

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 02, 2023**

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 02, 2023, AT 2:00 P.M.
THE OFFICES OF INFRAMARK LOCATED AT 2005 PAN AM CIRCLE,
SUITE 300, TAMPA, FL 33607**

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

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

The regular meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public can comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Everyone is limited to **three (3) minutes** for such comment. The Board is not required to act 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 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 Regular Meetings for the **Shell Point Community Development District** will be held on **Thursday, February 02, 2023, at 2:00 p.m. at the offices of Inframark 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#

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Consideration of Resolution 2023-01; Canvassing & Certifying the
Results of the Landowners Election Tab 01
- B. Acceptance of Board Resignation – Supervisor Hills Tab 02
- C. Appointment of Supervisor to Open Board Seat – Seat 1
 - i. ADMINISTRATION OF OATH OF OFFICE
 - ii. Confirmation of Board Compensation
- D. Consideration of Resolution 2023-03; Redesignating Officers Tab 03
- E. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Minutes of the Landowner’s Election November 03, 2022, Tab 04
- B. Consideration of Minutes of the Special Meeting November 21, 2022, Tab 05
- C. Consideration of Operation and Maintenance Expenditures October 2022 Tab 06
- D. Consideration of Operation and Maintenance Expenditures November 2022 Tab 07
- E. Consideration of Operation and Maintenance Expenditures December 2022 Under Separate Cover
- F. Review of Financial Statements Month Ending December 31, 2022, Under Separate Cover

5. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Community Inspection Reports Tab 08
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJOURNMENT

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

Sincerely,

Bryan Radcliff,
District Manager

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SHELL POINT COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 3, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the November 3, 2022, meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner's election, and announce the Board Members, seat number designations on the Board.

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

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

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____ Votes	(4-year term)	Seat #1
_____	_____ Votes	(4-year term)	Seat #2
_____	_____ Votes	(2-year term)	Seat #5

SECTION 3. Said terms of office commence on November 3, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this **2nd** day of February.

ATTEST:

**SHELL POINT COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

January 11, 2023
Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following Community Development Districts, effective immediately:

Balm Grove CDD
Belmond Reserve CDD
Berry Bay CDD
Park East CDD
Simmons Village North CDD
South Creek CDD
Creek Preserve CDD
North Park Isle CDD
Shell Point CDD
Sherwood Manor CDD
Spencer Creek CDD
Timber Creek CDD
Ventana CDD
Two Rivers North CDD
Two Rivers West CDD
Two Rivers East CDD
Buckhead Trails CDD
Buckhead Trails II CDD
Sawgrass Village CDD
Coral Lakes CDD

Sincerely,

DocuSigned by:

Jeffery S. Hills

00ED0F50AC82413...

Jeffery Hills

RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 2nd DAY OF February 2023.

ATTEST:

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

November 03, 2022, Minutes of the Landowner's Election

MINUTES OF THE LANDOWNER'S ELECTION

The Landowner's Election of the Board of Supervisors for the Shell Point Community Development District was held on **Thursday, November 03, 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/ROLL CALL

Brian Lamb called the Landowner's Election of the Board of Supervisors of the Shell Point Community Development District to order on **Thursday, November 03, 2022, at 2:47 p.m.**

Staff Members Present:

Brian Lamb	District Manager, Inframark
Brittany Crutchfield	Administrative Assistant, Inframark
Vanessa Steinerts	District Counsel, Straley & Robin, P.A.

There were no other members of general public present.

2. APPOINTMENT OF MEETING CHAIRMAN

Brian Lamb from Inframark stated that he will be serving as the meeting Chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Lamb announced that they did not receive any ballots or proxies as well as present candidates to serve the Board for Seats one, two, and five.

4. ELECTION OF SUPERVISORS

Mr. Lamb suggested for those current Board members that are serving Seats one, two and five could continue to serve the Board until further action is made to assign the vacant seats. A Special meeting will be held to fill in the vacant seats.

5. OWNERS REQUESTS

There were no requests.

6. ADJOURNMENT

The landowner's election was adjourned, and the Regular meeting was cancelled.

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**SHELL POINT
COMMUNITY DEVELOPMENT DISTRICT**

November 21, 2022, Minutes of Special Meeting

MINUTES OF THE SPECIAL MEETING

The Special Meeting of the Board of Supervisors for the Shell Point Community Development District was held on **Monday, November 21, 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

Bryan Radcliff called the Special Meeting of the Board of Supervisors of the Shell Point Community Development District to order on **Monday, November 21, 2022, at 2:24 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:

Bryan Radcliff	District Manager, Inframark
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 2023-02; Adopting Amended Budget FY 2022

The Board reviewed the resolution as stated.

MOTION TO:	Approve Resolution 2023-02 as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

4. SUPERVISOR REQUESTS

There were no supervisor requests currently.

5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

6. ADJOURNMENT

MOTION TO:	Adjourned at 2:26 P.M.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
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

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Shell Point Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Aquapro Pool Solutions	22 100504	\$1,200.00		Pool 09/2022
Bright View Landscape Services	8091864	\$10,907.00		Landscape Maintenance 10/2022
Doorking Inc	1894315	\$32.95		Services thru 10/11/2022
Monthly Contract Sub-Total		\$12,139.95		

Variable Contract				
Straley Robin Vericker	22232	\$127.00		Professional Services thru 10/15/2022
Variable Contract Sub-Total		\$127.00		

Utilities				
Charter Communications	093648401101022	\$142.96		Service thru 11/08/2022
TECO	211021533685 092822	\$23.85		Electric Service thru 09/22/2022
TECO	221007911623 100322	\$315.72		Electric Service thru 09/27/2022
TECO	221007934435 092822	\$277.50		Electric Service thru 09/22/2022
TECO	221007940820 100322	\$6,449.77		Electric Service thru 09/27/2022
TECO	221007983952 092822	\$23.33		Electric Service thru 09/22/2022
TECO	221007983978 092822	\$453.17		Electric Service thru 09/22/2022
TECO	221007983986 092822	\$23.33		Electric Service thru 09/22/2022
TECO	221008336853 092822	\$350.48	\$7,917.15	Electric Service thru 09/22/2022
Utilities Sub-Total		\$8,060.11		

Regular Services				
Department of Economic Opp	87339	\$175.00		Registration Fee 10/03/2022
EGIS Insurance	16917	\$23,898.00		Policy Renewal 10/01/2022
Spearem Enterprises	5459	\$847.00		Labor Cleaning Supplies 09/30/2022
Spearem Enterprises	5506	\$847.00	\$1,694.00	Labor Cleaning Supplies 10/28/2022
Straley Robin Verciker	22094	\$640.50		Professional Services 09/15/2022
Times Publishing Com	187945	\$1,012.80		Landowner Election 10/19/2022

Shell Point Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Times Publishing Com	187954 092122	\$435.20		AD #247828
Regular Services Sub-Total		\$27,855.50		
Additional Services				
Additional Services Sub-Total		\$0.00		
TOTAL:		\$48,182.56		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Jorge Lopez

Owner

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

INVOICE # 22-100504
DATE: OCTOBER 5, 2022

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

SERVICEJOB: MONTHLY POOL MAINTENANCE
SEPTEMBER 2022

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MONTHLY POOL MAINTENANCE	\$1,200.00	\$1,200.00
	<ul style="list-style-type: none">Chemicals Included		
	<ul style="list-style-type: none">3-Days a week service		
TECHNICIAN NOTES: POOL PUMP READY FOR INSTALL THIS COMING WEEK. POOL WILL BE ONLINE WITHIN 2 WEEKS.		SUBTOTAL	\$1,200.00
		SALES TAX	INCLUDED
		TOTAL	\$1,200.00

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 #: 8091864
Invoice Date: 10/1/2022
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For October	10,757.00
340500113	Shell Point CDD Fuel Surcharge For October	150.00
Total invoice amount		10,907.00
Tax amount		
Balance due		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 #: 8091864
Invoice Date: 10/1/2022

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

[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 #

1894315

INVOICE DATE

October 12, 2022

SUBSCRIBER

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

User ID: **ShellPointCDD**

Period Starts: September 12, 2022

Period Ends: October 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 **November 11, 2022**

Payments

Date	Details	Amount
9/28/2022	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
9/12/2022	10/11/2022	Shell Point CDD	813 947 3641	9999	2	1	\$32.95

Summary	Total Amount Due
This amount is due by November 11, 2022	\$32.95 USD

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

October 27, 2022

Client: 001510

Matter: 000001

Invoice #: 22232

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/5/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2019 REFUNDING BONDS.	0.2	\$33.00
10/13/2022	VTS	REVIEW QUARTERLY REPORT FOR SERIES 2019 REFUNDING BONDS.	0.2	\$61.00
10/13/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	\$33.00
Total Professional Services			0.6	\$127.00

October 27, 2022
Client: 001510
Matter: 000001
Invoice #: 22232

Page: 2

Total Services	\$127.00	
Total Disbursements	\$0.00	
Total Current Charges		\$127.00
Previous Balance		\$640.50
PAY THIS AMOUNT		\$767.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22094	October 05, 2022	\$640.50	\$0.00	\$0.00	\$0.00	\$767.50
Total Remaining Balance Due						\$767.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$767.50	\$0.00	\$0.00	\$0.00



October 10, 2022
Invoice Number: 093648401101022
Account Number: 0050936484-01
Security Code: 1043
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

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

Summary *Services from 10/09/22 through 11/08/22
details on following pages*

Previous Balance	142.96
Payments Received - Thank You	-142.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	122.97
Spectrum Business™ Voice	19.99
Current Charges	\$142.96
Total Due by 10/26/22	\$142.96

NEWS AND INFORMATION

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

Call 1-855-287-6365 and get a **streaming tv solution** for your waiting room or break room that will entertain your customers and employees by providing more than 60+ channels of popular entertainment, weather and news channels.

Call 1-855-339-4513 to get the **best mobile service** at the best price for your business. Ask how you can save up to 60% on two mobile lines!



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 10102022 NNNNNY 01 000217 0001

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

October 10, 2022

SHELL POINT CDD

Invoice Number: 093648401101022
Account Number: 0050936484-01
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

Received
OCT 14 2022

Total Due by 10/26/22 **\$142.96**
Amount you are enclosing \$



Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509364840148014296



Invoice Number:
Account Number:
Security Code:

SHELL POINT CDD
093648401101022
0050936484-01
1043

Contact Us

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

7635 1610 NO RP 10 10102022 NNNNNY 01 000217 0001

Charge Details

Previous Balance	142.96
Payments Received - Thank You 09/30	-142.96
Remaining Balance	\$0.00

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

Services from 10/09/22 through 11/08/22

Spectrum Business™ Internet

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

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
	\$19.99

For additional call details, please visit 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 10/26/22	\$142.96

Billing Information

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Visit Spectrum.com/stores for store locations. For questions or concerns, visit 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.

It's convenient – you can access your statement through SpectrumBusiness.net.

It's secure – we deliver securely to your 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.



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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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 \$1.17, 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.

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.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Payment Options

Pay Online - Create or Login to pay or view your bill online at 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**.



Statement Date: 09/28/2022

Account: 211021533685

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

Current month's charges:	\$23.85
Total amount due:	\$23.85
Payment Due By:	10/19/2022

Your Account Summary

Previous Amount Due	\$23.53
Payment(s) Received Since Last Statement	-\$23.53
Current Month's Charges	\$23.85
Total Amount Due	\$23.85

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211021533685

Current month's charges:	\$23.85
Total amount due:	\$23.85
Payment Due By:	10/19/2022

Amount Enclosed \$

630396200254

00000752 02 AB 0.48 33607 FTECO10928222495810 00000 04 01000000 003 04 21149 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

6303962002542110215336850000000023859

Account: 211021533685
Statement Date: 09/28/2022
Current month's charges due 10/19/2022

Details of Charges – Service from 08/23/2022 to 09/22/2022

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	09/22/2022	0		0		0 kWh	1	31 Days

Daily Basic Service Charge 31 days @ \$0.75000
Florida Gross Receipt Tax

\$23.25
\$0.60

Electric Service Cost

\$23.85

Total Current Month's Charges

\$23.85

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

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

00000762-0001537-Page 3 of 8



Statement Date: 10/03/2022

Account: 221007911623

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

Current month's charges:	\$315.72
Total amount due:	\$315.72
Payment Due By:	10/24/2022

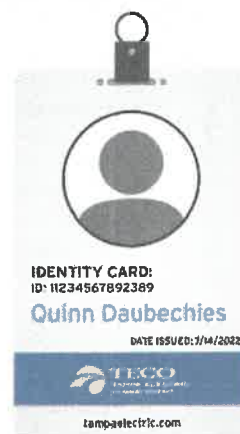
Your Account Summary

Previous Amount Due	\$320.72
Payment(s) Received Since Last Statement	-\$320.72
Current Month's Charges	\$315.72
Total Amount Due	\$315.72

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007911623

Current month's charges:	\$315.72
Total amount due:	\$315.72
Payment Due By:	10/24/2022

Amount Enclosed \$ 627927067874



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: 10/03/2022
Current month's charges due 10/24/2022

Details of Charges – Service from 08/27/2022 to 09/27/2022

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 @ \$0.03102/kWh	\$4.13
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

\$315.72

Total Current Month's Charges

\$315.72

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/28/2022

Account: 221007934435

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

Current month's charges:	\$277.50
Total amount due:	\$277.50
Payment Due By:	10/19/2022

Your Account Summary

Previous Amount Due	\$298.45
Payment(s) Received Since Last Statement	-\$298.45
Current Month's Charges	\$277.50
Total Amount Due	\$277.50

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007934435

Current month's charges:	\$277.50
Total amount due:	\$277.50
Payment Due By:	10/19/2022

Amount Enclosed \$
619285112434

00000757 01 AB 0.49 33607 FTECO10828222495910 00000 04 01000000 003 04 21144 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

6192851124342210079344350000000277502

Account: 221007934435
Statement Date: 09/28/2022
Current month's charges due 10/19/2022

Details of Charges – Service from 08/23/2022 to 09/22/2022

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	09/22/2022	65,850		64,412		1,438 kWh	1	31 Days
1000799181	09/22/2022	9.69		0		9.69 kW	1	31 Days

Daily Basic Service Charge	31 days @ \$1.08000	\$33.48
Billing Demand Charge	10 kW @ \$13.86000/kW	\$138.60
Energy Charge	1,438 kWh @ \$0.00736/kWh	\$10.58
Fuel Charge	1,438 kWh @ \$0.04126/kWh	\$59.33
Capacity Charge	10 kW @ \$0.17000/kW	\$1.70
Storm Protection Charge	10 kW @ \$0.59000/kW	\$5.90
Energy Conservation Charge	10 kW @ \$0.81000/kW	\$8.10
Environmental Cost Recovery	1,438 kWh @ \$0.00130/kWh	\$1.87
Clean Energy Transition Mechanism	10 kW @ \$1.10000/kW	\$11.00
Florida Gross Receipt Tax		\$6.94

Electric Service Cost

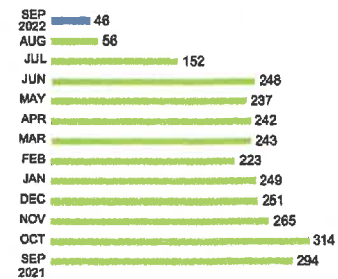
\$277.50

Total Current Month's Charges

\$277.50

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/03/2022

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:	\$6,449.77
Total amount due:	\$6,449.77
Payment Due By:	10/24/2022

Your Account Summary

Previous Amount Due	\$6,546.51
Payment(s) Received Since Last Statement	-\$6,546.51
Current Month's Charges	\$6,449.77
Total Amount Due	\$6,449.77

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007940820

Current month's charges:	\$6,449.77
Total amount due:	\$6,449.77
Payment Due By:	10/24/2022

Amount Enclosed \$

627927067875

00005104 02 AB 0.49 33607 FTECO110032223473510 00000 03 01000000 005 04 19697 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

Received
OCT 12 2022

62792706787522100794082000000006449775

Account: 221007940820
Statement Date: 10/03/2022
Current month's charges due 10/24/2022

Details of Charges – Service from 08/27/2022 to 09/27/2022

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 @ \$0.03102/kWh	\$84.28
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		\$5.73
Franchise Fee		\$395.57
Municipal Public Service Tax		\$14.96

Lighting Charges

\$6,449.77

Total Current Month's Charges

\$6,449.77

00005104-0010435-Page 3 of 8

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/28/2022
Account: 221007983952

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



Current month's charges:	\$23.85
Total amount due:	\$23.33
Payment Due By:	10/19/2022

Your Account Summary

Previous Amount Due	\$23.53
Payment(s) Received Since Last Statement	-\$23.53
Miscellaneous Credits	-\$0.52
Credit balance after payments and credits	-\$0.52
Current Month's Charges	\$23.85
Total Amount Due	\$23.33

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983952

Current month's charges:	\$23.85
Total amount due:	\$23.33
Payment Due By:	10/19/2022

Amount Enclosed \$

619285112349

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

6192851123492210079839520000000023330

Account: 221007983952
Statement Date: 09/28/2022
Current month's charges due 10/19/2022



Details of Charges – Service from 08/23/2022 to 09/22/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

00000036-0000375-Page 21 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	09/22/2022	0		0		0 kWh	1	31 Days

Tampa Electric Usage History

Daily Basic Service Charge 31 days @ \$0.75000

\$23.25

Florida Gross Receipt Tax

\$0.60

Electric Service Cost

\$23.85

Total Current Month's Charges

\$23.85

Kilowatt-Hours Per Day
(Average)

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

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$0.52

Total Current Month's Credits

-\$0.52

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/28/2022

Account: 221007983978

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



Current month's charges:	\$454.86
Total amount due:	\$453.17
Payment Due By:	10/19/2022

Your Account Summary

Previous Amount Due	\$409.11
Payment(s) Received Since Last Statement	-\$409.11
Miscellaneous Credits	-\$1.69
Credit balance after payments and credits	-\$1.69
Current Month's Charges	\$454.86
Total Amount Due	\$453.17

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983978

Current month's charges:	\$454.86
Total amount due:	\$453.17
Payment Due By:	10/19/2022

Amount Enclosed \$

619285112351

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

6192851123512210079839780000000453173

Account: 221007983978
Statement Date: 09/28/2022
Current month's charges due 10/19/2022



Details of Charges – Service from 08/23/2022 to 09/22/2022

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	09/22/2022	59,825		56,303		3,522 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	3,522 kWh @ \$0.07089/kWh	\$249.67
Fuel Charge	3,522 kWh @ \$0.04126/kWh	\$145.32
Storm Protection Charge	3,522 kWh @ \$0.00315/kWh	\$11.09
Clean Energy Transition Mechanism	3,522 kWh @ \$0.00402/kWh	\$14.16
Florida Gross Receipt Tax		\$11.37

Electric Service Cost

\$454.86

Total Current Month's Charges

\$454.86

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$1.69

Total Current Month's Credits

-\$1.69

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/28/2022

Account: 221007983986

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



Current month's charges:	\$23.85
Total amount due:	\$23.33
Payment Due By:	10/19/2022

Your Account Summary

Previous Amount Due	\$23.53
Payment(s) Received Since Last Statement	-\$23.53
Miscellaneous Credits	-\$0.52
Credit balance after payments and credits	-\$0.52
Current Month's Charges	\$23.85
Total Amount Due	\$23.33

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

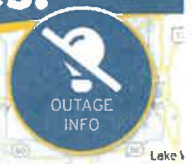
tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983986

Current month's charges:	\$23.85
Total amount due:	\$23.33
Payment Due By:	10/19/2022

Amount Enclosed

\$

619285112352

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

6192851123522210079839860000000023332

Account: 221007983986
Statement Date: 09/28/2022
Current month's charges due 10/19/2022



Details of Charges – Service from 08/23/2022 to 09/22/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: LAKE FOUNTAIN

00000035-0000373-Page 17 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	09/22/2022	0		0		0 kWh	1	31 Days

Tampa Electric Usage History

Daily Basic Service Charge 31 days @ \$0.75000

\$23.25

Florida Gross Receipt Tax

\$0.60

Electric Service Cost

\$23.85

Total Current Month's Charges

\$23.85

Kilowatt-Hours Per Day
(Average)

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

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$0.52

Total Current Month's Credits

-\$0.52

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Statement Date: 09/28/2022

Account: 221008336853

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



Current month's charges:	\$350.48
Total amount due:	\$350.48
Payment Due By:	10/19/2022

Your Account Summary

Previous Amount Due	\$348.18
Payment(s) Received Since Last Statement	-\$348.18
Current Month's Charges	\$350.48
Total Amount Due	\$350.48

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

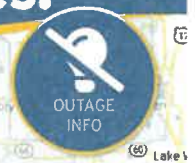
tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008336853

Current month's charges:	\$350.48
Total amount due:	\$350.48
Payment Due By:	10/19/2022
Amount Enclosed	\$

605087601022

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: 09/28/2022
Current month's charges due 10/19/2022



Details of Charges – Service from 08/23/2022 to 09/22/2022

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	09/22/2022	31,361		28,692		2,669 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	2,669 kWh @ \$0.07089/kWh	\$189.21
Fuel Charge	2,669 kWh @ \$0.04126/kWh	\$110.12
Storm Protection Charge	2,669 kWh @ \$0.00315/kWh	\$8.41
Clean Energy Transition Mechanism	2,669 kWh @ \$0.00402/kWh	\$10.73
Florida Gross Receipt Tax		\$8.76

Electric Service Cost

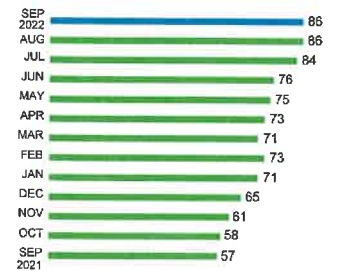
\$350.48

Total Current Month's Charges

\$350.48

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87339			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

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

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

Shell Point Community Development District
 Mr. Brian K. Lamb
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607



2. Telephone: (813) 397-5120
3. Fax: (813) 873-7070 *inframark.com*
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: shellpointcdd.com
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 11/20/2018
11. Creation Document on File: 11/20/2018
12. Date Established: 11/15/2018
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 18-34
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/05/2021

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

Registered Agent's Signature: Date 10/6/22

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

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. _____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. _____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. _____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

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

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



Shell Point Community Development District
1107 West Shell Point Rd
Ruskin, FL 33570

INVOICE

Customer	Shell Point Community Development District
Acct #	921
Date	09/14/2022
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,898.00
Payment Amount	
Payment for:	Invoice#16917
100122413	

Thank You

Please detach and return with payment



Customer: Shell Point Community Development District

Invoice	Effective	Transaction	Description	Amount
16917	10/01/2022	Renew policy	Policy #100122413 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2022 <i>prop = \$ 17,910.00</i> <i>gen = \$ 3,294.00</i> <i>pub = \$ 2,694.00</i>	23,898.00

Total
\$ 23,898.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/14/2022
Atlanta, GA 30374-8555		

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com



INVOICE

BILL TO

Shell Pointe CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

INVOICE # 5459**DATE 09/30/2022****DUE DATE 10/15/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services 9/10 to 9/30, 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
Material paper goods trash bags	1	60.00	60.00
Fuel Surcharge 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**

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5506
DATE 10/25/2022
TERMS Net 15
DUE DATE 11/09/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services 10/7-10/28, 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
Material paper goods trash bags	1	60.00	60.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	75.00	75.00

BALANCE DUE **\$847.00**

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Shell Point Community Development District

c/o Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

October 05, 2022

Client: 001510

Matter: 000001

Invoice #: 22094

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/16/2022	VTS	RECEIPT AND REVIEW OF AUGUST BOARD MEETING AGENDA.	0.2	\$61.00
8/19/2022	VTS	RECEIPT AND REVIEW OF BOARD MEETING AGENDA BOOK.	0.3	\$91.50
8/22/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	1.6	\$488.00
Total Professional Services			2.1	\$640.50

October 05, 2022
Client: 001510
Matter: 000001
Invoice #: 22094

Page: 2

Total Services	\$640.50	
Total Disbursements	\$0.00	
Total Current Charges		\$640.50
Previous Balance		\$524.45
Less Payments		(\$524.45)
PAY THIS AMOUNT		\$640.50

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/12/22 - 10/19/22		SHELL POINT	
Billing Date	Sales Rep	Customer Account	
10/19/2022	Deirdre Bonett	187954	
Total Amount Due		Ad Number	
\$1,012.80		0000251298	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/12/22	10/19/22	0000251298	Times	Legals CLS	Landowners Election	2	2x71 L	\$1,010.80
10/12/22	10/19/22	0000251298	Tampabay.com	Legals CLS	Landowners Election AffidavitMaterial	2	2x71 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/12/22 - 10/19/22		SHELL POINT	
Billing Date	Sales Rep	Customer Account	
10/19/2022	Deirdre Bonett	187954	
Total Amount Due		Ad Number	
\$1,012.80		0000251298	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received
OCT 26 2022

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landowners Election** was published in said newspaper by print in the issues of: **10/12/22, 10/19/22** or by publication on the newspaper's website, if authorized, on

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


 Signature Affiant

Sworn to and subscribed before me this **10/19/2022**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

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

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

DATE: November 3, 2022
 TIME: 2:00 p.m.
 PLACE: The offices of Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607

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

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

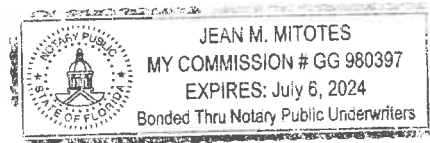
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service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

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

Brian Lamb, District Manager

Publication Date(s): October 12th & October 19, 2022

0000251298





tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/21/22		SHELL POINT	
Billing Date		Sales Rep	Customer Account
09/21/2022		Deirdre Bonett	187954
Total Amount Due		Ad Number	
\$435.20		0000247828	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/21/22	09/21/22	0000247828	Times	Legals CLS	Meeting Schedule	1	2x61 L	\$433.20
09/21/22	09/21/22	0000247828	Tampabay.com	Legals CLS	Meeting Schedule	1	2x61 L	\$0.00
					AffidavitMaterial			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/21/22		SHELL POINT	
Billing Date		Sales Rep	Customer Account
09/21/2022		Deirdre Bonett	187954
Total Amount Due		Ad Number	
\$435.20		0000247828	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

Received
SEP 30 2022

REMIT TO:

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in said newspaper by print in the issues of **9/21/22** or by publication on the newspaper's website, if authorized, on

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



Signature Affiant

Sworn to and subscribed before me this **09/21/2022**


Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2023
SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Shell Point Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2023 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 03, 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.

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

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

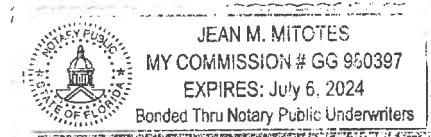
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida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

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

Brian Lamb
 District Manager

Run Date: 09/21/2022

0000247828



SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
AQUAPRO POOL SOLUTIONS	22-110711	\$2,600.00		POOL MAINT/ SIGNS OCT. 2022
BRIGHT VIEW LANDSCAPE SERVICES	8166607	\$10,907.00		LANDSCAPE MAINT. NOV. 2022
CHARTER COMMUNICATIONS	093648401111022	\$142.96		SERVICE 11/09/22-12/08/22
DOORKING INC.	1911950	\$32.95		SERVICE 10/12/22-11/11/22
Monthly Contract Subtotal		\$13,682.91		
Variable Contract				
ALBERTO VIERA	AV 110322	\$200.00		SUPERVISOR FEE 11/03/22
NICHOLAS J. DISTER	ND 110322	\$200.00		SUPERVISOR FEE 11/03/22
RYAN MOTKO	RM 110322	\$200.00		SUPERVISOR FEE 11/03/22
STEVEN K. LUCE	SL 110322	\$200.00		SUPEVISOR FEE 11/03/22
Variable Contract Subtotal		\$800.00		
Utilities				
TAMPA ELECTRIC	211021533685 102722	\$27.31		SERVICE 09/23/22-10/21/22
TAMPA ELECTRIC	221007911623 110122	\$320.72		SERVICE 09/28/22-10/26/22
TAMPA ELECTRIC	221007934435 102722	\$314.22		SERVICE 09/23/22-10/21/22
TAMPA ELECTRIC	221007940820 110122	\$6,546.52		SERVICE 09/28/22-10/26/22
TAMPA ELECTRIC	221007983952 102722	\$22.31		SERVICE 09/23/22-10/21/22
TAMPA ELECTRIC	221007983978 102722	\$73.96		SERVICE - 09/23/22-10/21/22
TAMPA ELECTRIC	221007983986 102722	\$23.31		SERVICE - 09/23/22-10/21/22
TAMPA ELECTRIC	221008336853 102722	\$323.97	\$7,652.32	SERVICE - 09/23/22-10/21/22
Utilities Subtotal		\$7,652.32		
Regular Services				
NANCY C MILLAN, TAX COLLECTOR	10000-110222	\$3,919.89		STORM WATER MNGT
NANCY C MILLAN, TAX COLLECTOR	30150-110222	\$2,211.67		STORM WATER MNGT
NANCY C MILLAN, TAX COLLECTOR	60000-110222	\$3,599.84	\$9,731.40	STORM WATER MNGT
OWENS ELECTRIC, INC.	20227295	\$529.00		SERVICE DATES 07/12/22 & 10/14/22

SHELL POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SHELL POINT CDD	11172022-5000	\$1,683.27		SERIES 2019 FY23 TAX DIST ID 595
SHELL POINT CDD	11172022-5000 1	\$15,607.99		SERIES 2019 FY23 TAX DIST ID 598
SHELL POINT CDD	11222022-5000	\$19,810.12	\$37,101.38	SERIES 2019 FY23 TAX DIST ID 599
SPEAREM ENTERPRISES	5532	\$822.00		LABOR 11/04-11/25/22
TIMES PUBLISHING COM	187954 111322	\$432.56		SPECIAL MEETING
Regular Services Subtotal		\$48,616.34		
Additional Services				
AQUAPRO POOL SOLUTIONS	22-111701	\$4,300.00		BACK-UP MOTOR PUMP
CHARLES AQUATICS INC	46704	\$75.00		FOUNTAIN SERVICE CALL- 11/3/22
Additional Services Subtotal		\$4,375.00		
TOTAL		\$75,126.57		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



AquaPRO
Pool Solutions

CDD INVOICE

Jorge Lopez

Owner

INVOICE # 22-110711
DATE: NOVEMBER 7, 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**
OCTOBER 2022

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	MONTHLY POOL MAINTENANCE	\$1,200.00	\$1,200.00
	• Chemicals Included		
	• 3-Days a week service		
2	POOL RULES SIGN	\$100.00	\$200.00
1	MOTOR PUMP INSTALLATION	\$1,200.00	\$1,200.00
	• Pump Removal and Transport to Shop		
	• New Gaskets and Commercial Shaft Seal		
	• Labor		
TECHNICIAN NOTES: POOL PUMP WAS SUCCESSFULLY INSTALLED. 2 NEW POOL SIGNS DELIVERED.		SUBTOTAL	\$2,600.00
		SALES TAX	INCLUDED
		TOTAL	\$2,600.00

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 #: 8166607
Invoice Date: 11/1/2022
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For November	10,757.00
340500113	Shell Point CDD Fuel Surcharge For November	150.00
Total invoice amount		10,907.00
Tax amount		
Balance due		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 #: 8166607
Invoice Date: 11/1/2022

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

November 10, 2022

Invoice Number: 093648401111022
Account Number: 0050936484-01
Security Code: 1043
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

Received

NOV 17 2022

NEWS AND INFORMATION

Contact Us

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

Summary

*Services from 11/09/22 through 12/08/22
details on following pages*

Previous Balance	142.96
Payments Received - Thank You	-142.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	122.97
Spectrum Business™ Voice	19.99
Current Charges	\$142.96
Total Due by 11/26/22	\$142.96

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

Get streaming business TV service that is perfect for waiting rooms, lobbies, and employee break rooms. Call **1-844-928-0243** today!

Now you can get mobile for \$29.99/mo. per line with unlimited data, talk, and text. Spectrum internet required. Call **1-844-856-6091** today!



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

November 10, 2022

SHELL POINT CDD

Invoice Number: 093648401111022
Account Number: 0050936484-01
Service At: 1155 7TH AVE NW
RUSKIN, FL 33570-3518

Total Due by 11/26/22	\$142.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



Invoice Number:
Account Number:
Security Code:

SHELL POINT CDD
093648401111022
0050936484-01
1043

Contact Us

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

7635 1610 NO RP 10 11102022 NNNNNY 01 000218 0001

Charge Details

Previous Balance	142.96
Payments Received - Thank You 11/04	-142.96
Remaining Balance	\$0.00

Payments received after 11/10/22 will appear on your next bill.

Services from 11/09/22 through 12/08/22**Spectrum Business™ Internet**

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

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
	\$19.99

For additional call details, please visit 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 11/26/22 **\$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 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.

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 \$1.17, 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.

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.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit 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.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your 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.

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**.



[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 #
1911950
INVOICE DATE
November 12, 2022

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

User ID: **ShellPointCDD**

Period Starts: October 12, 2022
Period Ends: November 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 **December 12, 2022**

Payments

Date	Details	Amount
10/26/2022	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
10/12/2022	11/11/2022	Shell Point CDD	813 947 3641	9999	12	0	\$32.95

Summary	Total Amount Due
This amount is due by December 12, 2022	\$32.95 USD

Shell Point CDD

MEETING DATE: **November 03, 2022**

DMS: *br*

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

AV 110322

Shell Point CDD

MEETING DATE: November 03, 2022

DMS: *fr*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	<i>✓</i>	Salary Accepted	\$200.00
Nick Dister	<i>X</i>	Salary Accepted	\$200.00
Albert Viera	<i>X</i>	Salary Accepted	\$200.00
Steve Luce	<i>X</i>	Salary Accepted	\$200.00

ND 110322

Shell Point CDD

MEETING DATE: **November 03, 2022**

DMS: *br*

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

Rm 110322

Shell Point CDD

MEETING DATE: November 03, 2022

DMS: *br*

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

SL 110322



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 10/27/2022
Account: 211021533685

Current month's charges:	\$27.31
Total amount due:	\$27.31
Payment Due By:	11/17/2022

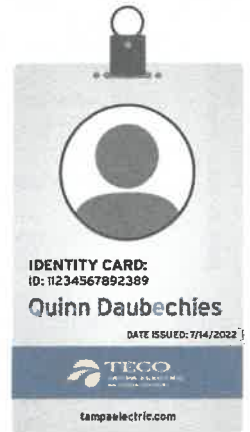
Your Account Summary

Previous Amount Due	\$23.85
Payment(s) Received Since Last Statement	-\$23.85
Current Month's Charges	\$27.31
Total Amount Due	\$27.31

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



See reverse side for more information

Account: 211021533685

Current month's charges:	\$27.31
Total amount due:	\$27.31
Payment Due By:	11/17/2022

Amount Enclosed \$
609408616810



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: 211021533685
Statement Date: 10/27/2022
Current month's charges due 11/17/2022

Details of Charges – Service from 09/23/2022 to 10/21/2022

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	10/21/2022	0		0		0 kWh	1	29 Days

Tampa Electric Usage History

Daily Basic Service Charge 29 days @ \$0.75000
 Florida Gross Receipt Tax

\$21.75
 \$0.56

Kilowatt-Hours Per Day (Average)

Electric Service Cost

\$22.31

Other Fees and Charges

Electric Late Payment Fee

\$5.00

Total Other Fees and Charges

\$5.00

Total Current Month's Charges

\$27.31

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

00003006-0006323-Page 7 of 8

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.



Statement Date: 11/01/2022

Account: 221007911623

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

Current month's charges:	\$320.72
Total amount due:	\$320.72
Payment Due By:	11/22/2022

Your Account Summary

Previous Amount Due	\$315.72
Payment(s) Received Since Last Statement	-\$315.72
Current Month's Charges	\$320.72
Total Amount Due	\$320.72



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety for more safety tips.

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

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 buy a prepaid card or download a payment app.
- 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 800-873-TIPS.



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



See reverse side for more information

Account: 221007911623

Current month's charges:	\$320.72
Total amount due:	\$320.72
Payment Due By:	11/22/2022

Amount Enclosed \$ 673605932029



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: 11/01/2022
Current month's charges due 11/22/2022

Details of Charges – Service from 09/28/2022 to 10/26/2022

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 @ \$0.03102/kWh	\$4.13
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		\$315.72
Other Fees and Charges		
Lighting Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges
\$320.72

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% 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, and we're on track to save customers approximately \$90 million in fuel costs this year due to solar power generation. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Sept. 2022 includes Natural Gas 79%, Purchased Power 9%, Solar 7% and Coal 5%.



Statement Date: 10/27/2022

Account: 221007934435

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

Current month's charges:	\$314.22
Total amount due:	\$314.22
Payment Due By:	11/17/2022

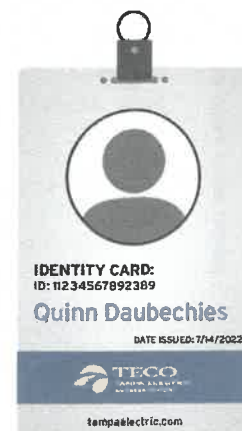
Your Account Summary

Previous Amount Due	\$277.50
Payment(s) Received Since Last Statement	-\$277.50
Current Month's Charges	\$314.22
Total Amount Due	\$314.22

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007934435

Current month's charges:	\$314.22
Total amount due:	\$314.22
Payment Due By:	11/17/2022

Amount Enclosed \$ 603235785580

00003001 01 AB 0.49 33607 FTECO11027222104410 00000 04 01000000 006 00 23918 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

Account: 221007934435
Statement Date: 10/27/2022
Current month's charges due 11/17/2022

Details of Charges – Service from 09/23/2022 to 10/21/2022

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	10/21/2022	67,386		65,850		1,536 kWh	1	29 Days
1000799181	10/21/2022	11.72		0		11.72 kW	1	29 Days

Daily Basic Service Charge	29 days @ \$1.08000	\$31.32
Billing Demand Charge	12 kW @ \$13.86000/kW	\$166.32
Energy Charge	1,536 kWh @ \$0.00736/kWh	\$11.30
Fuel Charge	1,536 kWh @ \$0.04126/kWh	\$63.38
Capacity Charge	12 kW @ \$0.17000/kW	\$2.04
Storm Protection Charge	12 kW @ \$0.59000/kW	\$7.08
Energy Conservation Charge	12 kW @ \$0.81000/kW	\$9.72
Environmental Cost Recovery	1,536 kWh @ \$0.00130/kWh	\$2.00
Clean Energy Transition Mechanism	12 kW @ \$1.10000/kW	\$13.20
Florida Gross Receipt Tax		\$7.86

Electric Service Cost

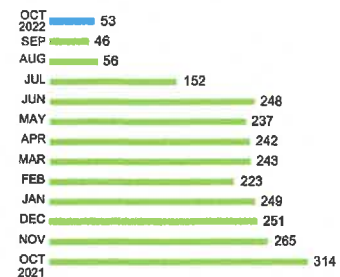
\$314.22

Total Current Month's Charges

\$314.22

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Billing Demand

(Kilowatts)



Load Factor

(Percentage)



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.



Statement Date: 11/01/2022

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:	\$6,546.52
Total amount due:	\$6,546.52
Payment Due By:	11/22/2022

Your Account Summary

Previous Amount Due	\$6,449.77
Payment(s) Received Since Last Statement	-\$6,449.77
Current Month's Charges	\$6,546.52
Total Amount Due	\$6,546.52



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

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 buy a prepaid card or download a payment app.
- 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 800-873-TIPS.



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:	\$6,546.52
Total amount due:	\$6,546.52
Payment Due By:	11/22/2022

Amount Enclosed \$

673605932030

00001673 02 AB 0.48 33607 FTECO111012222380210 00000 05 01000000 006 05 21813 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

67360593203022100794082000000006546521

Account: 221007940820
Statement Date: 11/01/2022
Current month's charges due 11/22/2022

Details of Charges – Service from 09/28/2022 to 10/26/2022

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 @ \$0.03102/kWh	\$84.28
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		\$5.73
Franchise Fee		\$395.57
Municipal Public Service Tax		\$14.96

Lighting Charges

\$6,449.77

Other Fees and Charges

Lighting Late Payment Fee	\$96.75
---------------------------	---------

Total Other Fees and Charges

\$96.75

Total Current Month's Charges

\$6,546.52

00001673-0004539-Page 3 of 12

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% 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, and we're on track to save customers approximately \$90 million in fuel costs this year due to solar power generation. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Sept. 2022 includes Natural Gas 79%, Purchased Power 9%, Solar 7% and Coal 5%.



Statement Date: 10/27/2022

Account: 221007983952

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



Current month's charges:	\$22.31
Total amount due:	\$22.31
Payment Due By:	11/17/2022

Your Account Summary

Previous Amount Due	\$23.33
Payment(s) Received Since Last Statement	-\$23.33
Current Month's Charges	\$22.31
Total Amount Due	\$22.31

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983952

Current month's charges:	\$22.31
Total amount due:	\$22.31
Payment Due By:	11/17/2022

Amount Enclosed \$ 603235785550

Received

NOV 02 2022

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: 10/27/2022
Current month's charges due 11/17/2022



Details of Charges – Service from 09/23/2022 to 10/21/2022

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	10/21/2022	0		0		0 kWh	1	29 Days

Tampa Electric Usage History

Daily Basic Service Charge 29 days @ \$0.75000
Florida Gross Receipt Tax

\$21.75
\$0.56

Kilowatt-Hours Per Day
(Average)

Electric Service Cost

\$22.31

Total Current Month's Charges

\$22.31

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

00000028-0000303-Page 21 of 22

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.

Statement Date: 10/27/2022
Account: 221007983978

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



Current month's charges:	\$73.96
Total amount due:	\$73.96
Payment Due By:	11/17/2022

Your Account Summary

Previous Amount Due	\$453.17
Payment(s) Received Since Last Statement	-\$453.17
Current Month's Charges	\$73.96
Total Amount Due	\$73.96

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983978

Current month's charges:	\$73.96
Total amount due:	\$73.96
Payment Due By:	11/17/2022

Amount Enclosed \$ 603235785552

Received

NOV 02 2022

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: 10/27/2022
Current month's charges due 11/17/2022



Details of Charges – Service from 09/23/2022 to 10/21/2022

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	10/21/2022	60,247		59,825		422 kWh	1	29 Days

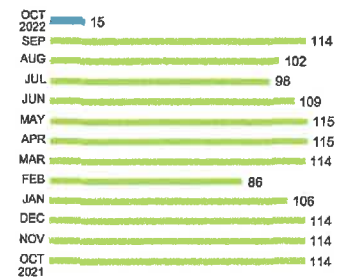
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	422 kWh @ \$0.07089/kWh	\$29.92
Fuel Charge	422 kWh @ \$0.04126/kWh	\$17.41
Storm Protection Charge	422 kWh @ \$0.00315/kWh	\$1.33
Clean Energy Transition Mechanism	422 kWh @ \$0.00402/kWh	\$1.70
Florida Gross Receipt Tax		\$1.85
Electric Service Cost		\$73.96

Total Current Month's Charges

\$73.96

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000029-0000295-Page 5 of 22

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/27/2022

Account: 221007983986

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



Current month's charges:	\$22.31
Total amount due:	\$22.31
Payment Due By:	11/17/2022

Your Account Summary

Previous Amount Due	\$23.33
Payment(s) Received Since Last Statement	-\$23.33
Current Month's Charges	\$22.31
Total Amount Due	\$22.31

00000028-00000286-Page 7 of 22

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007983986

Current month's charges:	\$22.31
Total amount due:	\$22.31
Payment Due By:	11/17/2022

Amount Enclosed \$

603235785553

Received

NOV 02 2022

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

6032357855532210079839860000000022310

Account: 221007983986
Statement Date: 10/27/2022
Current month's charges due 11/17/2022



Details of Charges – Service from 09/23/2022 to 10/21/2022

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	10/21/2022	0		0		0 kWh	1	29 Days

Tampa Electric Usage History

Daily Basic Service Charge 29 days @ \$0.75000
 Florida Gross Receipt Tax
Electric Service Cost

\$21.75
 \$0.56

Kilowatt-Hours Per Day (Average)

\$22.31

Total Current Month's Charges

\$22.31

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

0000002S-0000237-Page 8 of 22

Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.

Statement Date: 10/27/2022

Account: 221008336853

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

Current month's charges:	\$323.97
Total amount due:	\$323.97
Payment Due By:	11/17/2022

Your Account Summary

Previous Amount Due	\$350.48
Payment(s) Received Since Last Statement	-\$350.48
Current Month's Charges	\$323.97
Total Amount Due	\$323.97

SAFETY TIP:

Ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008336853

Current month's charges:	\$323.97
Total amount due:	\$323.97
Payment Due By:	11/17/2022

Amount Enclosed \$

618050554278

Received
NOV 02 2022

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: 10/27/2022
Current month's charges due 11/17/2022



Details of Charges – Service from 09/23/2022 to 10/21/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: LIFT STATION

00000029-0000301-Page 17 of 22

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851763	10/21/2022	33,826		31,361		2,465 kWh	1	29 Days

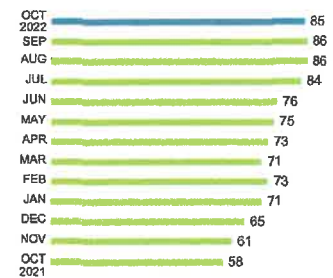
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	2,465 kWh @ \$0.07089/kWh	\$174.74
Fuel Charge	2,465 kWh @ \$0.04126/kWh	\$101.71
Storm Protection Charge	2,465 kWh @ \$0.00315/kWh	\$7.76
Clean Energy Transition Mechanism	2,465 kWh @ \$0.00402/kWh	\$9.91
Florida Gross Receipt Tax		\$8.10
Electric Service Cost		\$323.97

Total Current Month's Charges

\$323.97

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit tampaelectric.com and click on the Cybersecurity Awareness Month tile to learn more.



hillstax.org



2022 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0315810000

Account Name/Address: SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

Legal Description: NE 1/4 OF SE 1/4 OF SE 1/4

Property Location:

SHELL POINT CDD
609 NW 14TH ST
RUSKIN 33570

Received

NOV 02 2022

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	202675	0	202675	5.7309	1,161.51
ENVIRONMENTAL LAND	813-272-5890	202675	0	202675	0.0604	12.24
COUNTY M.S.T.U.	813-272-5890	202675	0	202675	4.3745	886.60
LIBRARY-SERVICE	813-273-3660	202675	0	202675	0.5583	113.15
PARK BONDS - UNINCORPORATED	813-272-5890	202675	0	202675	0.0259	5.25
SCHOOL - LOCAL	813-272-4064	228250	0	228250	2.2480	513.11
SCHOOL - STATE	813-272-4064	228250	0	228250	3.2390	739.30
PORT AUTHORITY	813-905-5132	202675	0	202675	0.0840	17.02
HILLS CO TRANSIT AUTHORITY	813-384-6583	202675	0	202675	0.5000	101.34
CHILDRENS BOARD	813-229-2884	202675	0	202675	0.4589	93.01
WATER MANAGEMENT	352-796-7211	202675	0	202675	0.2260	45.80

Total Millage: 17.5059

Total Ad Valorem Taxes: \$3,688.33

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
SHELL POINT CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	(813) 538-5452	0.00
SOLID WASTE DISPOSAL	813-272-5680	118.32
SOLID WASTE COLLECTION	813-272-5680	234.47

Total Non-Ad Valorem Assessments: \$352.79

Combined Taxes & Assessments: \$4,041.12

Detach below portion and return it with your payment.

Nancy C. Millan, Hillsborough County Tax Collector

2022 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0315810000

Tax District: U

Escrow:

Assessed Value: 202675

Exemptions:

ONLY PAY ONE AMOUNT

Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2022	\$3,879.48
Dec. 31, 2022	\$3,919.89
Jan. 31, 2023	\$3,960.30
Feb. 28, 2023	\$4,000.71
Mar. 31, 2023	\$4,041.12



SAVE A STAMP
& PAY ONLINE!

SCAN QR CODE
WITH SMARTPHONE

NE 1/4 OF SE 1/4 OF SE 1/4

Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

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



J169445-174016 548



hillstax.org



2022 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0315630150

Account Name/Address: SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

Legal Description: COM AT THE SE COR OF SEC 1 THN N 00 DEG 53 MIN 14 E 1322.30 FT THN N 89 DEG 35 MIN 11 SEC W 32.81 FT TO WLY MAINTAINED R/W LINE OF 14 TH ST NW AND POB See Additional Legal on Tax Roll

Property Location:

SHELL POINT CDD
RUSKIN 33570

Received

NOV 02 2022

Ad Valorem Taxes						
Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	125290	0	125290	5.7309	718.02
ENVIRONMENTAL LAND	813-272-5890	125290	0	125290	0.0604	7.57
COUNTY M.S.T.U.	813-272-5890	125290	0	125290	4.3745	548.08
LIBRARY-SERVICE	813-273-3660	125290	0	125290	0.5583	69.95
PARK BONDS - UNINCORPORATED	813-272-5890	125290	0	125290	0.0259	3.25
SCHOOL - LOCAL	813-272-4064	141100	0	141100	2.2480	317.19
SCHOOL - STATE	813-272-4064	141100	0	141100	3.2390	457.02
PORT AUTHORITY	813-905-5132	125290	0	125290	0.0840	10.52
HILLS CO TRANSIT AUTHORITY	813-384-6583	125290	0	125290	0.5000	62.65
CHILDRENS BOARD	813-229-2884	125290	0	125290	0.4589	57.50
WATER MANAGEMENT	352-796-7211	125290	0	125290	0.2260	28.32
		Total Millage: 17.5059		Total Ad Valorem Taxes: \$2,280.07		
Non-Ad Valorem Taxes						
Taxing Authority		Telephone		Tax Amount		
SHELL POINT CDD		813-873-7300		0.00		
STORMWATER MANAGEMENT		(813) 538-5452		0.00		

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2022 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0315630150

Tax District: U

Escrow:

Assessed Value: 125290

Exemptions:

ONLY PAY ONE AMOUNT
Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2022	\$2,188.87
Dec. 31, 2022	\$2,211.67
Jan. 31, 2023	\$2,234.47
Feb. 28, 2023	\$2,257.27
Mar. 31, 2023	\$2,280.07



**SAVE A STAMP
& PAY ONLINE!**

SCAN QR CODE
WITH SMARTPHONE

COM AT THE SE COR OF SEC 1 THN N 00 DEG 53 MIN 14 E 1322.30 FT THN N 89 DEG 35 MIN 11 SEC W 32.81 FT TO WLY MAINTAINED R/W LINE OF 14 TH ST NW AND POB See Additional Legal on Tax Roll

J169445-173909 547

Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

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





hillstax.org



2022 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0315760000

Account Name/Address: SHELL POINT CDD
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

Legal Description: SE 1/4 OF SE 1/4 OF SE 1/4 LESS S 75 FT FOR SR S 670
AND LESS RD R/W OR 4946-724 3000 10/86--OR 2281- 812 100 71

Property Location:

SHELL POINT CDD
1501 W SHELL POINT RD
RUSKIN, 33570

Received

NOV 02 2022

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	197811	0	197811	5.7309	1,133.64
ENVIRONMENTAL LAND	813-272-5890	197811	0	197811	0.0604	11.95
COUNTY M.S.T.U.	813-272-5890	197811	0	197811	4.3745	865.32
LIBRARY-SERVICE	813-273-3660	197811	0	197811	0.5583	110.44
PARK BONDS - UNINCORPORATED	813-272-5890	197811	0	197811	0.0259	5.12
SCHOOL - LOCAL	813-272-4064	222772	0	222772	2.2480	500.79
SCHOOL - STATE	813-272-4064	222772	0	222772	3.2390	721.56
PORT AUTHORITY	813-905-5132	197811	0	197811	0.0840	16.62
HILLS CO TRANSIT AUTHORITY	813-384-6583	197811	0	197811	0.5000	98.91
CHILDRENS BOARD	813-229-2884	197811	0	197811	0.4589	90.78
WATER MANAGEMENT	352-796-7211	197811	0	197811	0.2260	44.71

Total Millage: 17.5059

Total Ad Valorem Taxes: \$3,599.84

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
SHELL POINT CDD	813-873-7300	0.00
STORMWATER MANAGEMENT	(813) 538-5452	0.00

Total Non-Ad Valorem Assessments: \$0.00

Combined Taxes & Assessments: \$3,599.84

↓ Detach below portion and return it with your payment. ↓

Nancy C. Millan, Hillsborough County Tax Collector

2022 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0315760000

Tax District: U

Escrow:

Assessed Value: 197811

Exemptions:

ONLY PAY ONE AMOUNT

Postmarks not accepted after March 31st.

If postmarked by	Amount Due
Nov. 30, 2022	\$3,455.85
Dec. 31, 2022	\$3,491.84
Jan. 31, 2023	\$3,527.84
Feb. 28, 2023	\$3,563.84
Mar. 31, 2023	\$3,599.84



**SAVE A STAMP
& PAY ONLINE!**

SCAN QR CODE
WITH SMARTPHONE

SE 1/4 OF SE 1/4 OF SE 1/4 LESS S 75 FT FOR SR S 670 AND LESS RD R/W OR 4946-724 3000
10/86--OR 2281- 812 100 71

J169445-174015 548

Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

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





2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
11/9/22	20227295

Bill To
Shell Cove 1155 7th Ave NW Ruskin, FL 33570

	DISPATCH	TERMS	P.O. NUMBER
	222012	COD	
Description	Qty	Rate	Amount
Date of Service: 7/12/2022 & 10/14/2022 Location: 1155 7th Ave NW Service Performed: 7/12/2022: Called to troubleshoot issue with pool pump. Contactor was not responding - engaged it manually. Motor began to spark. Found water intrusion. Removed and replaced 60AMP breaker. Will need to return to install contactor. 10/14/2022: Made connection in pump J-box. Contactor stays on so box control must be set to manual. Replaced breaker that was installed previously. Pumped operated properly. Made all necessary connections and tested for proper operation. Passed by Tech: Steven Service Call-Standard Service Labor Hours-Standard -7/12/2022 Service Labor Hours-Standard -10/14/2022 60AM Breaker Service Miscellaneous Sales Tax		0.00	0.00
		99.00	99.00
	1	165.00	165.00
	1	165.00	165.00
	1	75.00	75.00
	1	25.00	25.00
		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$529.00
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$529.00

Shell Point Check Request

Date:	11/17/22
Inv#	11172022-5000
Vendor #:	V00047
Vendor Name:	Shell Point CDD c/o US Bank
Pay From:	Truist Bank Acct #6049
Desc:	Series 2019 - FY 23 Tax Dist. ID 595
Code to:	201.131000.1000
Amount:	\$1,683.27
Manager Approval	<u>William Rogers</u>
Date Submitted:	11/17/2022

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 11/3/2022
Check Amount \$1,683.27
Payable To Shell Point CDD
Check Description Series 2019 - FY 22 Tax Dist. ID 595
Special Instructions Do not mail. Please give to Eric

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

ERIC

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #		Date

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2023, TAX YEAR 2022**

[illegible]

Shell Point Check Request

Date:	11/17/22
Inv#	11172022-5000
Vendor #:	V00047
Vendor Name:	Shell Point CDD c/o US Bank
Pay From:	Truist Acct# 6049
Desc:	Series 2019 - FY 23 Tax Dist. ID 598
Code to:	201.131000.1000
Amount:	\$15,607.99
Manager Approval	<u>William Rogers</u>
Date Submitted:	11/17/2022

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 11/16/2022
Check Amount \$15,607.99
Payable To Shell Point CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 598
Special Instructions Do not mail. Please give to Eric

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

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2023, TAX YEAR 2022**

Net O&M
Net DS
Net Total

		36.08%	36.08%	63.92%	63.92%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/3/2022	2,633.53	950.26	950.26	1,683.27	1,683.27	(0.00)	595	
11/16/2022	24,419.20	8,811.21	8,811.21	15,607.99	15,607.99	(0.00)	598	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	27,052.73	9,761.47	9,761.47	17,291.26	17,291.26	-		
Net Total on Roll	1,489,750.54		537,548.40		952,202.14			
Collection Surplus / (Deficit)	(1,462,697.81)		(527,786.93)		(934,910.88)			

Shell Point Check Request

Date: 11/22/22

Inv# 11222022-5000

Vendor #: V00047

Vendor Name: Shell Point CDD c/o US Bank

Pay From: Truist Acct# 6049

Desc: Series 2019- FY 23 Tax Dist ID. 599

Code to: 201.131000.1000

Amount: \$19,810.12

Manager Approval William Rogers

Date Submitted: 11/22/2022

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 11/22/2022
Check Amount \$19,810.12
Payable To Shell Point CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 599
Special Instructions Do not mail. Please give to Eric

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

ERIC

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	Date

SHELL POINT CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	537,548.40	36.083%
Net DS	952,202.14	63.917%
Net Total	1,489,750.54	100.0000%

Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		36.08%	36.08%	63.92%	63.92%			
11/3/2022	2,633.53	950.26	950.26	1,683.27	1,683.27	(0.00)	595	
11/16/2022	24,419.20	8,811.21	8,811.21	15,607.99	15,607.99	(0.00)	598	
11/22/2022	30,993.56	11,183.44	11,183.44	19,810.12	19,810.12	0.00	599	
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
	-	-	-	-	-	-		
TOTAL	58,046.29	20,944.91	20,944.91	37,101.38	37,101.38	-		
Net Total on Roll	1,489,750.54		537,548.40		952,202.14			
Collection Surplus / Deficit	(1,431,704.25)		(516,603.49)		(915,100.76)			

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5532
DATE 11/25/2022
TERMS Net 15
DUE DATE 12/10/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services 11/4-11/25/2022: 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
Material paper goods trash bags	1	60.00	60.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

BALANCE DUE \$822.00



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
11/13/22		SHELL POINT	
Billing Date		Sales Rep	Customer Account
11/13/2022		Jean Mitotes	187954
Total Amount Due			Ad Number
\$432.56			0000257432

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
11/13/22	11/13/22	0000257432	Times	Legals CLS	Special Meeting	1	2x47 L	\$430.56
11/13/22	11/13/22	0000257432	Tampabay.com	Legals CLS	Special Meeting AffidavitMaterial	1	2x47 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
11/13/22		SHELL POINT	
Billing Date		Sales Rep	Customer Account
11/13/2022		Jean Mitotes	187954
Total Amount Due			Ad Number
\$432.56			0000257432

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Received
NOV 22 2022

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Special Meeting** was published in said newspaper by print in the issues of: **11/13/22** or by publication on the newspaper's website, if authorized, on

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



 Signature Affiant

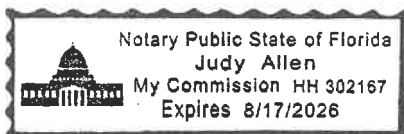
Sworn to and subscribed before me this **11/13/2022**



 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____



SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Shell Point Community Development District will hold a Special Meeting of the Board to consider all business which may properly come before them on **Monday, November 21 at 2:00p.m., at the offices of Inframark, LLC, 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

} ss

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management 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.

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

Bryan Radcliff
 District Manager

Run Date: 11/13/2022

0000257432

Jorge Lopez

Owner

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

INVOICE # 22-111701
DATE: NOVEMBER 17, 2022

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

SERVICEJOB: POOL (BACKUP) PUMP MOTOR

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	10 HP PENTAIR EQ MOTOR (Single Phase)	\$4,300.00	\$4,300.00
		SUBTOTAL	\$4,300.00
NOTES: MOTOR BACKED BY A LIMITED 1-YEAR MANUFACTURER WARRANTY.		SALES TAX	EXEMPT
		TOTAL	\$4,300.00

Make all checks payable to **AQUAPRO POOL SOLUTIONS**

THANK YOU FOR YOUR BUSINESS!

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
11/3/2022	46704

Bill To
Shell Point CDD c/o Inframark 2005 Pan Am Cir #120 Tampa, FL 33607

Due Date
11/3/2022

Vendor #

Qty	Description	Rate	Amount
1	Fountain Service Call: Fountain lights were causing the control circuit breaker to trip. Disconnected the lights so the fountain would run. Reset timers	75.00	75.00
Thank you for doing business with us!		Balance Due \$75.00	

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Shell Cove

Date: Tuesday January, 2022

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

LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	8	-2	<u>Good overall</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Could be better</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	3	-2	<u>Some cold weather issues</u>
WEED CONTROL - BED AREAS	5	5	0	<u>Good</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

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

Under Construction no residents.

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Shell Cove

Date: Wednesday January 25, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	17	-3	Invasives noted in ponds
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal submersed material in ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	GOOD
CLUBHOUSE EXTERIOR	3	3	0	GOOD
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	GOOD
POOL FURNITURE/EQUIPMENT	8	8	0	GOOD
FIRST AID/SAFETY ITEMS	10	10	0	GOOD
SIGNAGE (rules, pool, playground)	5	5	0	GOOD
PLAYGROUND EQUIPMENT	5	5	0	GOOD
RECREATIONAL FACILITIES	7	7	0	GOOD
RESTROOMS	6	6	0	GOOD
HARDSCAPE	10	10	0	GOOD
ACCESS & MONITORING SYSTEM	3	3	0	GOOD
IT/PHONE SYSTEM	3	3	0	GOOD
TRASH RECEPTACLES	3	3	0	GOOD
FOUNTAINS	8	8	0	GOOD
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Shell Cove

Date: Wednesday January 25, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	11	-4	Fencing is scheduled to be repaired
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	691	-9	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Shell Point (Shell Cove) January 2023.



The East entrance on Graceful Sea & Shell Point Rd looks good overall. The missing signage letter is on order.



The turf fertility is lacking in color the on Shell Point Road frontage.



The West entrance on Graceful Sea & Shell Point Road looks good.



The Bismarck palm trees on the East & West sides of the Graceful Sea entrance are healthy & look good.



The fallen trees on Ocean Spray have been up righted & staked.



The landscaper is currently uprighting & staking the storm related fallen & leaning trees within the community.



The plants and trees on the West side of Graceful Sea look good. The turf fertility could be better.



The plants, trees, & turf on the East side of Graceful Sea look good.



The East entrance on Island Sunset & 11th Ave NW looks good.



Heading East on The 11th ST NW sidewalk looks good.



The West entrance on Island Sunset & 11th Ave NW looks good.



Heading West on The 11th ST NW sidewalk looks good overall.



The Bismarck palm trees on the East & West sides of the Island Sunset entrance are healthy & look good.



The plants, trees, & turf on the East side of Island Sunset look good.



The plants, trees, & ornamentals look good on the South side of Anchor Bend.



The plants & trees on the East side of Island Sunset look good.
The turf fertility could be better.



There is an area of concrete in the Island Sunset entrance.



The landscaper was advised to remove and treat the turf weeds.



Heading South on the 14th ST NW sidewalk looks good.



Heading East on the 11th NW Ave sidewalk looks good.



Heading South on the 14th ST NW sidewalk looks good.



Heading West on the 11th NW Ave sidewalk looks good.



Heading South on the 8th NW ST sidewalk looks good.



The landscaper was advised to remove & treat the turf weeds on Shell Point Rd.



Heading South on the 4th ST SW sidewalk looks good.



The entrance on 4th ST SE & 6th NW Ave looks good.



The front of the Amenity Center is clean & looks good. All bathrooms are clean & fully functional.



The inside of the Amenity Center looks good.



There are missing fans that need to be replaced.



The Bismarck palm trees are healthy & look good.



The ornamentals, plants, & Sabal palms look good.



The Zoysia turf fertility inside the pool is lacking in color due to the cold weather.



The chase lounges are clean & look good.



The pool is clear & blue.



The back of the Amenity Center looks good.



The pond looks good.



The pond looks good.



The pond looks good.



The receded pond looks good.



The pond looks good.



The pond looks good.



The turf fertility is good in front of the Amenity center.



The Sabal Palm tree was up righted & staked.



The mailbox pavilion is clean & looks good.



The BB court is clean & looks good.



The playground is weed free, clean & looks good.



The plants & trees just South of the Amenity Center look good overall.



The plants & trees just North of the Amenity Center looks good overall.



The Sea Grape tree hedges were hit hard by the cold, & will lose a lot of leaves. They should fully recover in the warmer months.



The dog park looks good overall, except for a small area of weeds that need to be removed.



The South entrance of the parking lot looks good.



The North entrance of the parking lot looks good.