50
Postage - Postage- April	5	Ea	0.53	2.65
Copies - B/W Copies- April	30	Ea	0.15	4.50
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	3,000.00	3,000.00
<b>Subtotal</b>				<b>4,684.65</b>

**Subtotal** \$4,684.65

**Tax** \$0.00

**Total Due** \$4,684.65

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	05/03/2022	05/24/2022

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	03/29/2022	3862	04/27/2022	3997	13500 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$40.77
Water Base Charge	\$17.30
Water Usage Charge	\$19.25
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$72.77

#### Summary of Account Charges

Previous Balance	\$-2,959.43
Net Payments	\$0.00
Credit Amount	\$-2,959.43
Total Account Charges	<b>\$196.92</b>

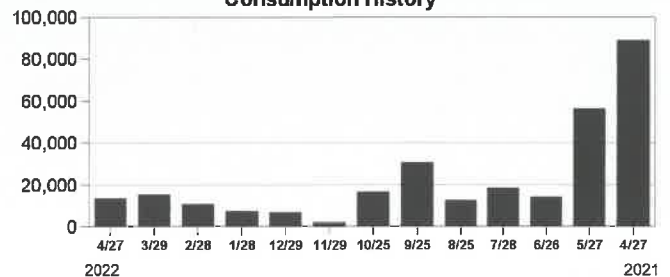
<b>AMOUNT DUE</b>	<b>\$-2,762.51</b>
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#### Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill) and select paper delivery.

Cyber Security is important. Please safeguard your account information. We will never call, email, or text you to ask for account or log-in credentials. To pay or access your bill, use our trusted site [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill) or call (813) 276-8526.

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 0909989190



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

DUE DATE 05/24/2022

**Credit Balance  
DO NOT PAY**

0009099891906 00002762516



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2022  
Account: 211021533685

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

Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022

### Your Account Summary

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

Received  
MAY 02 2022

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worry free!



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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022

Amount Enclosed \$

651383702495

00004590 02 AB 0.46 33607 FTECO104282223010010 00000 04 01000000 006 04 22981 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

6513837024952110215336850000000022772

**Account:** 211021533685  
**Statement Date:** 04/28/2022  
**Current month's charges due** 05/19/2022

## Details of Charges – Service from 03/24/2022 to 04/22/2022

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	04/22/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.74000  
 Florida Gross Receipt Tax

\$22.20  
 \$0.57

**Electric Service Cost**

**\$22.77**

**Total Current Month's Charges**

**\$22.77**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
 (Average)

APR 0  
 2022  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 0  
 APR 0  
 2021





Received  
MAY 02 2022

## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2022  
Account: 211021583862

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

Current month's charges:	\$22.77
Total amount due:	-\$156.92
CREDIT -	DO NOT PAY

### Your Account Summary

Previous Amount Due	-\$179.69
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$179.69
Current Month's Charges	\$22.77
<b>Total Amount Due</b>	<b>-\$156.92</b>

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worry free!

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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

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:	\$22.77
Total amount due:	-\$156.92
CREDIT -	DO NOT PAY

Amount Enclosed \$

651383702496



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

6513837024962110215838620000000156929

**Account:** 211021583862  
**Statement Date:** 04/28/2022  
**Current month's charges due** DO NOT PAY

## Details of Charges – Service from 03/24/2022 to 04/22/2022

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	04/22/2022	0		0		0 kWh	1	30 Days

### Tampa Electric Usage History

Daily Basic Service Charge 30 days @ \$0.74000  
 Florida Gross Receipt Tax  
**Electric Service Cost**

\$22.20  
 \$0.57

Kilowatt-Hours Per Day  
 (Average)

**\$22.77**

**Total Current Month's Charges**

**\$22.77**

APR 0  
 2022  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 0  
 APR 0  
 2021

00004590-0012161- Page 7 of 8







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/03/2022

Account: 221007911623

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

Current month's charges:	\$315.69
Total amount due:	\$315.69
Payment Due By:	05/24/2022

### Your Account Summary

Previous Amount Due	\$315.69
Payment(s) Received Since Last Statement	-\$315.69
<b>Current Month's Charges</b>	<b>\$315.69</b>
<b>Total Amount Due</b>	<b>\$315.69</b>

Received  
MAY 09 2022



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

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](http://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:	\$315.69
Total amount due:	\$315.69
Payment Due By:	05/24/2022

Amount Enclosed \$

641507196232

00001669 02 AB 0.46 33607 FTECO1050322222710 00000 05 01000000 002 05 21336 006

SHALL 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

6415071962322210079116230000000315694

**Account:** 221007911623  
**Statement Date:** 05/03/2022  
**Current month's charges due** 05/24/2022

## Details of Charges – Service from 03/29/2022 to 04/27/2022

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 @ \$0.03079/kWh	\$4.10
Fixture & Maintenance Charge	7 Fixtures	\$105.56
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	133 kWh @ \$0.04060/kWh	\$5.40
Storm Protection Charge	133 kWh @ \$0.01028/kWh	\$1.37
Clean Energy Transition Mechanism	133 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28
Franchise Fee		\$19.36
Municipal Public Service Tax		\$0.73

### Lighting Charges

**\$315.69**

### Total Current Month's Charges

**\$315.69**

## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2022

Account: 221007934435

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

Current month's charges:	\$723.50
Total amount due:	\$723.50
Payment Due By:	05/19/2022

### Your Account Summary

Previous Amount Due	\$649.87
Payment(s) Received Since Last Statement	-\$649.87
<b>Current Month's Charges</b>	<b>\$723.50</b>
<b>Total Amount Due</b>	<b>\$723.50</b>

Received  
MAY 02 2022

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## Yard project?

### Avoid damage and fines

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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007934435

Current month's charges:	\$723.50
Total amount due:	\$723.50
Payment Due By:	05/19/2022

Amount Enclosed \$

684716919624

00004581 01 AB 0.46 33607 FTECO104282223010010 00000 04 01000000 006 04 22972 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



6847169196242210079344350000000723500



**Account:** 221007934435  
**Statement Date:** 04/28/2022  
**Current month's charges due** 05/19/2022

## Details of Charges – Service from 03/24/2022 to 04/22/2022

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
1000799181	04/22/2022	43,333		36,086		7,247 kWh	1	30 Days
1000799181	04/22/2022	19.1		0		19.1 kW	1	30 Days

Daily Basic Service Charge	30 days @ \$1.07000	\$32.10
Billing Demand Charge	19 kW @ \$13.75000/kW	\$261.25
Energy Charge	7,247 kWh @ \$0.00730/kWh	\$52.90
Fuel Charge	7,247 kWh @ \$0.04126/kWh	\$299.01
Capacity Charge	19 kW @ \$0.17000/kW	\$3.23
Storm Protection Charge	19 kW @ \$0.59000/kW	\$11.21
Energy Conservation Charge	19 kW @ \$0.81000/kW	\$15.39
Environmental Cost Recovery	7,247 kWh @ \$0.00130/kWh	\$9.42
Clean Energy Transition Mechanism	19 kW @ \$1.10000/kW	\$20.90
Florida Gross Receipt Tax		\$18.09

**Electric Service Cost**

**\$723.50**

**Total Current Month's Charges**

**\$723.50**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/03/2022  
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:	\$6,449.03
Total amount due:	\$6,449.03
Payment Due By:	05/24/2022

### Your Account Summary

Previous Amount Due	\$6,449.03
Payment(s) Received Since Last Statement	-\$6,449.03
<b>Current Month's Charges</b>	<b>\$6,449.03</b>
<b>Total Amount Due</b>	<b>\$6,449.03</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

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](http://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:	\$6,449.03
Total amount due:	\$6,449.03
Payment Due By:	05/24/2022
<b>Amount Enclosed</b>	<b>\$</b>

641507196233



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:** 05/03/2022  
**Current month's charges due** 05/24/2022

## Details of Charges – Service from 03/29/2022 to 04/27/2022

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 @ \$0.03079/kWh	\$83.66
Fixture & Maintenance Charge	143 Fixtures	\$2156.44
Lighting Pole / Wire	143 Poles	\$3653.65
Lighting Fuel Charge	2717 kWh @ \$0.04060/kWh	\$110.31
Storm Protection Charge	2717 kWh @ \$0.01028/kWh	\$27.93
Clean Energy Transition Mechanism	2717 kWh @ \$0.00033/kWh	\$0.90
Florida Gross Receipt Tax		\$5.71
Franchise Fee		\$395.53
Municipal Public Service Tax		\$14.90
<b>Lighting Charges</b>		<b>\$6,449.03</b>

### Total Current Month's Charges

**\$6,449.03**

## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.



Statement Date: 04/28/2022

Account: 221007983960

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



Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022

**Your Account Summary**

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

Received  
MAY 02 2022

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**Yard project?**  
**Avoid damage and fines**

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start  
DIGGING!**

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007983960

Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022
<b>Amount Enclosed</b>	<b>\$</b>

603235672441

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:** 221007983960  
**Statement Date:** 04/28/2022  
**Current month's charges due** 05/19/2022



## Details of Charges – Service from 03/24/2022 to 04/22/2022

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

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

Meter Location: LAKE FOUNTAIN

00000039-0000424-Page 17 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	04/22/2022	7,595		7,595		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.74000  
Florida Gross Receipt Tax  
**Electric Service Cost**

\$22.20  
\$0.57

**\$22.77**

**Total Current Month's Charges**

**\$22.77**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

APR 2022	0
MAR	0
FEB	0
JAN	0
DEC	0
NOV	0
OCT	0
SEP	0
AUG	0
JUL	22
JUN	49
MAY	50
APR 2021	50





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2022

Account: 221007983978

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



Current month's charges:	\$442.23
Total amount due:	\$442.23
Payment Due By:	05/19/2022

### Your Account Summary

Previous Amount Due	\$386.59
Payment(s) Received Since Last Statement	-\$386.59
Current Month's Charges	<u>\$442.23</u>
<b>Total Amount Due</b>	<b>\$442.23</b>

Received  
MAY 02 2022

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## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983978

Current month's charges:	\$442.23
Total amount due:	\$442.23
Payment Due By:	05/19/2022

**Amount Enclosed** \$

603235672442

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

6032356724422210079839780000000442236

**Account:** 221007983978  
**Statement Date:** 04/28/2022  
**Current month's charges due** 05/19/2022



## Details of Charges – Service from 03/24/2022 to 04/22/2022

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	04/22/2022	43,375		39,932		3,443 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	3,443 kWh @ \$0.07035/kWh	\$242.22
Fuel Charge	3,443 kWh @ \$0.04126/kWh	\$142.06
Storm Protection Charge	3,443 kWh @ \$0.00315/kWh	\$10.85
Clean Energy Transition Mechanism	3,443 kWh @ \$0.00402/kWh	\$13.84
Florida Gross Receipt Tax		\$11.06

### Electric Service Cost

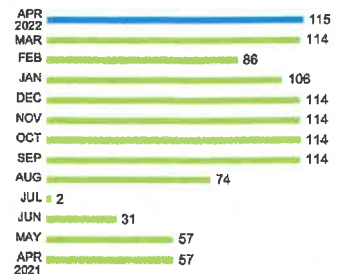
**\$442.23**

## Total Current Month's Charges

**\$442.23**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 04/28/2022

Account: 221007983986

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

Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022



**Your Account Summary**

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

Received  
MAY 02 2022

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**WAIT** two  
business days



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See reverse side for more information

Account: 221007983986

Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022
<b>Amount Enclosed</b>	<b>\$</b>

603235672443

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:** 04/28/2022  
**Current month's charges due** 05/19/2022



## Details of Charges – Service from 03/24/2022 to 04/22/2022

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	04/22/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.74000 \$22.20  
 Florida Gross Receipt Tax \$0.57

**Electric Service Cost**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

APR 2022 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 0  
 APR 2021 0

**\$22.77**

**\$22.77**

**Total Current Month's Charges**



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/28/2022

Account: 221008336853

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



Current month's charges:	\$289.21
Total amount due:	\$289.21
Payment Due By:	05/19/2022

### Your Account Summary

Previous Amount Due	\$249.94
Payment(s) Received Since Last Statement	-\$249.94
Current Month's Charges	\$289.21
<b>Total Amount Due</b>	<b>\$289.21</b>

Received  
MAY 02 2022

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## Yard project?

### Avoid damage and fines

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**WAIT** two  
business days



Start  
**DIGGING!**

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008336853

Current month's charges:	\$289.21
Total amount due:	\$289.21
Payment Due By:	05/19/2022
<b>Amount Enclosed</b>	<b>\$</b>

606939360619

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

6069393606192210083368530000000289216

**Account:** 221008336853  
**Statement Date:** 04/28/2022  
**Current month's charges due** 05/19/2022



## Details of Charges – Service from 03/24/2022 to 04/22/2022

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	04/22/2022	18,923		16,736		2,187 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	2,187 kWh @ \$0.07035/kWh	\$153.86
Fuel Charge	2,187 kWh @ \$0.04126/kWh	\$90.24
Storm Protection Charge	2,187 kWh @ \$0.00315/kWh	\$6.89
Clean Energy Transition Mechanism	2,187 kWh @ \$0.00402/kWh	\$8.79
Florida Gross Receipt Tax		\$7.23

**Electric Service Cost**

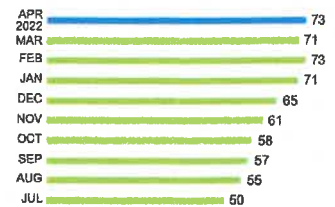
**\$289.21**

**Total Current Month's Charges**

**\$289.21**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



Statement Date: 04/28/2022

Account: 221007983952

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



Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022

## Your Account Summary

Previous Amount Due	\$22.01
Payment(s) Received Since Last Statement	-\$22.01
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

Received  
MAY 02 2022

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

# Yard project?

## Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

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## WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983952

Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	05/19/2022

**Amount Enclosed** \$ \_\_\_\_\_

603235672440

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:** 221007983952  
**Statement Date:** 04/28/2022  
**Current month's charges due** 05/19/2022



## Details of Charges – Service from 03/24/2022 to 04/22/2022

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	04/22/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.74000 \$22.20  
 Florida Gross Receipt Tax \$0.57  
**Electric Service Cost**

**Total Current Month's Charges**

**\$22.77**  
**\$22.77**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

APR 2022 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 0  
 APR 2021 0



# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7876738  
**Invoice Date:** 4/26/2022  
**Sales Order:** 7726513  
**Cust PO #:**

**Project Name:** Shell Cove Clubhouse Mulching - Pine Bark  
**Project Description:** Mulching Front of Clubhouse from Fence to the street

Job Number	Description	Amount
340500113	Shell Point CDD Installing Pine Bark mulch tofront of clubhouse	6,655.00
Total Invoice Amount		6,655.00
Taxable Amount		
Tax Amount		
Balance Due		6,655.00

**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 #: 7876738  
Invoice Date: 4/26/2022

**Amount Due: \$ 6,655.00**

*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



February 02, 2022

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 Clubhouse Mulching - Pine Bark

Project Description Mulching Front of Clubhouse from Fence to the street

### Scope of Work

QTY	UoM/Size	Material/Description
121.00	YARD	Installing Pine Bark mulch to front of clubhouse

COMPLETED

For internal use only

SO# 7726513  
JOB# 340500113  
Service Line 180

Total Price \$6,655.00

#### 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

- 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.
- 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.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other licenses and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- 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.
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities not 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, earthquakes, hurricanes 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.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

- 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:

- 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 filed 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.
- 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

February 02, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"



Account Manager

Signature

Title

Vincent Nicolas Tort

February 02, 2022

Printed Name

Date

Job #: 340500113

Proposed Price: \$6,655.00

SO #: 7726513



## Vincent Tort

---

**From:** Bryan Radcliff <bryan.radcliff@merituscorp.com>  
**Sent:** Thursday, March 31, 2022 11:00 AM  
**To:** Vincent Tort  
**Cc:** Gary Schwartz  
**Subject:** FW: Proposals for Shell Point..  
**Attachments:** Replace Junipers at NorthSouth Entrance SO 7762709.pdf; Bahia Sod Install SO 7736675.pdf; Shell Cove Mulch Proposal - Clubhouse; 2. Shell Point February Financials.pdf

---

### EXTERNAL E-MAIL

---

Vince,

Good morning. Please see attached proposals. My apologies for not getting these back to you sooner. Some of these needed a second set of eyes. Please let this serve as authorization to proceed with all of the attached proposals as soon as possible.

Regards,  
Bryan Radcliff  
District Manager



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

---

**From:** Bryan Radcliff  
**Sent:** Thursday, March 31, 2022 10:34 AM  
**To:** Brian Howell <brian.howell@merituscorp.com>  
**Subject:** Proposals for Shell Point..

Brian,

Attached are the proposals in question for Shell. I've attached a copy of the most current financials as well. From comparing to the financials it appears that we could proceed. Just wanted to make sure..

Thanks,



# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7876739  
**Invoice Date:** 4/26/2022  
**Sales Order:** 7726524  
**Cust PO #:**

**Project Name:** Shell Cove Pine Bark Installation at Clubhouse  
**Project Description:** Mulching inside the pool area

Job Number	Description	Amount
340500113	Shell Point CDD Install Pine Bark Mulch inside pool area	3,465.00
Total Invoice Amount		3,465.00
Taxable Amount		
Tax Amount		
Balance Due		3,465.00

**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 #: 7876739  
Invoice Date: 4/26/2022

**Amount Due: \$ 3,465.00**

*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

## Proposal for Extra Work at Shell Point CDD

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

**Project Name** Shell Cove Pine Bark Installation at Clubhouse  
**Project Description** Mulching inside the pool area

### Scope of Work

QTY	UoM/Size	Material/Description
63.00	YARD	Install Pine Bark Mulch inside pool area

COMPLETED

For Internal use only

**SO#** 7726524  
**JOB#** 340500113  
**Service Line** 160

**Total Price** \$3,465.00

### THIS IS NOT AN INVOICE

This proposal is valid for 80 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 block 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 the 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

February 02, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"



Account Manager

Signature

Title

Vincent Nicolas Tort

February 02, 2022

Printed Name

Date

Job #: 340500113

Proposed Price \$3,465.00

SO # 7726524

## Vincent Tort

---

**From:** Bryan Radcliff <bryan.radcliff@merituscorp.com>  
**Sent:** Thursday, March 31, 2022 11:00 AM  
**To:** Vincent Tort  
**Cc:** Gary Schwartz  
**Subject:** FW: Proposals for Shell Point..  
**Attachments:** Replace Junipers at NorthSouth Entrance SO 7762709.pdf; Bahia Sod Install SO 7736675.pdf; Shell Cove Mulch Proposal - Clubhouse; 2. Shell Point February Financials.pdf

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District Manager



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Office: 813.873.7300 ext 330  
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bryan.radcliff@merituscorp.com

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Thanks,



# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7876740  
**Invoice Date:** 4/26/2022  
**Sales Order:** 7726530  
**Cust PO #:**

**Project Name:** Shell Cove Clubhouse Mulching

**Project Description:** Mulching the back of the clubhouse bed that goes around to the side

Job Number	Description	Amount
340500113	Shell Point CDD Installing Pine Bark to the back clubhouse plant bed	1,815.00
Total Invoice Amount		1,815.00
Taxable Amount		
Tax Amount		
Balance Due		1,815.00

**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 #: 7876740  
Invoice Date: 4/26/2022

**Amount Due: \$ 1,815.00**

*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

## 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 Clubhouse Mulching  
Project Description      Mulching the back of the clubhouse bed that goes around to the side

### Scope of Work

QTY	UoM/Size	Material/Description
33.00	YARD	Installing Pine Bark to the back clubhouse plant bed

**COMPLETED**

For Internal use only

SO#                      7726530  
JOB#                    340500113  
Service Line            160

**Total Price            \$1,815.00**

### 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.
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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.
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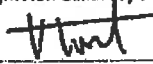
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### Customer

		<b>Property Manager</b>	
Signature		Title	
Bryan Radcliff		February 02, 2022	
Printed Name		Date	
BrightView Landscape Services, Inc. "BrightView"			
		<b>Account Manager</b>	
Signature		Title	
Vincent Nicolas Tort		February 02, 2022	
Printed Name		Date	

<b>Job #:</b>	<b>340500113</b>	<b>Proposed Price</b>	<b>\$1,815.00</b>
<b>SO #</b>	<b>7726530</b>		



## Vincent Tort

---

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**Sent:** Thursday, March 31, 2022 11:00 AM  
**To:** Vincent Tort  
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**Subject:** FW: Proposals for Shell Point..  
**Attachments:** Replace Junipers at NorthSouth Entrance SO 7762709.pdf; Bahia Sod Install SO 7736675.pdf; Shell Cove Mulch Proposal - Clubhouse; 2. Shell Point February Financials.pdf

---

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2005 Pan Am Circle Ste 300  
Office: 813.873.7300 ext 330  
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**Subject:** Proposals for Shell Point..

Brian,

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Thanks,



# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7876741  
**Invoice Date:** 4/26/2022  
**Sales Order:** 7762709  
**Cust PO #:**

**Project Name:** Replace Junipers at North/South Entrance

**Project Description:** Remove all dead Junipers, plant (85) 3g Juniper 'Parsonii' and apply mulch to landscape bed.

Job Number	Description	Amount
340500113	North/South main entrance. Remove all dead Junipers still in landscape bed, plant 85 - Juniper Chinensis 'Parsonii' to fill in empty spots. Apply 6 yards of mulch to 4 landscape beds. Shell Point CDD Juniper Chinensis 'Parsonii' Pine Bark Nuggets Labor - Enhancement Gardener	1,932.70
<b>Total Invoice Amount</b>		1,932.70
<b>Taxable Amount</b>		
<b>Tax Amount</b>		
<b>Balance Due</b>		1,932.70

**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 #: 7876741  
Invoice Date: 4/26/2022

**Amount Due: \$ 1,932.70**

*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**      Replace Junipers at North/South Entrance

**Project Description**      Remove all dead Junipers, plant (85) 3g Juniper 'Parsonii' and apply mulch to landscape bed.

### Scope of Work

North/South main entrance. Remove all dead Junipers still in landscape bed, plant 85 - Juniper Chinensis 'Parsonii' to fill in empty spots. Apply 6 yards of mulch to 4 landscape beds.

QTY	UoM/Size	Material/Description
85.00	EACH	Juniper Chinensis 'Parsonii'
6.00	YARD	Pine Bark Nuggets
9.00	HOURL	Labor - Enhancement Gardener

For internal use only

SO#                      7762709  
JOB#                    340500113  
Service Line            130

**Total Price            \$1,932.70**

### THIS IS NOT AN INVOICE

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415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

## TERMS & CONDITIONS

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

- 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 girding 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 piers. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- 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 April 25, 2022

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

BrightView Landscape Services, Inc. "BrightView"

#### Account Manager

Signature \_\_\_\_\_ Title \_\_\_\_\_

Vincent Nicolas Tort April 25, 2022

Printed Name \_\_\_\_\_ Date \_\_\_\_\_

Job #: 340500113 Proposed Price: \$1,932.70

SO #: 7762709

## Vincent Tort

---

**From:** Bryan Radcliff <bryan.radcliff@merituscorp.com>  
**Sent:** Thursday, March 31, 2022 11:00 AM  
**To:** Vincent Tort  
**Cc:** Gary Schwartz  
**Subject:** FW: Proposals for Shell Point..  
**Attachments:** Replace Junipers at NorthSouth Entrance SO 7762709.pdf; Bahia Sod Install SO 7736675.pdf; Shell Cove Mulch Proposal - Clubhouse; 2. Shell Point February Financials.pdf

---

### EXTERNAL E-MAIL

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Vince,

Good morning. Please see attached proposals. My apologies for not getting these back to you sooner. Some of these needed a second set of eyes. Please let this serve as authorization to proceed with all of the attached proposals as soon as possible.

Regards,  
Bryan Radcliff  
District Manager



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

---

**From:** Bryan Radcliff  
**Sent:** Thursday, March 31, 2022 10:34 AM  
**To:** Brian Howell <brian.howell@merituscorp.com>  
**Subject:** Proposals for Shell Point..

Brian,

Attached are the proposals in question for Shell. I've attached a copy of the most current financials as well. From comparing to the financials it appears that we could proceed. Just wanted to make sure..

Thanks,



# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7884796  
**Invoice Date:** 4/29/2022  
**Sales Order:** 7795940  
**Cust PO #:**

**Project Name:** April 2022 Irrigation Inspection  
**Project Description:** Proposal to replace leaking sprinkler

Job Number	Description	Amount
340500113	Shell Point CDD Clock A - Zone # 27 - Replaceleaking sprinkler (Rain Bird 1 Labor - Irrigation Technician	51.13
Total Invoice Amount		51.13
Taxable Amount		
Tax Amount		
Balance Due		51.13

539001

9611

**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 #: 7884796  
Invoice Date: 4/29/2022

Amount Due: \$ 51.13

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      April 2022 Irrigation Inspection

Project Description      Proposal to replace leaking sprinkler

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Clock A - Zone # 27 - Replace leaking sprinkler (Rain Bird 1806)
0.50	HOUR	Labor - Irrigation Technician

For Internal use only

SO#                      7795940  
JOB#                    340500113  
Service Line            150

**Total Price                      \$51.13**

#### 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) 641-3872 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 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

April 27, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Vincent Nicolas Tort

April 27, 2022

Printed Name

Date

Job #: 340500113

Proposed Price: \$51.13

SO #: 7795940



## Vincent Tort

---

**From:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Sent:** Monday, April 25, 2022 10:26 AM  
**To:** Vincent Tort  
**Subject:** RE: BrightView - SO# 7795940 April 2022 Irrigation Inspection

---

### EXTERNAL E-MAIL

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APPROVED

---

**From:** Vincent Tort <Vincent.Tort@brightview.com>  
**Sent:** Monday, April 25, 2022 8:59 AM  
**To:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Subject:** BrightView - SO# 7795940 April 2022 Irrigation Inspection

**WARNING:** This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

---

Bryan,

This is to replace 1 leaking sprinkler.

If you would like us to proceed with the attached proposal, please respond to this e-mail with the word 'Approved'.

4/25/2022 12:46:44 PM | SO# 7795940  
Name - April 2022 Irrigation Inspection  
Description -Proposal to replace leaking sprinkler  
Scope of Work-  
Sub-Total Price - \$51.13  
Tax - \$0.00  
Total Price - \$51.13

We appreciate your business and look forward to enhancing the beauty and value of your property.

Thank you,

Vince Tort  
Account Manager  
Brightview Landscaping  
813-240-7254 (cell)

---

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

# DKS Cellular Subscription

## INVOICE

INVOICE#

**1806612**

INVOICE DATE

**May 12, 2022**

Shell Point CDD

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

User ID:

**ShellPointCDD**

Period Starts: April 12, 2022

Period Ends: May 11, 2022

Previous Balance: \$32.95

Payment Received: (\$32.95)

New Charges: \$32.95

**Total Amount Due: \$32.95 USD Due by June 11, 2022**

**Note: All \$ amounts are in US Dollars.**

### Payments

Date	Details	Amount
4/19/2022	Check received	( <b>\$32.95</b> )

### Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
4/12/2022	5/11/2022	Shell Point CDD	813 947 3641	9999	3	0	<b>\$32.95</b>

### Summary

### Total Amount Due

This amount is due by June 11, 2022

**\$32.95 USD**

Cut along the dotted line and include with the check.

Please also write the Invoice Number (" **1806612** ") on your check.

Invoice# 1806612  
Dated May 12, 2022  
User ID ShellPointCDD  
Period Starts: April 12, 2022  
Period Ends: May 11, 2022  
Amount Due: **\$32.95 USD**

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

Received

MAY 18 2022



## 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:** 0053148  
**Date:** 05/01/2022  
**Terms:** NET 0  
**Due Date:** 05/01/2022

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

Description	Quantity	Rate	Amount
Trash pick up April 1,8,15,22,29 2022	14	\$65.00	\$910.00*

\*Indicates non-taxable item

Subtotal \$910.00  
Total \$910.00  
Paid \$0.00

**Balance Due**

**\$910.00**



534001 4303

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Shell Pointe CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

**INVOICE # 5289****DATE 05/05/2022****DUE DATE 05/20/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Material</b> Ordered, Delivered and Installed soap dispenser for restroom.	1	50.00	50.00

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****\$50.00**

539001 4619

## Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com



## INVOICE

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

INVOICE 5307  
DATE 05/13/2022  
TERMS Net 15  
DUE DATE 05/28/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaning Service Clubhouse, Twice Per Week Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion Week of 4-19-2022	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 4-25-2022	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 5-2-2022	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 5-9-2022	1	178.00	178.00
Material Toilet Paper, Paper Towels, Hand Soap, trash bags	1	60.00	60.00
Fuel Surcharge cost of fuel has went up DRASTICALLY, fuel surcharge has been added to your monthly invoice due to this.	1	75.00	75.00

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

BALANCE DUE

**\$847.00**

539001 4623

**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Shell Pointe CDD

Inframark

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

**INVOICE # 5318****DATE 05/21/2022****DUE DATE 05/21/2022****TERMS Due on receipt**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Ordered, Replacement Basketball Rim due to other one being broke. Worked with freight company in regards to logistics, ETA etc. Met freight company, took possession of item and installed at Shellcove Basketball Court. Total cost includes labor, material, freight cost for shipping.	1	575.00	575.00

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".

**BALANCE DUE****\$575.00**

5390014617



May 10, 2022  
Invoice Number: 093648401051022  
Account Number: 0050936484-01  
Security Code: 1043  
Service At: 1155 7TH AVE NW  
RUSKIN, FL 33570-3518

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

**Summary** *Services from 05/09/22 through 06/08/22  
details on following pages*

Previous Balance	142.96
Payments Received - Thank You	-142.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	122.97
Spectrum Business™ Voice	19.99
Current Charges	\$142.96
<b>Total Due by 05/26/22</b>	<b>\$142.96</b>

**NEWS AND INFORMATION**

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call 1-877-413-0155 to get Spectrum Business TV Essentials today!

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



Received  
MAY 16 2022

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 10 05102022 NNNNNY 01 000292 0001

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

May 10, 2022

**SHELL POINT CDD**

Invoice Number: 093648401051022  
Account Number: 0050936484-01  
Service At: 1155 7TH AVE NW  
RUSKIN, FL 33570-3518

<b>Total Due by 05/26/22</b>	<b>\$142.96</b>
<b>Amount you are enclosing</b>	<b>\$</b>



**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195



123

0001000100509364840148014296



Invoice Number:  
Account Number:  
Security Code:

SHELL POINT CDD  
093648401051022  
0050936484-01  
1043

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 10 05102022 NNNNNY 01 000292 0001

**Charge Details**

Previous Balance	142.96
Payments Received - Thank You 04/29	-142.96
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 05/10/22 will appear on your next bill.

Services from 05/09/22 through 06/08/22

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-105.00
	<b>\$122.97</b>

Spectrum Business™ Internet Total **\$122.97**

**Spectrum Business™ Voice**

<b>Phone Number 813-938-1096</b>	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	<b>\$19.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$19.99**

<b>Current Charges</b>	<b>\$142.96</b>
<b>Total Due by 05/26/22</b>	<b>\$142.96</b>

**Billing Information**

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees).

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

**Complaint Procedures** - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

**Sign up for Paperless Billing.**  
**It's easy, convenient and secure.**

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** - enroll in paperless billing visit [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](https://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](https://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.







Sun Plumbing & Septic Service  
11331 US Hwy 301 S Suite 102  
Riverview, FL 33578

WORK ORDER:  
**WO-3219**

## INVOICE

**Bill to:** Shell Point CDD  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
**Attention:** Ken .  
(813) 244-6445

**Invoice Date:** 05/17/2022  
**Job:** Clubhouse  
1155 7th Av NW  
Ruskin, FL 33570

**Work done description:** Mainline stoppage, ran K 60 with big head through outside clean out toward inside pulled nothing back

Category	Item	Description	Qty	Rate	Amount \$
Misc.			1.00	195.00	195.00
<b>Sub Total:</b>					195.00
<b>Total Amount Due:</b>					<b>195.00</b>

For questions please call 813-677-0560

Thank you for you business

53900 / 4619



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

"Copy of Previously Printed Invoice"

Invoice Number:  
Account Number:  
Invoice Date:  
Direct Inquiries To:  
Phone:

6470579  
274845000  
03/25/2022  
VALERIE BARRETO  
407-835-3804

SHELL POINT CDD  
ATTN DISTRICT MANAGER  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

SHELL POINT CDD SERIES 2019

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

SHELL POINT CDD SERIES 2019

Invoice Number:	6470579
Account Number:	274845000
Current Due:	\$4,040.63
Direct Inquiries To:	VALERIE BARRETO
Phone:	407-835-3804

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 274845000  
Invoice # 6470579  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
"Copy of Previously Printed Invoice"

Invoice Number: 6470579  
Invoice Date: 03/25/2022  
Account Number: 274845000  
Direct Inquiries To: VALERIE BARRETO  
Phone: 407-835-3804

SHELL POINT CDD SERIES 2019

Accounts Included 274845000 274845001 274845002 274845003 274845004 274845005  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 03/01/2022 - 02/28/2023</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AquaPRO	22 060102	\$ 1,200.00		Pool Maintenance - June
BrightView	7907736	10,907.00		Landscape Maintenance - 6.1.2022
First Choice Aquatic Weed Management	72079	1,463.00		Waterway Service - May
Inframark	77949	4,686.77		District Management Services - 5.26.2022.
<b>Monthly Contract Sub-Total</b>		<b>\$ 18,256.77</b>		

<b>Variable Contract</b>				
Supervisor: Albert Viera	AV 060222	\$ 200.00		Supervisor Fee - 06/02/2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 06/02/2022
Supervisor: Ryan Motko	RM 060222	200.00		Supervisor Fee - 06/02/2022
Supervisor: Steve Luce	SL 060222	200.00		Supervisor Fee - 06/02/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 800.00</b>		

<b>Utilities</b>				
BOCC	0909989190 060222	\$ -2,522.51		Water & Sewer Services Thru 5.26.2022
Tampa Electric	211021533685 052722	23.53		Electric Service Thru 5.23.2022
Tampa Electric	211021583862 052722	-133.39		Electric Service Thru 5.23.2022.
Tampa Electric	221007911623 060222	315.69		Electric Service Thru 5.23.2022
Tampa Electric	221007934435 052722	729.76		Electric Service Thru 5.23.2022
Tampa Electric	221007940820 060222	6,449.03		Electric Service Thru 5.23.2022
Tampa Electric	221007983952 052722	23.53		Electric Service Thru 5.23.2022
Tampa Electric	221007983960 052722	23.53		Electric Service Thru 5.23.2022
Tampa Electric	221007983978 052722	456.74		Electric Service Thru 5.23.2022
Tampa Electric	221007983986 052722	23.53		Electric Service Thru 5.23.2022
Tampa Electric	221008336853 052722	307.13	<b>\$ 8,219.08</b>	Electric Service Thru 5.23.2022
<b>Utilities Sub-Total</b>		<b>\$ 5,696.57</b>		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Regular Services</b>				
BrightView	7898620	\$ 283.10		Landscape Maintenance - 5.18.2022
BrightView	7898863	164.00	<b>\$ 447.10</b>	Landscape Maintenance - 5.18.2022
DoorKing Inc.	1823878	32.95		Cellular Subscription - 6.12.2022
Florida Department of Health	29 60 2025211 060122	275.00		Florida Department of Health 6.30.2022
Gate Pros, Inc	7181	420.00		Gate Maintenance - 5.25.2022
MHD Communications	25608	80.63		MHD Communications - 6.02.2022
Spearem Enterprises	5342	847.00		Clubhouse Cleaning Service - 6.9.2022
Spectrum	093648401061022	142.96		Internet Service - 7.08.2022
Straley Robin Vericker	21518	355.50		Professional Service Thru 05.15.2022.
<b>Regular Services Sub-Total</b>		<b>\$ 2,601.14</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 27,354.48</b>		

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 # 22-060102

DATE: JUNE 1, 2022

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**  
**MAY 2022**

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 #: 7907736  
Invoice Date: 6/1/2022  
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For June	10,757.00
340500113	Shell Point CDD Fuel Surcharge For June	150.00
Total invoice amount		10,907.00
Tax amount		
Balance due		10,907.00

5390019609

m.

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 #: 7907736  
Invoice Date: 6/1/2022

Received

JUN 01 2022

Amount Due: \$10,907.00

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







**Job Name:**

Customer: FCA - SHELL POINT CDD

Date: 05/27/2022

**Customer Signature:**

## CLARITY

## FLOW

☐ None  
☒ Slight  
☐ Visible

## METHOD

☒ ATV  
☐ Airboat  
☐ Backpack

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

## NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☐ Bacopa      ☐ Chara      ☒ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☐ Lily

**Beneficial Vegetation Notes:**

- ☐ Naiad
- ☐ Pickerelweed
- ☐ Soft Rush

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#77949

**DATE**  
5/26/2022

**BILL TO**

Shell Point CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-2380  
United States

**CUSTOMER ID**  
C2305

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - Color Copies- May	5	Ea	0.50	2.50
Copies - B/W Copies- May	30	Ea	0.15	4.50
Postage - Postage- May	9	Ea	0.53	4.77
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	350.00	350.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	3,000.00	3,000.00
<b>Subtotal</b>				4,686.77

<b>Subtotal</b>	\$4,686.77
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,686.77

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070

**Shell Point CDD**

MEETING DATE: June 2, 2022

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

AV060222

**Shell Point CDD**

MEETING DATE: June 2, 2022

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 060222

**Shell Point CDD**MEETING DATE: June 2, 2022

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 060222

**Shell Point CDD**

**MEETING DATE: June 2, 2022**

**DMS:** \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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

SL 060222



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	06/02/2022	06/23/2022

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	04/27/2022	3997	05/26/2022	4172	17500 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$52.85
Water Base Charge	\$17.30
Water Usage Charge	\$28.69
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$94.33

#### Summary of Account Charges

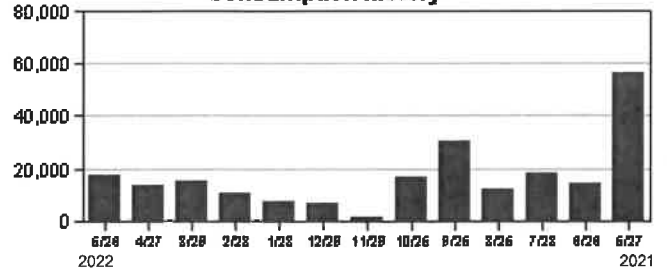
Previous Balance	\$-2,762.51
Net Payments	\$0.00
Credit Amount	\$-2,762.51
Total Account Charges	\$240.00
<b>AMOUNT DUE</b>	<b>\$-2,522.51</b>

#### Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill) and select paper delivery.

The 2021 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0909989190



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

550 0

**DUE DATE** 06/23/2022

**Credit Balance  
DO NOT PAY**



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/27/2022  
Account: 211021533685

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

Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022

### Your Account Summary

Previous Amount Due	\$22.77
Payment(s) Received Since Last Statement	-\$22.77
<b>Current Month's Charges</b>	<b>\$23.53</b>
<b>Total Amount Due</b>	<b>\$23.53</b>



## DOWNED IS DANGEROUS!

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

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](http://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: 211021533685

Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022
<b>Amount Enclosed</b>	<b>\$</b>

661260226541

00002552 02 AB 0.46 33607 FTECO105272222445510 00000 05 01000000 002 05 21290 006

00002552 02 AB 0.46 33607 FTECO105272222445510 00000 05 01000000 002 05 21290 006  
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

6612602265412110215336850000000023537





## ACCOUNT INVOICE

tampaelectric.com



**Account:** 211021533685  
**Statement Date:** 05/27/2022  
**Current month's charges due** 06/17/2022

### Details of Charges – Service from 04/23/2022 to 05/23/2022

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	05/23/2022	0		0		0 kWh	1	31 Days

Daily Basic Service Charge 31 days @ \$0.74000  
 Florida Gross Receipt Tax

\$22.94  
 \$0.59

**Electric Service Cost**

**\$23.53**

**Total Current Month's Charges**

**\$23.53**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
 (Average)

MAY 0  
 2022 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 0  
 2021 0

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### Important Messages

#### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

#### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

#### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/27/2022

Account: 211021583862

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

Current month's charges:	\$23.53
Total amount due:	-\$133.39
CREDIT -	DO NOT PAY

### Your Account Summary

Previous Amount Due	-\$156.92
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$156.92
Current Month's Charges	\$23.53
<b>Total Amount Due</b>	<b>-\$133.39</b>



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#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021583862

Current month's charges:	\$23.53
Total amount due:	-\$133.39
CREDIT -	DO NOT PAY

Amount Enclosed \$

661260226542



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

Received  
JUN 02 2022

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

**Account:** 211021583862  
**Statement Date:** 05/27/2022  
**Current month's charges due** **DO NOT PAY**

## Details of Charges – Service from 04/23/2022 to 05/23/2022

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	05/23/2022	0		0		0 kWh	1	31 Days

Daily Basic Service Charge 31 days @ \$0.74000 \$22.94  
 Florida Gross Receipt Tax \$0.59  
**Electric Service Cost**

### Total Current Month's Charges

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

MAY 2022 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 2021 0

**\$23.53**

**\$23.53**

## Important Messages

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## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/02/2022

Account: 221007911623

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

Current month's charges:	\$315.69
Total amount due:	\$315.69
Payment Due By:	06/23/2022

### Your Account Summary

Previous Amount Due	\$315.69
Payment(s) Received Since Last Statement	-\$315.69
<b>Current Month's Charges</b>	<b>\$315.69</b>
<b>Total Amount Due</b>	<b>\$315.69</b>

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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:	\$315.69
Total amount due:	\$315.69
Payment Due By:	06/23/2022

Amount Enclosed

\$

615581346990



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

6155813469902210079116230000000315693

**Account:** 221007911623  
**Statement Date:** 06/02/2022  
**Current month's charges due** 06/23/2022

## Details of Charges – Service from 04/28/2022 to 05/26/2022

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	133 kWh @ \$0.03079/kWh	\$4.10
Fixture & Maintenance Charge	7 Fixtures	\$105.56
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	133 kWh @ \$0.04060/kWh	\$5.40
Storm Protection Charge	133 kWh @ \$0.01028/kWh	\$1.37
Clean Energy Transition Mechanism	133 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28
Franchise Fee		\$19.36
Municipal Public Service Tax		\$0.73

### Lighting Charges

**\$315.69**

### Total Current Month's Charges

**\$315.69**

00003902-0011654-Page 9 of 12







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/27/2022

Account: 221007934435

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

Current month's charges:	\$729.76
Total amount due:	\$729.76
Payment Due By:	06/17/2022

### Your Account Summary

Previous Amount Due	\$723.50
Payment(s) Received Since Last Statement	-\$723.50
Current Month's Charges	\$729.76
<b>Total Amount Due</b>	<b>\$729.76</b>



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### WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221007934435

Current month's charges:	\$729.76
Total amount due:	\$729.76
Payment Due By:	06/17/2022

Amount Enclosed \$

690889749062

00002543 01 AB 0.46 33607 FTECO10527222445510 00000 05 01000000 002 05 21281 003

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

69088974906222100793443500000000729768

**Account:** 221007934435  
**Statement Date:** 05/27/2022  
**Current month's charges due** 06/17/2022

## Details of Charges – Service from 04/23/2022 to 05/23/2022

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
1000799181	05/23/2022	50,681		43,333		7,348 kWh	1	31 Days
1000799181	05/23/2022	19.07		0		19.07 kW	1	31 Days

Daily Basic Service Charge	31 days @ \$1.07000	\$33.17
Billing Demand Charge	19 kW @ \$13.75000/kW	\$261.25
Energy Charge	7,348 kWh @ \$0.00730/kWh	\$53.64
Fuel Charge	7,348 kWh @ \$0.04126/kWh	\$303.18
Capacity Charge	19 kW @ \$0.17000/kW	\$3.23
Storm Protection Charge	19 kW @ \$0.59000/kW	\$11.21
Energy Conservation Charge	19 kW @ \$0.81000/kW	\$15.39
Environmental Cost Recovery	7,348 kWh @ \$0.00130/kWh	\$9.55
Clean Energy Transition Mechanism	19 kW @ \$1.10000/kW	\$20.90
Florida Gross Receipt Tax		\$18.24

**Electric Service Cost**

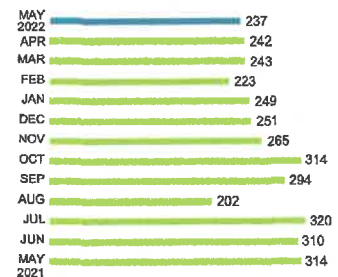
**\$729.76**

**Total Current Month's Charges**

**\$729.76**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



### Billing Demand

(Kilowatts)



### Load Factor

(Percentage)



Statement Date: 06/02/2022

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:	\$6,449.03
Total amount due:	\$6,449.03
Payment Due By:	06/23/2022

### Your Account Summary

Previous Amount Due	\$6,449.03
Payment(s) Received Since Last Statement	-\$6,449.03
<b>Current Month's Charges</b>	<b>\$6,449.03</b>
<b>Total Amount Due</b>	<b>\$6,449.03</b>

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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:	\$6,449.03
Total amount due:	\$6,449.03
Payment Due By:	06/23/2022

Amount Enclosed \$

615581346991

00003802 02 AB 0.46 33607 FTECO106032200065010 00000 04 01000000 003 04 18525 006



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

Received  
JUN 06 2022



**Account:** 221007940820  
**Statement Date:** 06/02/2022  
**Current month's charges due** 06/23/2022

## Details of Charges – Service from 04/28/2022 to 05/26/2022

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

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	2717 kWh @ \$0.03079/kWh	\$83.66
Fixture & Maintenance Charge	143 Fixtures	\$2156.44
Lighting Pole / Wire	143 Poles	\$3653.65
Lighting Fuel Charge	2717 kWh @ \$0.04060/kWh	\$110.31
Storm Protection Charge	2717 kWh @ \$0.01028/kWh	\$27.93
Clean Energy Transition Mechanism	2717 kWh @ \$0.00033/kWh	\$0.90
Florida Gross Receipt Tax		\$5.71
Franchise Fee		\$395.53
Municipal Public Service Tax		\$14.90

### Lighting Charges

**\$6,449.03**

### Total Current Month's Charges

**\$6,449.03**

00003802-0011651-Page 3 of 12



Statement Date: 05/27/2022

Account: 221007983952

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



Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022

## Your Account Summary

Previous Amount Due	\$22.77
Payment(s) Received Since Last Statement	-\$22.77
<b>Current Month's Charges</b>	<b>\$23.53</b>
<b>Total Amount Due</b>	<b>\$23.53</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983952

Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022

**Amount Enclosed** \$ \_\_\_\_\_  
692124303046

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: 221007983952  
 Statement Date: 05/27/2022  
 Current month's charges due 06/17/2022



## Details of Charges – Service from 04/23/2022 to 05/23/2022

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	05/23/2022	0		0		0 kWh	1	31 Days

### Tampa Electric Usage History

Daily Basic Service Charge 31 days @ \$0.74000  
 Florida Gross Receipt Tax  
**Electric Service Cost**

\$22.94  
 \$0.59

Kilowatt-Hours Per Day  
 (Average)

**\$23.53**

## Total Current Month's Charges

**\$23.53**

MAY 0  
 2022  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 0  
 2021

## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

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Statement Date: 05/27/2022  
Account: 221007983960

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



Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022

**Your Account Summary**

Previous Amount Due	\$22.77
Payment(s) Received Since Last Statement	-\$22.77
<b>Current Month's Charges</b>	<b>\$23.53</b>
<b>Total Amount Due</b>	<b>\$23.53</b>



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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007983960

Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022

**Amount Enclosed** \$ \_\_\_\_\_  
692124303047

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

Received  
JUN 06 2022

**Account:** 221007983960  
**Statement Date:** 05/27/2022  
**Current month's charges due** 06/17/2022



## Details of Charges – Service from 04/23/2022 to 05/23/2022

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

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

Meter Location: LAKE FOUNTAIN

00000047-0001035-Page 11 of 32

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	05/23/2022	7,595		7,595		0 kWh	1	31 Days

Daily Basic Service Charge 31 days @ \$0.74000  
Florida Gross Receipt Tax  
**Electric Service Cost**

\$22.94  
\$0.59

**\$23.53**

**Total Current Month's Charges**

**\$23.53**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

MAY 2022	0
APR 0	
MAR 0	
FEB 0	
JAN 0	
DEC 0	
NOV 0	
OCT 0	
SEP 0	
AUG 0	
JUL	22
JUN	49
MAY 2021	50

## Important Messages

### Be prepared this storm season

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Statement Date: 05/27/2022

Account: 221007983978

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

Current month's charges:	\$456.74
Total amount due:	\$456.74
Payment Due By:	06/17/2022

## Your Account Summary

Previous Amount Due	\$442.23
Payment(s) Received Since Last Statement	-\$442.23
<b>Current Month's Charges</b>	<b>\$456.74</b>
<b>Total Amount Due</b>	<b>\$456.74</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983978

Current month's charges:	\$456.74
Total amount due:	\$456.74
Payment Due By:	06/17/2022
<b>Amount Enclosed</b>	<b>\$</b>

692124303048

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:** 05/27/2022  
**Current month's charges due** 06/17/2022



## Details of Charges – Service from 04/23/2022 to 05/23/2022

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

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

Meter Location: LAKE FOUNTAIN

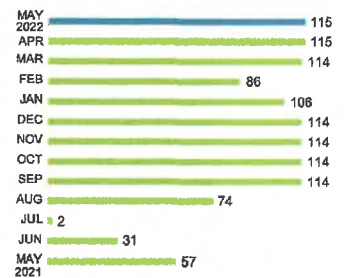
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	05/23/2022	46,931		43,375		3,556 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.74000	\$22.94
Energy Charge	3,556 kWh @ \$0.07035/kWh	\$250.16
Fuel Charge	3,556 kWh @ \$0.04126/kWh	\$146.72
Storm Protection Charge	3,556 kWh @ \$0.00315/kWh	\$11.20
Clean Energy Transition Mechanism	3,556 kWh @ \$0.00402/kWh	\$14.30
Florida Gross Receipt Tax		\$11.42
<b>Electric Service Cost</b>		<b>\$456.74</b>

## Total Current Month's Charges

**\$456.74**

## Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Important Messages

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Statement Date: 05/27/2022

Account: 221007983986

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



Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022

## Your Account Summary

Previous Amount Due	\$22.77
Payment(s) Received Since Last Statement	-\$22.77
<b>Current Month's Charges</b>	<b>\$23.53</b>
<b>Total Amount Due</b>	<b>\$23.53</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983986

Current month's charges:	\$23.53
Total amount due:	\$23.53
Payment Due By:	06/17/2022

**Amount Enclosed** \$ 692124303049

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:** 05/27/2022  
**Current month's charges due** 06/17/2022



## Details of Charges – Service from 04/23/2022 to 05/23/2022

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	05/23/2022	0		0		0 kWh	1	31 Days

Daily Basic Service Charge

31 days @ \$0.74000

\$22.94

Florida Gross Receipt Tax

\$0.59

**Electric Service Cost**

**\$23.53**

**Total Current Month's Charges**

**\$23.53**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

MAY 0  
 2022 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 MAY 0  
 2021 0

## Important Messages

### Be prepared this storm season

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Statement Date: 05/27/2022

Account: 221008336853

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



Current month's charges:	\$307.13
Total amount due:	\$307.13
Payment Due By:	06/17/2022

## Your Account Summary

Previous Amount Due	\$289.21
Payment(s) Received Since Last Statement	-\$289.21
<b>Current Month's Charges</b>	<b>\$307.13</b>
<b>Total Amount Due</b>	<b>\$307.13</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008336853

Current month's charges:	\$307.13
Total amount due:	\$307.13
Payment Due By:	06/17/2022

**Amount Enclosed** \$

603235691236

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:** 221008336853  
**Statement Date:** 05/27/2022  
**Current month's charges due** 06/17/2022



## Details of Charges – Service from 04/23/2022 to 05/23/2022

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	05/23/2022	21,251		18,923		2,328 kWh	1	31 Days

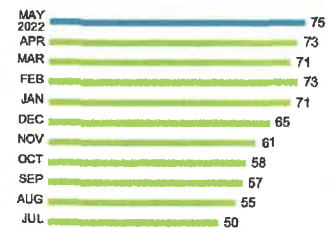
Daily Basic Service Charge	31 days @ \$0.74000	\$22.94
Energy Charge	2,328 kWh @ \$0.07035/kWh	\$163.77
Fuel Charge	2,328 kWh @ \$0.04126/kWh	\$96.05
Storm Protection Charge	2,328 kWh @ \$0.00315/kWh	\$7.33
Clean Energy Transition Mechanism	2,328 kWh @ \$0.00402/kWh	\$9.36
Florida Gross Receipt Tax		\$7.68
<b>Electric Service Cost</b>		<b>\$307.13</b>

**Total Current Month's Charges**

**\$307.13**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

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# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7898620  
**Invoice Date:** 5/18/2022  
**Sales Order:** 7806624  
**Cust PO #:**

**Project Name:** April 2022 Irrigation Inspection

**Project Description:** Repair 2" mainline that is leaking behind basketball court

Job Number	Description	Amount
340500113	Shell Point CDD 2" PVC fittings to repair leak on irrigation main line behind Labor - Irrigation Technician	283.10
Total Invoice Amount		283.10
Taxable Amount		
Tax Amount		
Balance Due		283.10

53900 4611  
283.10  
a  
B2

**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 #: 7898620  
Invoice Date: 5/18/2022

**Amount Due: \$ 283.10**

*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

## Vincent Tort

---

**From:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Sent:** Wednesday, May 4, 2022 1:50 PM  
**To:** Vincent Tort  
**Cc:** Shell Point; Gary Schwartz  
**Subject:** RE: Shell Cove - SO# 7806624 April 2022 Irrigation Inspection

---

### EXTERNAL E-MAIL

APPROVED.

---

**From:** Vincent Tort <Vincent.Tort@brightview.com>  
**Sent:** Wednesday, May 4, 2022 1:39 PM  
**To:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Cc:** Shell Point <shellclubhouse@gmail.com>; Gary Schwartz <Gary.Schwartz@Inframark.com>  
**Subject:** Shell Cove - SO# 7806624 April 2022 Irrigation Inspection

**WARNING:** This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

---

Bryan,

Upon our April irrigation inspection, we didn't find any issues except the valve behind the basketball court is still leaking.

Attached is a proposal for us to repair the leak, if you would like us to move forward kindly reply "approved" to this email.

Please let me know if you have any questions.

5/4/2022 5:30:17 PM | SO# 7806624  
Name - April 2022 Irrigation Inspection  
Description -Repair 2" mainline that is leaking behind basketball court  
Scope of Work-  
Sub-Total Price - \$283.10  
Tax - \$0.00  
Total Price - \$283.10

Thank you,

Vince Tort  
Account Manager  
Brightview Landscaping  
813-240-7254 (cell)

---

## 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      April 2022 Irrigation Inspection

Project Description      Repair 2" mainline that is leaking behind basketball court

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	2" PVC fittings to repair leak on irrigation main line behind basketball court	\$57.24	\$57.24
2.50	HOURL	Labor - Irrigation Technician	\$90.35	\$225.86

**For internal use only**

**SO#**                      7806624

**JOB#**                  340500113

**Service Line**              150

**Total Price              \$283.10**

**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 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	May 04, 2022

Printed Name	Date
BrightView Landscape Services, Inc. "BrightView"	

Account Manager

Signature	Title
Vincent Nicolas Tort	May 04, 2022
Printed Name	Date

Job #:	340500113	Proposed Price: \$283.10
SO #:	7806624	



# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7898863  
**Invoice Date:** 5/18/2022  
**Sales Order:** 7819096  
**Cust PO #:**

**Project Name:** Replace 60amp Fuses Main Breaker Box

**Project Description:** Replace 60 amp fuses that were bad at main irrigation pump station.

Job Number	Description	Amount
340500113	Shell Point CDD Replace 3 - 60 amp fuses to main irrigation clock/pump stati Labor - Irrigation Technician(Emergency/Overtime)	164.00
Total Invoice Amount		164.00
Taxable Amount		
Tax Amount		
Balance Due		164.00

5390014611  
164.00  
2021

**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 #: 7898863  
Invoice Date: 5/18/2022

Amount Due: \$ 164.00

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



## 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      Replace 60amp Fuses Main Breaker Box

Project Description      Replace 60 amp fuses that were bad at main irrigation pump station.

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
3.00	EACH	Replace 3 - 60 amp fuses to main irrigation clock/pump station.	\$20.64	\$61.92
0.75	HOURL	Labor - Irrigation Technician (Emergency/Overtime)	\$136.10	\$102.08

### Images

#### 60 Amp Fuse



For Internal use only

SO#                      7819096  
JOB#                    340500113  
Service Line            150

**Total Price                      \$164.00**

### 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

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- 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.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- 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.
- 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.
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- 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.
- 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.

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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	May 18, 2022

Printed Name	Date
BrightView Landscape Services, Inc. "BrightView"	

Account Manager

Signature	Title
Vincent Tort	May 18, 2022

Printed Name	Date

Job #: 340500113 Proposed Price: \$164.00

SO #: 7819096

## Vincent Tort

---

**From:** Bryan Radcliff <Bryan.Radcliff@Inframark.com>  
**Sent:** Tuesday, May 17, 2022 4:01 PM  
**To:** Vincent Tort  
**Cc:** Gary Schwartz; Shell Point  
**Subject:** Re: BrightView - SO# 7819096 Replace 60amp Fuses Main Breaker Box  
**Attachments:** Replace 60amp Fuses Main Breaker Box SO 7819096.pdf

EXTERNAL E-MAIL

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Approved

On May 17, 2022, at 3:51 PM, Vincent Tort <Vincent.Tort@brightview.com> wrote:

**WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.**

---

Bryan,

To get the pump up and running we need to replace the fuses. Here is the proposal for us to fix the issue. Please respond to this email "approved" so we can move forward with the repairs.

Just so you know we already have labor attached to this ticket. Total hours are for total time spent diagnosing and going back to replace the faulty fuses.

5/17/2022 7:42:07 PM | SO# 7819096  
Name - Replace 60amp Fuses Main Breaker Box  
Description -Replace 60 amp fuses that were bad at main irrigation pump station.  
Scope of Work-  
Sub-Total Price - \$164.00  
Tax - \$0.00  
Total Price - \$164.00

If you have any questions, please let me know,

Thank you,

Vince Tort  
Account Manager  
Brightview Landscaping  
813-240-7254 (cell)

---

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

**DKS Cellular Subscription**

**INVOICE**

INVOICE#

**1823878**

INVOICE DATE

**June 12, 2022**

Shell Point CDD

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: May 12, 2022  
Period Ends: June 11, 2022

Previous Balance: \$32.95      **Note: All \$ amounts are in US Dollars.**  
Payment Received: (\$32.95)  
New Charges: \$32.95  
**Total Amount Due: \$32.95 USD      Due by July 12, 2022**

**Payments**

Date	Details	Amount
6/3/2022	Check received	(\$32.95)

**Cell Systems**

From	To	Name	Phone	MC	Min	Transfer	Amount
5/12/2022	6/11/2022	Shell Point CDD	813 947 3641	9999	4	1	\$32.95

**Summary**

**Total Amount Due**

This amount is due by July 12, 2022      **\$32.95 USD**

Cut along the dotted line and include with the check.  
Please also write the Invoice Number (" **1823878** ") on your check.

Invoice# 1823878  
Dated June 12, 2022  
User ID ShellPointCDD  
Period Starts: May 12, 2022  
Period Ends: June 11, 2022  
Amount Due: **\$32.95 USD**

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



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



**29-BID-5899309**

Permit Number

**29-60-2025211**

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

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2022 or Upon Receipt

**If not paid by 06/30/2022 then the fee will be: \$325.00**

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

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

**Account Information:**

Name: Shell Point Zero Entry Swimming Pool  
Location: 1107 W Shell Point Road  
Ruskin, FL 33570

Pool Volume: 89,800 gallons

Bathing Load: 100

Flow Rate: 500

**Owner Information:**

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

Circle One: Visa MC

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

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

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

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

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

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

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

Signature \_\_\_\_\_

Date \_\_\_\_\_

**Please go online to pay fee at:  
[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-2025211 Bill ID: 29-BID-5899309


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

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

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

**[Please RETURN Invoice with your payment]**

Batch Billing ID:55012



**PERMIT HOLDERS CAN NOW**


# pay invoices online!


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

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

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

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





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

# INVOICE

Invoice Number: 7181  
Invoice Date: May 25, 2022  
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 PLAYGROUND

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		6/24/22

Description	Amount
SERVICE CALL ON 5/11/2022	400.00
POOL AREA PLAYGROUND GATE IS NOT LOCKING.	
TEST SYSTEM. REQUEST TO EXIT BUTTON IS MELTED. REPLACE EXIT BUTTON AND TEST.	
FUEL SURCHARGE	20.00

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	420.00
Sales Tax	
Total Invoice Amount	420.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>420.00</b>

*539001 4617*



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

Date	Invoice
06/02/2022	25608
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Bryan Radcliff 972 Ocean Spray Drive Ruskin, FL United States

Ship To
Shell Point CDD 972 Ocean Spray Drive Ruskin, FL United States

Terms	Due Date	PO Number	Reference
NET15	06/17/2022		

Service Request Number		259204			
Summary		Onsite requested			
Billing Method		Actual Rates			
Detail		Thu 6/2/2022/2:04 PM UTC-04/ Blake Tomlinson- Ken called in requesting a onsite tech comes out to retrieve some footage and be provided with a flash drive with said footage. He requested this be done as soon as possible when I asked for a date.  8132446445			
Resolution					
Company Name		Shell Point CDD			
Contact Name					
Services		Work Type	Hours	Rate	Amount
Billable Services					
Help Desk Technician		IT - Remote - Business Hours	0.50	150.00	\$75.00
Total Services:					\$75.00
We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.			Invoice Subtotal:		\$75.00
			Sales Tax:		\$5.63
			Invoice Total:		\$80.63
			Payments:		\$0.00
			Credits:		\$0.00
			Balance Due:		\$80.63

01  
BL  
539001 4619

Invoice Time Detail
---------------------

Invoice Number: 25608  
Company: Shell Point CDD

Charge To: Shell Point CDD / Onsite requested Location: --
--

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
06/02/2022	Goodman, Ryan	Service Ticket:259204	Y	0.50	150.00	\$75.00
		Summary:Onsite requested				

Subtotal: \$75.00

Invoice Time Total:	Billable Hours:	0.50
---------------------	-----------------	------



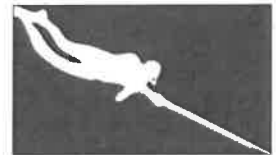
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Shell Pointe CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa, FL 33607

**INVOICE # 5342****DATE 06/09/2022****DUE DATE 06/24/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> clubhouse cleaning services 5/10 to 6/9 4 weeks at 2 times a/week includes dog waist can 2 community trash cans and 1 mail trash can	4	178.00	712.00
<b>Material</b> paper goods trash bags	1	60.00	60.00
<b>Fuel Surcharge</b> cost of fuel has went up DRASTICALLY.	1	75.00	75.00

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".

**BALANCE DUE****\$847.00**

53900 / 4623

June 10, 2022  
 Invoice Number: 093648401061022  
 Account Number: 0050936484-01  
 Security Code: 1043  
 Service At: 1155 7TH AVE NW  
 RUSKIN, FL 33570-3518

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

**Summary** *Services from 06/09/22 through 07/08/22  
 details on following pages*

Previous Balance	142.96
Payments Received - Thank You	-142.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	122.97
Spectrum Business™ Voice	19.99
Current Charges	\$142.96
<b>Total Due by 06/26/22</b>	<b>\$142.96</b>

**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.

**Keep your employees and customers entertained** with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call **1-877-413-0155** to get Spectrum Business TV Essentials today!

**Call 1-855-246-2900 today** to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



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

Received  
 JUN 17 2022



June 10, 2022

**SHELL POINT CDD**

Invoice Number: 093648401061022  
 Account Number: 0050936484-01  
 Service At: 1155 7TH AVE NW  
 RUSKIN, FL 33570-3518

<b>Total Due by 06/26/22</b>	<b>\$142.96</b>
<b>Amount you are enclosing</b>	<b>\$</b>

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7195  
 PASADENA, CA 91109-7195





Invoice Number:  
Account Number:  
Security Code:

SHELL POINT CDD  
093648401061022  
0050936484-01  
1043

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)

Or, call us at 1-877-824-6249

7635 1610 NO RP 10 06102022 NNNNNY 01 000286 0001

**Charge Details**

Previous Balance		142.96
Payments Received - Thank You	05/27	-142.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 06/10/22 will appear on your next bill.

Services from 06/09/22 through 07/08/22

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-105.00
	<b>\$122.97</b>

**Spectrum Business™ Internet Total** **\$122.97**

**Spectrum Business™ Voice**

**Phone Number 813-938-1096**

Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	<b>\$19.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Spectrum Business™ Voice Total** **\$19.99**

**Current Charges** **\$142.96**  
**Total Due by 06/26/22** **\$142.96**

**Billing Information**

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$1.39, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees).

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

**Sign up for Paperless Billing.**  
**It's easy, convenient and secure.**

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** - enroll in paperless billing visit [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](https://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](https://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

Shell Point Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

May 24, 2022

Client: 001510

Matter: 000001

Invoice #: 21518

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/22/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	1.2	\$198.00
5/5/2022	VTS	REVIEW PUBLICATION AND MAILED NOTICES OF PUBLIC HEARING FOR FISCAL YEAR 22-23 PROPOSED BUDGET.	0.3	\$91.50
5/9/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE MAILED NOTICE LETTER AND PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.4	\$66.00
Total Professional Services			1.9	\$355.50

May 24, 2022

Client: 001510

Matter: 000001

Invoice #: 21518

Page: 2

Total Services	\$355.50
Total Disbursements	\$0.00
Total Current Charges	\$355.50
Previous Balance	\$918.86
Less Payments	(\$918.86)
<b>PAY THIS AMOUNT</b>	<b>\$355.50</b>

51900 / 3107

*Please Include Invoice Number on all Correspondence*

137

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AquaPRO	22 070510	\$ 1,200.00		Pool Maintenance - June
BrightView	7956716	10,907.00		Landscape Maintenance -July
First Choice Aquatic Weed Management	73080	1,463.00		Waterway Services - July
Inframark	79412	4,687.17		Management Service - June 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 18,257.17</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
BOCC	0909989190 070622	\$ -2,286.82		Water Services - Thru 06/24/22
Tampa Electric	211021533685 062822	22.77		Electric Service - thru 06/22/22
Tampa Electric	211021583862 062822	-110.62		Electric Service - thru 06/22/22
Tampa Electric	221007911623 070122	315.69		Electric Service - thru 06/27/22
Tampa Electric	221007934435 062822	716.07		Electric Service - thru 06/22/22
Tampa Electric	221007940820 070122	6,449.03		Electric Service - thru 06/27/22
Tampa Electric	221007983952 062822	22.77		Electric Service - thru 06/22/22
Tampa Electric	221007983960 062822	22.77		Electric Service - thru 06/22/22
Tampa Electric	221007983978 062822	420.04		Electric Service - thru 06/22/22
Tampa Electric	221007983986 062822	22.77		Electric Service - thru 06/22/22
Tampa Electric	221008336853 062822	299.43	<b>\$ 8,180.72</b>	Electric Service - thru 06/22/22
<b>Utilities Sub-Total</b>		<b>\$ 5,893.90</b>		

<b>Regular Services</b>				
BrightView	7736675	\$ 3,877.30		Install Bahia Sod - 05/31/22
DoorKing Inc.	1841381	32.95		Cell Systems - 06/12/22-07/11/22

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Golden Rule Termite & Pest Control	231960	250.00		Pest Service - 06/28/22
Kaesar & Blair Authorized Dealer	20708198	112.49		Laser Checks - 07/21/22
MHD Communications	25797	348.04		Cameras - 07/02/22
Spearem Enterprises	5376	847.00		Cleaning Clubhouse - 06/09/22-07/9/22
Spectrum	093648401071022	142.96		Internet & Voice Service - Thru 08/08/22
Straley Robin Vericker	21686	609.50		Professional Service - Thru 06/15/22
<b>Regular Services Sub-Total</b>		<b>\$ 6,220.24</b>		

<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>TOTAL:</b>	<b>\$ 30,371.31</b>		
---------------	---------------------	--	--

**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 # 22-070510

DATE: JULY 5, 2022

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  
JUNE 2022

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!**



Shell Point CDD  
2005 Pan Am Cir  
Tampa FL 33607

Customer #: 21714889  
Invoice #: 7956716  
Invoice Date: 7/1/2022  
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For July	10,757.00
340500113	Shell Point CDD Fuel Surcharge For July	150.00
Total invoice amount		10,907.00
Tax amount		
Balance due		10,907.00

Received  
JUL 05 2022

53900 / 4604  
a.m.

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 #: 7956716  
Invoice Date: 7/1/2022

Amount Due: \$10,907.00

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





## Job Name:

Customer Number: 433

Customer: FCA - SHELL POINT CDD

Technician: Aleksey Solano

Date: 06/23/2022

Time: 01:34 PM

Customer Signature:

[illegible]

## WEATHER

- ☐ < 1'  
☒ 1-2'  
☐ 2-4'  
☐ > 4'

- ☐ None  
☒ Slight  
☐ Visible

- ☒ ATV  
☐ Airboat  
☐ Backpack

- ☐ Boat
- ☐ Truck

- ☐ Carp observed
- ☐ Barrier Inspected

- ☐ High  
☐ Normal  
☒ Low

- ☒ Clear  
☐ Cloudy  
☒ Windy  
☐ Rainy

☐ Alligator  
☐ Anhinga  
☒ Bass  
☐ Bream

- ☐ Catfish  
☐ Coots  
☐ Cormorant  
☐ Egrets

- ☐ Gallinules  
☐ Gambusia  
☐ Herons  
☒ Ibis

- ☒ Osprey  
☐ Otter  
☐ Snakes  
☒ Turtles

- ☐ Woodstork  
☐ \_\_\_\_\_  
☐ \_\_\_\_\_

- ☐ Arrowhead
- ☐ Bacopa
- ☐ Blue Flag Iri

- ☐ Bulrush
- ☐ Chara
- ☐ Cordgrass

- ☐ Golden Canna  
☒ Gulf Spikerush  
☐ Lily

☐ Naiad  
☐ Pickerelweed  
☐ Soft Rush



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#79412

**DATE**

6/30/2022

**CUSTOMER ID**

C2305

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/30/2022

**BILL TO**

Shell Point CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- May	1	Ea	0.50		0.50
Postage- May	9	Ea	0.53		4.77
B/W Copies- May	46	Ea	0.15		6.90
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	350.00		350.00
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	3,000.00		3,000.00
<b>Subtotal</b>					4,687.17

**Subtotal**

\$4,687.17

**Tax**

\$0.00

**Total Due**

\$4,687.17

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	07/06/2022	07/27/2022

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	05/26/2022	4172	06/24/2022	4343	17100 GAL	ESTIMATED	WATER

#### Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$51.64
Water Base Charge	\$17.30
Water Usage Charge	\$27.75
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$92.17

#### Summary of Account Charges

Previous Balance	\$-2,522.51
Net Payments	\$0.00
Credit Amount	\$-2,522.51
Total Account Charges	<b>\$235.69</b>
<b>AMOUNT DUE</b>	<b>\$-2,286.82</b>

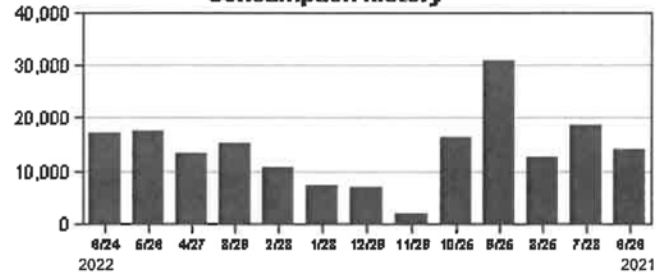
#### Important Message

The 2021 Water Quality Report is now available online at [HCFLGov.net/WaterQualityReport](http://HCFLGov.net/WaterQualityReport). To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

#### Notice

An estimated read was used to calculate your bill

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0909989190



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

665 0

DUE DATE

07/27/2022

**Credit Balance  
DO NOT PAY**

185

0009099891906 00002286821



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/28/2022

Account: 211021533685

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

Current month's charges:	\$22.77
Total amount due:	\$22.77
Payment Due By:	07/19/2022

### Your Account Summary

Previous Amount Due	\$23.53
Payment(s) Received Since Last Statement	-\$23.53
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

Ready for  
storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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:	\$22.77
Total amount due:	\$22.77
Payment Due By:	07/19/2022

Amount Enclosed \$

651383734892

00003679 02 AB 0.46 33607 FTECO106282222370510 00000 05 01000000 005 05 22521 006

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

6513837348922110215336850000000022772

**Account:** 211021533685  
**Statement Date:** 06/28/2022  
**Current month's charges due** 07/19/2022

## Details of Charges – Service from 05/24/2022 to 06/22/2022

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	06/22/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.74000  
 Florida Gross Receipt Tax  
**Electric Service Cost**

\$22.20  
 \$0.57

**\$22.77**

**Total Current Month's Charges**

**\$22.77**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

JUN 0  
 2022 0  
 MAY 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 2021





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/28/2022

Account: 211021583862

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

Current month's charges:	\$22.77
Total amount due:	-\$110.62
CREDIT -	DO NOT PAY

### Your Account Summary

Previous Amount Due	-\$133.39
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$133.39
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>-\$110.62</b>

### A one-stop shop to manage your account.



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- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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:	\$22.77
Total amount due:	-\$110.62
CREDIT -	DO NOT PAY

Amount Enclosed \$

651383734893



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

6513837348932110215838620000000110629



**Account:** 211021583862  
**Statement Date:** 06/28/2022  
**Current month's charges due** DO NOT PAY

## Details of Charges – Service from 05/24/2022 to 06/22/2022

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	06/22/2022	0		0		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.74000  
 Florida Gross Receipt Tax

\$22.20  
 \$0.57

**Electric Service Cost**

**\$22.77**

**Total Current Month's Charges**

**\$22.77**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

JUN 0  
 2022 0  
 MAY 0  
 APR 0  
 MAR 0  
 FEB 0  
 JAN 0  
 DEC 0  
 NOV 0  
 OCT 0  
 SEP 0  
 AUG 0  
 JUL 0  
 JUN 0  
 2021 0

00003679-0011-401-Page 9 of 12



Statement Date: 07/01/2022

Account: 221007911623

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

Current month's charges:	\$315.69
Total amount due:	\$315.69
Payment Due By:	07/22/2022

## Your Account Summary

Previous Amount Due	\$315.69
Payment(s) Received Since Last Statement	-\$315.69
<b>Current Month's Charges</b>	<b>\$315.69</b>
<b>Total Amount Due</b>	<b>\$315.69</b>



Donate today to help pay  
energy bills for families in need  
in your community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# SCAM ALERT!

## Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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:	\$315.69
Total amount due:	\$315.69
Payment Due By:	07/22/2022

**Amount Enclosed** \$ \_\_\_\_\_  
673605871896



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:** 221007911623  
**Statement Date:** 07/01/2022  
**Current month's charges due** 07/22/2022

## Details of Charges – Service from 05/27/2022 to 06/27/2022

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 @ \$0.03079/kWh	\$4.10
Fixture & Maintenance Charge	7 Fixtures	\$105.56
Lighting Pole / Wire	7 Poles	\$178.85
Lighting Fuel Charge	133 kWh @ \$0.04060/kWh	\$5.40
Storm Protection Charge	133 kWh @ \$0.01028/kWh	\$1.37
Clean Energy Transition Mechanism	133 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28
Franchise Fee		\$19.36
Municipal Public Service Tax		\$0.73
<b>Lighting Charges</b>		<b>\$315.69</b>

**Total Current Month's Charges**

**\$315.69**

00003785-0011759-Page 9 of 12



Statement Date: 06/28/2022

Account: 221007934435

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

Current month's charges:	\$716.07
Total amount due:	\$716.07
Payment Due By:	07/19/2022

**Your Account Summary**

Previous Amount Due	\$729.76
Payment(s) Received Since Last Statement	-\$729.76
<b>Current Month's Charges</b>	<b>\$716.07</b>
<b>Total Amount Due</b>	<b>\$716.07</b>

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See reverse side for more information

Account: 221007934435

Current month's charges:	\$716.07
Total amount due:	\$716.07
Payment Due By:	07/19/2022

**Amount Enclosed** \$

661260243184

00003672 01 AB 0.46 33607 FTECO106282222370510 00000 05 01000000 005 05 22514 003



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

Received  
JUL 01 2022

6612602431842210079344350000000716072

**Account:** 221007934435  
**Statement Date:** 06/28/2022  
**Current month's charges due** 07/19/2022

## Details of Charges – Service from 05/24/2022 to 06/22/2022

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

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

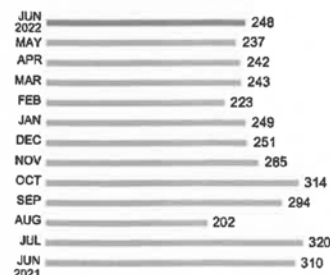
Meter Location: CLUBHOUSE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	06/22/2022	58,112		50,681		7,431 kWh	1	30 Days
1000799181	06/22/2022	18.32		0		18.32 kW	1	30 Days

Daily Basic Service Charge	30 days @ \$1.07000	\$32.10
Billing Demand Charge	18 kW @ \$13.75000/kW	\$247.50
Energy Charge	7,431 kWh @ \$0.00730/kWh	\$54.25
Fuel Charge	7,431 kWh @ \$0.04126/kWh	\$306.60
Capacity Charge	18 kW @ \$0.17000/kW	\$3.06
Storm Protection Charge	18 kW @ \$0.59000/kW	\$10.62
Energy Conservation Charge	18 kW @ \$0.81000/kW	\$14.58
Environmental Cost Recovery	7,431 kWh @ \$0.00130/kWh	\$9.66
Clean Energy Transition Mechanism	18 kW @ \$1.10000/kW	\$19.80
Florida Gross Receipt Tax		\$17.90

**Electric Service Cost**
**\$716.07**
**Total Current Month's Charges**
**\$716.07**

### Tampa Electric Usage History

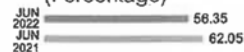
 Kilowatt-Hours Per Day  
(Average)


### Billing Demand (Kilowatts)



### Load Factor

(Percentage)



Statement Date: 07/01/2022  
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:	\$6,449.03
Total amount due:	\$6,449.03
Payment Due By:	07/22/2022

**Your Account Summary**

Previous Amount Due	\$6,449.03
Payment(s) Received Since Last Statement	-\$6,449.03
<b>Current Month's Charges</b>	<b>\$6,449.03</b>
<b>Total Amount Due</b>	<b>\$6,449.03</b>



Donate today to help pay  
energy bills for families in need  
in your community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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**SCAM  
ALERT!**

**Scammers are calling. Don't be a victim.**

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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See reverse side for more information

Account: 221007940820

Current month's charges:	\$6,449.03
Total amount due:	\$6,449.03
Payment Due By:	07/22/2022
<b>Amount Enclosed</b>	<b>\$</b>

682247821544

00003785 02 AV 0.42 33607 FTECO107022200152410 00000 03 01000000 016 02 13651 006

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

6822478215442210079408200000006449035

**Account:** 221007940820  
**Statement Date:** 07/01/2022  
**Current month's charges due** 07/22/2022

## Details of Charges – Service from 05/27/2022 to 06/27/2022

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 @ \$0.03079/kWh	\$83.66
Fixture & Maintenance Charge	143 Fixtures	\$2156.44
Lighting Pole / Wire	143 Poles	\$3653.65
Lighting Fuel Charge	2717 kWh @ \$0.04060/kWh	\$110.31
Storm Protection Charge	2717 kWh @ \$0.01028/kWh	\$27.93
Clean Energy Transition Mechanism	2717 kWh @ \$0.00033/kWh	\$0.90
Florida Gross Receipt Tax		\$5.71
Franchise Fee		\$395.53
Municipal Public Service Tax		\$14.90

### Lighting Charges

**\$6,449.03**

### Total Current Month's Charges

**\$6,449.03**

00003785-0011756-Page 3 of 12



Statement Date: 06/28/2022

Account: 221007983952

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

Current month's charges: \$22.77  
Total amount due: \$22.77  
Payment Due By: 07/19/2022

**Your Account Summary**

Previous Amount Due	\$23.53
Payment(s) Received Since Last Statement	-\$23.53
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

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See reverse side for more information

Account: 221007983952

Current month's charges: \$22.77  
Total amount due: \$22.77  
Payment Due By: 07/19/2022

**Amount Enclosed** \$  
653852878969

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 INVOICE

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**Account:** 221007983952  
**Statement Date:** 06/28/2022  
**Current month's charges due** 07/19/2022



## Details of Charges – Service from 05/24/2022 to 06/22/2022

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	06/22/2022	0		0		0 kWh	1	30 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Florida Gross Receipt Tax		\$0.57
<b>Electric Service Cost</b>		<b>\$22.77</b>
<b>Total Current Month's Charges</b>		<b>\$22.77</b>

JUN 0  
2022  
MAY 0  
APR 0  
MAR 0  
FEB 0  
JAN 0  
DEC 0  
NOV 0  
OCT 0  
SEP 0  
AUG 0  
JUL 0  
JUN 0  
2021

Statement Date: 06/28/2022

Account: 221007983960

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

Current month's charges: \$22.77  
Total amount due: \$22.77  
Payment Due By: 07/19/2022

**Your Account Summary**

Previous Amount Due	\$23.53
Payment(s) Received Since Last Statement	-\$23.53
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

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See reverse side for more information

Account: 221007983960

Current month's charges: \$22.77  
Total amount due: \$22.77  
Payment Due By: 07/19/2022

**Amount Enclosed** \$  
653852878970

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:** 221007983960  
**Statement Date:** 06/28/2022  
**Current month's charges due** 07/19/2022



**Details of Charges – Service from 05/24/2022 to 06/22/2022**

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	06/22/2022	7,595		7,595		0 kWh	1	30 Days

Daily Basic Service Charge 30 days @ \$0.74000  
Florida Gross Receipt Tax  
**Electric Service Cost**

\$22.20  
\$0.57

**\$22.77**

**Total Current Month's Charges**

**\$22.77**

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)

JUN 2022	0
MAY 0	
APR 0	
MAR 0	
FEB 0	
JAN 0	
DEC 0	
NOV 0	
OCT 0	
SEP 0	
AUG 0	
JUL	22
JUN 2021	49

Statement Date: 06/28/2022

Account: 221007983978

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

Current month's charges:	\$420.04
Total amount due:	\$420.04
Payment Due By:	07/19/2022

**Your Account Summary**

Previous Amount Due	\$456.74
Payment(s) Received Since Last Statement	-\$456.74
<b>Current Month's Charges</b>	<b>\$420.04</b>
<b>Total Amount Due</b>	<b>\$420.04</b>

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Account: 221007983978

Current month's charges:	\$420.04
Total amount due:	\$420.04
Payment Due By:	07/19/2022

**Amount Enclosed** \$

653852878971

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:** 06/28/2022  
**Current month's charges due** 07/19/2022



**Details of Charges – Service from 05/24/2022 to 06/22/2022**

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

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

Meter Location: LAKE FOUNTAIN

00000043-0001073-Page 28 of 32

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	06/22/2022	50,192		46,931		3,261 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	3,261 kWh @ \$0.07035/kWh	\$229.41
Fuel Charge	3,261 kWh @ \$0.04126/kWh	\$134.55
Storm Protection Charge	3,261 kWh @ \$0.00315/kWh	\$10.27
Clean Energy Transition Mechanism	3,261 kWh @ \$0.00402/kWh	\$13.11
Florida Gross Receipt Tax		\$10.50

**Electric Service Cost**

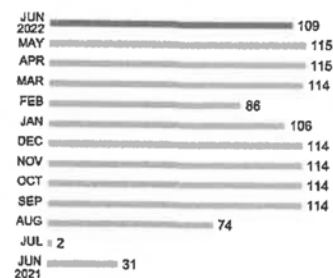
**\$420.04**

**Total Current Month's Charges**

**\$420.04**

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



Statement Date: 06/28/2022

Account: 221007983986

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

Current month's charges: \$22.77  
Total amount due: \$22.77  
Payment Due By: 07/19/2022

**Your Account Summary**

Previous Amount Due	\$23.53
Payment(s) Received Since Last Statement	-\$23.53
<b>Current Month's Charges</b>	<b>\$22.77</b>
<b>Total Amount Due</b>	<b>\$22.77</b>

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Account: 221007983986

Current month's charges: \$22.77  
Total amount due: \$22.77  
Payment Due By: 07/19/2022

**Amount Enclosed** \$

653852878972

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 INVOICE

tampaelectric.com



**Account:** 221007983986  
**Statement Date:** 06/28/2022  
**Current month's charges due** 07/19/2022



## Details of Charges – Service from 05/24/2022 to 06/22/2022

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	06/22/2022	0		0		0 kWh	1	30 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)

Daily Basic Service Charge 30 days @ \$0.74000 \$22.20  
Florida Gross Receipt Tax \$0.57  
**Electric Service Cost**

**\$22.77**

**Total Current Month's Charges**

**\$22.77**

JUN 0  
2022  
MAY 0  
APR 0  
MAR 0  
FEB 0  
JAN 0  
DEC 0  
NOV 0  
OCT 0  
SEP 0  
AUG 0  
JUL 0  
JUN 0  
2021

Statement Date: 06/28/2022

Account: 221008336853

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

Current month's charges: \$299.43  
Total amount due: \$299.43  
Payment Due By: 07/19/2022

**Your Account Summary**

Previous Amount Due	\$307.13
Payment(s) Received Since Last Statement	-\$307.13
<b>Current Month's Charges</b>	<b>\$299.43</b>
<b>Total Amount Due</b>	<b>\$299.43</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008336853

Current month's charges: \$299.43  
Total amount due: \$299.43  
Payment Due By: 07/19/2022

**Amount Enclosed** \$  
669902163955

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:** 221008336853  
**Statement Date:** 06/28/2022  
**Current month's charges due** 07/19/2022



## Details of Charges – Service from 05/24/2022 to 06/22/2022

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

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

Meter Location: LIFT STATION

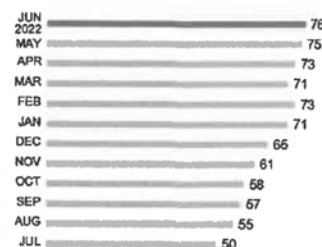
00000043-0001051-Page 5 of 32

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851763	06/22/2022	23,522		21,251		2,271 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	2,271 kWh @ \$0.07035/kWh	\$159.76
Fuel Charge	2,271 kWh @ \$0.04126/kWh	\$93.70
Storm Protection Charge	2,271 kWh @ \$0.00315/kWh	\$7.15
Clean Energy Transition Mechanism	2,271 kWh @ \$0.00402/kWh	\$9.13
Florida Gross Receipt Tax		\$7.49
<b>Electric Service Cost</b>		<b>\$299.43</b>

**Total Current Month's Charges**
**\$299.43**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)




# INVOICE

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

**Customer #:** 21714889  
**Invoice #:** 7932227  
**Invoice Date:** 5/31/2022  
**Sales Order:** 7736675  
**Cust PO #:**

**Project Name:** Bahia Sod Install

**Project Description:** Installing Bahia on empty lot at the north side of property to fill in the spots with no grass.

Job Number	Description	Amount
340500113	Shell Point CDD Install - Bahia Sod	3,877.30
Total Invoice Amount		3,877.30
Taxable Amount		
Tax Amount		
Balance Due		3,877.30

53900 / 4605  
2/21

**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 #: 7932227  
Invoice Date: 5/31/2022

**Amount Due: \$ 3,877.30**

*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      Bahia Sod Install

Project Description      Installing Bahia on empty lot at the north side of property to fill in the spots with no grass.

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2,900.00	SQUARE FEET	Install - Bahia Sod	\$1.34	\$3,877.30

*COMPLETED*

For Internal use only

SO#      7736675  
JOB#      340500113  
Service Line      130

**Total Price      \$3,877.30**

#### 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 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

April 11, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager

Signature

Title

Vincent Nicolas Tort

April 11, 2022

Printed Name

Date

Job #: 340500113

Proposed Price: \$3,877.30

SO #: 7736675

[Back](#)

1. Print this invoice.
2. Attach your check.
3. Mail to:

**DoorKing Inc.**

IM Server Payments  
120 S. Glasgow Avenue  
Inglewood, CA 90301  
**(800) 826-7493**

## DKS Cellular Subscription

### INVOICE

INVOICE #

**1841381**

INVOICE DATE

**July 12, 2022**

**SUBSCRIBER**

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

User ID: **ShellPointCDD**

Period Starts: June 12, 2022  
Period Ends: July 11, 2022

Previous Balance: \$32.95 *Note: All \$ amounts are in US Dollars.*  
Payment Received: (\$32.95)  
New Charges: \$32.95  
**Total Amount Due: \$32.95 USD Due by August 11, 2022**

**Payments**

Date	Details	Amount
6/29/2022	Check received	(\$32.95)

**Cell Systems**

From	To	Name	Phone	MC	Min	Transfer	Amount
6/12/2022	7/11/2022	Shell Point CDD	813 947 3641	9999	1	5	\$32.95

**Summary**

**Total Amount Due**

This amount is due by August 11, 2022

**\$32.95 USD**

**GOLDEN RULE TERMITE & PEST CONTROL**

203 W. SHELL POINT RD.

RUSKIN, FL 33570

813-645-6442

SHELL POINT CDD  
1155 7TH AVE NW  
RUSKIN, FL 33570

Technician

SH

Last Service Date

03/02/22

Target Pests

Chemicals Used

Fipronil Plus C

Bifen LP

HOW DID WE DO? PLEASE REVIEW US ON GOOGLE - THANK YOU!

Technician Signature

Customer Signature

CONTACT TO SCHED: KEN HOEFLE, CLUBHOUSE MGR, #244-8445

Please Pay from this INVOICE

Customer #

15041

Invoice #

231960

Route / Code

3

Frequency

QT

Phone

Service Type

QUARTERLY

Date

06/02/22

Time

Date

Payment

Next service date

Previous Balance	\$125.00
Current Service	\$125.00
SALES TAX	
TOTAL DUE	\$250.00

THANK YOU FOR YOUR BUSINESS



Kaeser &amp; Blair Authorized Dealer

4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

## INVOICE

INVOICE NO. 20708198

DATE: 7/21/22

CUSTOMER NUMBER 003085164

DEALER NUMBER 88178

## BILL TO:

SHELL POINT CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## SHIP TO:

SHELL POINT CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## YOUR PO NUMBER

SHELL POINT CHECKS

## DATE SHIPPED

7/15/22

## SHIP VIA

OTHER

## TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	94.0000	94.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at  
paykaeser.com

SUBTOTAL	94.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	18.49
TOTAL DUE	112.49

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER &amp; BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



003085164

88178

3771 Solutions Center  
Chicago, IL 60677-3007

SHELL POINT CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

## REMITTANCE

INVOICE NO. 20708198  
DATE: 7/21/22

TOTAL DUE: 112.49  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.

Please add the credit card CVV  
if submitting with remittance



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

Date	Invoice
06/17/2022	25797
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Bryan Radcliff 972 Ocean Spray Drive Ruskin, FL United States

Ship To
Shell Point CDD 972 Ocean Spray Drive Ruskin, FL United States

Terms	Due Date	PO Number	Reference
NET15	07/02/2022		

Service Request Number	261141
Summary	Pool incident 6/2/22 Shell Cove/Shell Point CDD
Billing Method	Actual Rates
Detail	<p>Thu 6/16/2022/10:53 AM UTC-04/ Ken Hoefle shellclubhouse@gmail.com [This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]</p> <p>Picked up the thumb drive this morning.</p> <p>Thank you</p> <p>On Thu, Jun 16, 2022 at 10:31 AM MHD Communications Service Desk &lt;helpdesk@mhdit.com&gt; wrote:</p> <p>Wed 6/15/2022/9:46 AM UTC-04/ Michael Combs (time)- Ken,</p> <p>The files are on a USB Drive and will be here waiting for you in an envelope. it has all the cameras and angles for that time frame. Kara or Nate should be here tomorrow to hand that off to you.</p> <p>Thank You.</p> <p>Tue 6/14/2022/7:49 AM UTC-04/ Michael Combs (time)- Files were moved to a 64 GB USB Drive overnight and is now being placed with SDM for shipment out or other arrangements.</p> <p>Mon 6/13/2022/10:00 AM UTC-04/ Michael Combs (time)- Worked with SDM and confirmed we don't have a 60 GB USB Drive. Will get things situated for a USB so it can be sent to user.</p> <p>Fri 6/10/2022/7:00 PM UTC-04/ Michael Combs (time)- Camera Recordings have been completed. Total size is about 60 GB. Unable to share a link to the archive, will need to check on a way to get the information to customer.</p> <p>Fri 6/10/2022/1:30 PM UTC-04/ Michael Combs (time)- Each Camera would be about a 5 GB download in respects to the video. 16 total Cameras, this will take a bit.</p> <p>Thu 6/9/2022/12:49 PM UTC-04/ Ken Hoefle [This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]</p>



Good afternoon,

I need to save all camera angles on 6/2 from 10:51am to 13:30pm. Can someone take care of this for me please?

Please advise.

Thanks  
Ken

Resolution

Company Name

Shell Point CDD

Contact Name

Ken Hoeffle

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
System Engineer	IT - Remote - Business Hours	1.75	185.00	\$323.75
Total Services:				\$323.75

<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	Invoice Subtotal:	\$323.75
	Sales Tax:	\$24.29
	Invoice Total:	\$348.04
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$348.04

53900 4616

Invoice Time Detail

Invoice Number: 25797  
Company: Shell Point CDD

Charge To: Shell Point CDD / Pool incident 6/2/22 Shell Cove/Shell Point CDD Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
06/10/2022	Combs, Michael	Service Ticket:261141 Summary:Pool incident 6/2/22 Shell Cove/Shell Point CDD Each Camera would be about a 5 GB download in respects to the video. 16 total Cameras, this will take a bit.	Y	0.75	185.00	\$138.75
06/10/2022	Combs, Michael	Service Ticket:261141 Summary:Pool incident 6/2/22 Shell Cove/Shell Point CDD Camera Recordings have been completed. Total size is about 60 GB. Unable to share a link to the archive, will need to check on a way to get the information to customer.	Y	0.50	185.00	\$92.50
06/13/2022	Combs, Michael	Service Ticket:261141 Summary:Pool incident 6/2/22 Shell Cove/Shell Point CDD Worked with SDM and confirmed we don't have a 60 GB USB Drive. Will get things situated for a USB so it can be sent to user.	Y	0.25	185.00	\$46.25
06/14/2022	Combs, Michael	Service Ticket:261141 Summary:Pool incident 6/2/22 Shell Cove/Shell Point CDD Files were moved to a 64 GB USB Drive overnight and is now being placed with SDM for shipment out or other arrangements.	Y	0.25	185.00	\$46.25

Subtotal: \$323.75

Invoice Time Total:

Billable Hours:

1.75

## Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139979520  
spearem.jmb@gmail.com



## INVOICE

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

INVOICE 5376  
DATE 07/10/2022  
TERMS Net 15  
DUE DATE 07/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaning Service Clubhouse, Twice Per Week Office, Main Hallway, Restrooms, playground area, Baksetball Area and Mail Pavilion 6/9 to 7/9 4 weeks	4	178.00	712.00
Material Toilet Paper, Paper Towels, Hand Soap, trash bags	1	60.00	60.00
Fuel Surcharge cost of fuel has went up DRASTICALLY, fuel surcharge has been added to your monthly invoice due to this.	1	75.00	75.00

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

**\$847.00**

53900 / 4623

July 10, 2022  
Invoice Number: 093648401071022  
Account Number: 0050936484-01  
Security Code: 1043  
Service At: 1155 7TH AVE NW  
RUSKIN, FL 33570-3518

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

**Summary**

*Services from 07/09/22 through 08/08/22  
details on following pages*

Previous Balance	142.96
Payments Received - Thank You	-142.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	122.97
Spectrum Business™ Voice	19.99
<b>Current Charges</b>	<b>\$142.96</b>
<b>Total Due by 07/26/22</b>	<b>\$142.96</b>

**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.

**Telecommunications Relay Service (TRS)**

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call 1-877-413-0155 to get Spectrum Business TV Essentials today!

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.

**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.



July 10, 2022

**SHELL POINT CDD**

Invoice Number: 093648401071022  
Account Number: 0050936484-01  
Service At: 1155 7TH AVE NW  
RUSKIN, FL 33570-3518

<b>Total Due by 07/26/22</b>	<b>\$142.96</b>
<b>Amount you are enclosing</b>	<b>\$</b>

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195



Invoice Number:  
Account Number:  
Security Code:

SHELL POINT CDD  
093648401071022  
0050936484-01  
1043

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 10 07102022 NNNYNY 01 000255 0001

**Charge Details**

Previous Balance	142.96
Payments Received - Thank You 07/01	-142.96
Remaining Balance	\$0.00

Payments received after 07/10/22 will appear on your next bill.

Services from 07/09/22 through 08/08/22

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-105.00
	<b>\$122.97</b>

Spectrum Business™ Internet Total \$122.97

**Spectrum Business™ Voice**

Phone Number 813-938-1096

Spectrum Business Voice	49.99
Promotional Discount	-20.00
Promo Discount	-10.00
	<b>\$19.99</b>

For additional call details, please visit [SpectrumBusiness.net](http://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total \$19.99

Current Charges	\$142.96
Total Due by 07/26/22	\$142.96

**Billing Information**

Spectrum Voice Provider - Spectrum Advanced Services, LLC

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$1.32, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees).

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support).

## Sign up for Paperless Billing.

It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** - enroll in paperless billing visit [SpectrumBusiness.net](http://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](http://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](http://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](http://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call 1-877-824-6249.



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

June 27, 2022

Client: 001510

Matter: 000001

Invoice #: 21686

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/27/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
5/27/2022	VTs	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA.	0.2	\$61.00
5/31/2022	VTs	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA BOOK.	0.3	\$91.50
6/2/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	\$142.00
6/2/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.5	\$152.50
6/8/2022	VTs	REVIEW AND REPLY TO CORRESPONDENCE FROM B. RADCLIFF RE: POOL INCIDENT.	0.2	\$61.00
6/9/2022	VTs	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER RE: POOL INCIDENT.	0.1	\$30.50
Total Professional Services			1.9	\$609.50

June 27, 2022

Client: 001510

Matter: 000001

Invoice #: 21686

Page: 2

Total Services	\$609.50
Total Disbursements	\$0.00
Total Current Charges	\$609.50
Previous Balance	\$355.50
Less Payments	(\$355.50)
<b>PAY THIS AMOUNT</b>	<b>\$609.50</b>

at BA.

51400 / 3107

*Please Include Invoice Number on all Correspondence*

# Shell Point Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2022



Inframark LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070



# Shell Point CDD

## Balance Sheet

As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>						
Cash-Operating Account	189,872.00	0.00	0.00	0.00	0.00	189,872.00
Investment - Revenue 2018 (8000)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Revenue 2019 (5000)	0.00	627,811.00	0.00	0.00	0.00	627,811.00
Investment - Interest 2019 (5001)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Sinking 2019 (5002)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Reserve 2019 (5003)	0.00	475,950.00	0.00	0.00	0.00	475,950.00
Investment - Prepayment 2019 (5004)	0.00	106.00	0.00	0.00	0.00	106.00
Investment - Construction 2019 (5005)	0.00	0.00	35.00	0.00	0.00	35.00
Investment - Cost of Issuance 2019 (5006)	0.00	0.00	0.00	0.00	0.00	0.00
Investment - Bond Redemption 2019 (5007)	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	2,287.00	0.00	0.00	0.00	0.00	2,287.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	3,367.00	0.00	0.00	0.00	0.00	3,367.00
Deposits	684.00	0.00	0.00	0.00	0.00	684.00
Construction Work in Progress	0.00	0.00	0.00	12,495,935.00	0.00	12,495,935.00
Amount Avail-Debt Service	0.00	0.00	0.00	0.00	1,269,461.00	1,269,461.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	12,450,539.00	12,450,539.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Assets</b>	<b>196,210.00</b>	<b>1,103,867.00</b>	<b>35.00</b>	<b>12,495,935.00</b>	<b>13,720,000.00</b>	<b>27,516,047.00</b>
<b>Liabilities</b>						
Accounts Payable	12,321.00	0.00	0.00	0.00	0.00	12,321.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	0.00	0.00	0.00	0.00	0.00	0.00
Due To Developer	42,196.00	0.00	0.00	0.00	0.00	42,196.00
Revenue Bonds Payable - Series 2019	0.00	0.00	0.00	0.00	13,720,000.00	13,720,000.00
Other	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Liabilities</b>	<b>54,517.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13,720,000.00</b>	<b>13,774,517.00</b>
<b>Fund Equity &amp; Other Credits</b>						
Retained Earnings-All Other Reserves	0.00	1,099,494.00	15.00	0.00	0.00	1,099,509.00
Fund Balance-Unreserved	101,677.00	0.00	0.00	0.00	0.00	101,677.00
Investment in General Fixed Assets	0.00	0.00	0.00	12,495,935.00	0.00	12,495,935.00
Interfund Transfer	0.00	0.00	0.00	0.00	0.00	0.00
Interfund Transfer	0.00	0.00	0.00	0.00	0.00	0.00
Other	40,017.00	4,373.00	20.00	0.00	0.00	44,410.00

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2019	Capital Projects Fund - Series 2019	General Fixed Assets	General Long-Term Debt	Total
<b>Total Fund Equity &amp; Other Credits</b>	<b>141,694.00</b>	<b>1,103,867.00</b>	<b>35.00</b>	<b>12,495,935.00</b>	<b>0.00</b>	<b>13,741,530.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>196,210.00</b>	<b>1,103,867.00</b>	<b>35.00</b>	<b>12,495,935.00</b>	<b>13,720,000.00</b>	<b>27,516,047.00</b>

**Shell Point CDD**  
**Statement of Revenues and Expenditures**  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	361,412.00	400,934.00	39,522.00	11 %
Interest Earnings				
Interest Earnings	0.00	30.00	30.00	0 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	725.00	725.00	0 %
Clubhouse Rental	0.00	1,775.00	1,775.00	0 %
Total Revenues	<u>361,412.00</u>	<u>403,464.00</u>	<u>42,052.00</u>	<u>12 %</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000.00	3,200.00	800.00	20 %
Financial & Administrative				
District Manager	36,000.00	34,312.00	1,688.00	5 %
District Engineer	3,000.00	989.00	2,012.00	67 %
Disclosure Report	4,200.00	3,450.00	750.00	18 %
Trustee Fees	4,100.00	2,357.00	1,743.00	43 %
Auditing Services	4,900.00	29.00	4,871.00	99 %
Postage, Phone, Faxes, Copies	250.00	154.00	96.00	39 %
Public Officials Insurance	2,663.00	2,506.00	157.00	6 %
Legal Advertising	2,500.00	2,337.00	163.00	7 %
Bank Fees	250.00	0.00	250.00	100 %
Dues, Licenses, & Fees	300.00	15,488.00	(15,188.00)	(5,063)%
Email Hosting Vendor	600.00	0.00	600.00	100 %
Website Maintenance	1,500.00	1,125.00	375.00	25 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	3,500.00	4,433.00	(933.00)	(27)%
Electric Utility Services				
Electric Utility Services	65,000.00	72,626.00	(7,626.00)	(12)%
Garbage/Solid Waste Control Services				
Garbage Collection	2,700.00	4,030.00	(1,330.00)	(49)%
Water-Sewer Combination Services				
Water Utility Services	15,000.00	3,548.00	11,452.00	76 %
Other Physical Environment				
On-Site Personnel	0.00	4,138.00	(4,138.00)	0 %
Property & Casualty Insurance	20,436.00	19,228.00	1,208.00	6 %
Waterway Management Program-Contract	12,000.00	15,754.00	(3,754.00)	(31)%
Waterway Improvements & Repairs	1,000.00	2,780.00	(1,780.00)	(178)%
Landscape Maintenance-Contract	123,700.00	109,736.00	13,964.00	11 %
Mulch/Tree Trimming	15,000.00	17,745.00	(2,745.00)	(18)%
Plant Replacement	5,000.00	4,518.00	482.00	10 %
Irrigation Maintenance	1,500.00	4,162.00	(2,662.00)	(177)%
Pool Maintenance - Contract	14,400.00	12,045.00	2,355.00	16 %
Pool Maintenance - Other	2,000.00	1,741.00	259.00	13 %
Entrance, Monument & Wall Maintenance & Repair	4,000.00	4,432.00	(432.00)	(11)%
Amenity Center Pest Control	1,113.00	375.00	738.00	66 %
Amenity Center Maintenance & Repair	3,000.00	5,053.00	(2,053.00)	(68)%
Amenity Center Cleaning & Supplies	<u>6,300.00</u>	<u>5,025.00</u>	<u>1,275.00</u>	<u>20 %</u>

Shell Point CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 7/31/2022

Total Expenditures	<u>361,412.00</u>	<u>358,815.00</u>	<u>2,597.00</u>	<u>1 %</u>
Other Financing Sources				
Interfund Transfer				

**Shell Point CDD**  
**Statement of Revenues and Expenditures**  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Interfund Transfer	<u>0.00</u>	<u>(4,632.00)</u>	<u>(4,632.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(4,632.00)</u>	<u>(4,632.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>40,017.00</u>	<u>40,017.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	101,677.00	101,677.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>141,694.00</u>	<u>141,694.00</u>	<u>0 %</u>

# Shell Point CDD Statement of Revenues and Expenditures

From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund - Series 2019  
(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	950,381.00	958,170.00	7,789.00	1 %
Interest Earnings				
Interest Earnings	0.00	45.00	45.00	0 %
Total Revenues	<u>950,381.00</u>	<u>958,215.00</u>	<u>7,834.00</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest	710,382.00	713,822.00	(3,440.00)	(0)%
Principal	240,000.00	240,000.00	0.00	0 %
Other Physical Environment				
Amenity Center Cleaning & Supplies	6,300.00	4,632.00	1,668.00	26 %
Total Expenditures	<u>956,682.00</u>	<u>958,454.00</u>	<u>(1,772.00)</u>	<u>(0)%</u>
Other Financing Sources				
Interfund Transfer				
Interest Earnings	0.00	772.00	772.00	0 %
Interfund Transfer	0.00	3,860.00	3,860.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	(20.00)	(20.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>4,612.00</u>	<u>4,612.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(6,301.00)</u>	<u>4,373.00</u>	<u>10,674.00</u>	<u>(169)%</u>
Fund Balance, Beginning of Period	0.00	1,099,494.00	1,099,494.00	0 %
Fund Balance, End of Period	<u>(6,301.00)</u>	<u>1,103,867.00</u>	<u>1,110,168.00</u>	<u>(17,619)%</u>

**Shell Point CDD**  
**Statement of Revenues and Expenditures**  
From 10/1/2021 Through 7/31/2022

301 - Capital Projects Fund - Series 2019  
(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	<u>0.00</u>	<u>20.00</u>	<u>20.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>20.00</u>	<u>20.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>20.00</u>	<u>20.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	15.00	15.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>35.00</u>	<u>35.00</u>	<u>0 %</u>

**Shell Point CDD**  
**Statement of Revenues and Expenditures**  
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, Beginning of Period	0.00	12,495,935.00	12,495,935.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>12,495,935.00</u>	<u>12,495,935.00</u>	<u>0 %</u>

Shell Point CDD  
Reconcile Cash Accounts

Summary  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked

Bank Balance	194,672.07
Less Outstanding Checks/Vouchers	4,799.66
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	189,872.41
Balance Per Books	<u>189,872.41</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1441	7/7/2022	System Generated Check/Voucher	4,687.17	Inframrk LLC
1453	7/27/2022	System Generated Check/Voucher	<u>112.49</u>	Kaeser & Blair Incorporated
Outstanding Checks/Vouchers			<u>4,799.66</u>	

Shell Point CDD  
Reconcile Cash Accounts

Detail  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1442	7/7/2022	System Generated Check/Voucher	1,526.62	Tampa Electric
1443	7/14/2022	System Generated Check/Voucher	1,200.00	AquaPro Pool Solutions
1444	7/14/2022	System Generated Check/Voucher	14,784.30	Bright View Landscape Services, Inc.
1445	7/14/2022	System Generated Check/Voucher	32.95	DoorKing Inc.
1446	7/14/2022	System Generated Check/Voucher	1,463.00	First Choice Aquatic Weed Management, LLC
1447	7/14/2022	System Generated Check/Voucher	250.00	Golden Rule Termite & Pest Control
1448	7/14/2022	System Generated Check/Voucher	348.04	MHD Communications
1449	7/14/2022	System Generated Check/Voucher	609.50	Straley Robin Vericker
1450	7/14/2022	System Generated Check/Voucher	6,764.72	Tampa Electric
1451	7/21/2022	System Generated Check/Voucher	142.96	Charter Communications
1452	7/21/2022	System Generated Check/Voucher	<u>847.00</u>	Spearem Enterprises
Cleared Checks/Vouchers			<u>27,969.09</u>	

Shell Point CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR338	6/24/2022	Pool Keys Thru 06.24.2022	50.00	
CR341	7/6/2022	Rental Fee Thru 7.06.2022	<u>200.00</u>	
Cleared Deposits			<u>250.00</u>	



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Shell Cove

Date: Tuesday July 26, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

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

**SCORE**

100	100	0	100%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Shell Cove

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	17	-3	Marginal filamentous algae except for one pond.
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Good
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
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	8	0	GOOD
<b>MONUMENTS AND SIGNS</b>				
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 Cove

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	Good
<b>HARDSCAPE ELEMENTS</b>				
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
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
<b>SCORE</b>	<b>700</b>	<b>697</b>	<b>-3</b>	<b>100%</b>

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

## Shell Cove July 2022



West entrance on Island Sunset and 11<sup>TH</sup> Ave.



Bismarck Palms on Island Sunset look good.





East entrance on Island Sunset and 11<sup>TH</sup> Ave.





Heading East on 11<sup>TH</sup> Ave from 14<sup>TH</sup> ST NW.





Heading South on 14<sup>TH</sup> ST NW & 11<sup>TH</sup> Ave.



Sidewalk on 11<sup>TH</sup> Ave just West of the Island Sunset entrance gets very muddy during the rainy season.





West entrance on Graceful Sea & Shell Point Rd.



East entrance on Graceful Sea & Shell Point Rd.





East frontage on Shell point Rd.





Bismarck Palms look good.



Entrance on 8<sup>TH</sup> NW ST & Shell Point Rd.



Entrance on 6<sup>TH</sup> AVE NW & 4<sup>TH</sup> ST SW.





Heading South on 4<sup>TH</sup> ST SW & 6<sup>TH</sup> Ave NW entrance.



Construction progress on Ocean Spray.



Construction progress on Ocean Spray.





Side view of the Amenity Center.



Heading West from the entrance parking lot.





Heading East from the Amenity Center parking lot.



Dog Park is clean & looks good.





Sabal Palm tree was knocked down in a storm & has since be up righted.



Amenity Center looks good. All gates are accessible & bathrooms look good & fully functional.



Bismarck Palms in the Amenity parking lot look good.





BB court is clean & looks good.



Playground is clean & looks good.



Mailbox pavilion looks good.





Function room in the Amenity Center is clean & looks good.



Dining area looks good.



Zoysia turf is getting greener & the Palm trees look good.





Pool looks good but recent issues with a major pump breakdown has the pool closed for multiple weeks because of parts issue.



There was a rise of water in the pump station that cause the 5 hp moto to fry. I was told the drains in the corners of the pump station lead to nowhere else to drain.





Fried pump.





Most ponds look good.













This pond had a major algae bloom and has since been chemically treated.