

**SHELL POINT
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 12, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Shell Point Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Angela Davis, Vice-Chairman
Vacant, Assistant Secretary
Elaine Pennington, Assistant Secretary
Vincent Orlando, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, March 12, 2024, at 6:30 p.m.

The Regular Meeting of Shell Point Community Development District will be held on **March 12, 2024, at 6:30 p.m. at Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL.** For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

<https://zoom.us/j/93508275553?pwd=K1FuU29Lc0dYMDFDMngwOCtGTk9zdz09>

Meeting ID: 935 0827 5553 Passcode: 120726

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Report

4. BUSINESS ITEMS

- A. Consideration of Resumes for open BOS seats
- B. Consideration of Resolution 2024-01; Redesignating Officers
- C. Consideration of Brightview Proposal

5. CONSENT AGENDA

- A. Approval of Minutes of the February 13, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures January 2024
- C. Acceptance of the Financials and Approval of the Check Register for January 2024

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*The next regularly scheduled meeting is April 09th, 2024, at 6:30pm

SHELL POINT SITE INSPECTION. 2/26/24, 10:21 AM

Shell Point. CDD.

Monday, February 26, 2024

Prepared For Board Of Supervisors.

37 Issues Identified



Graceful Sea.

Assigned To Brightview.

The Bismarck palm trees are healthy and look good.



Graceful Sea.

Assigned To Brightview.

The East side entrance façade is clean and looks good.



Shell Point Road.

Assigned To Brightview.

Looks good.



Graceful Sea.

Assigned To Brightview.

The West side entrance façade is clean and looks good.



Ocean Spray.

Assigned To Brightview.

The plants, trees, and ornamental grass are healthy and look good.



Graceful Sea.

Assigned To Brightview.

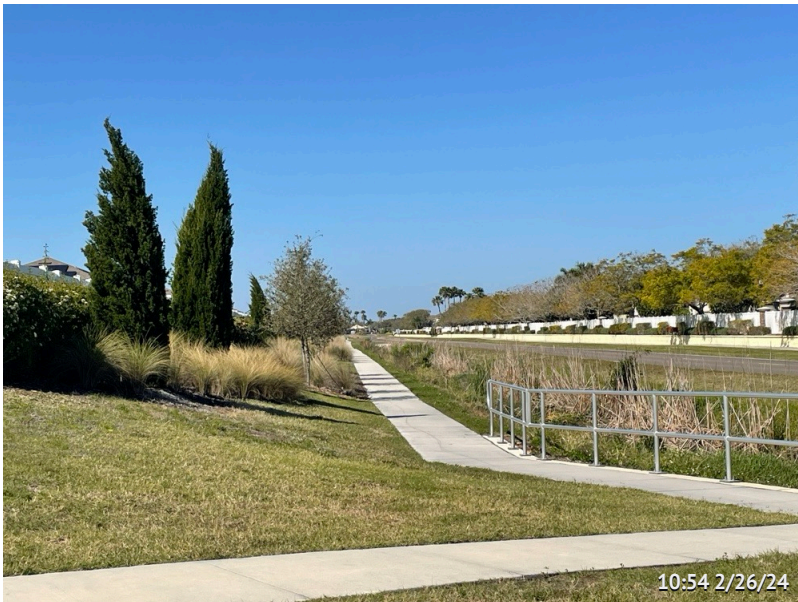
The West side plants, trees, and ornamental grass look good.



Graceful Sea.

Assigned To Brightview.

The East side plants, trees, and ornamental grass are healthy and look good.



11th NW Ave.

Assigned To Brightview.

Heading West on the sidewalk looks good.



11th NW Ave.

Assigned To Brightview.

Straighten the leaning Cypress trees.



Island Sunset.

Assigned To Brightview.

The Bismarck palm trees are healthy and look good.



Island, Sunset.

Assigned To Brightview.

The West side entrance façade is clean and looks good.



11th NW Ave.

Assigned To Brightview.

Heading West on the sidewalk looks good.



Island Sunset.

Assigned To Brightview.

The East side entrance façade is clean and looks good.



11th NW Ave.

Assigned To Brightview.

Heading East on the sidewalk looks good.



11th NW Ave.

Assigned To Brightview.

Heading East on the sidewalk looks good.



14th NW ST.

Assigned To Brightview.

Heading South on the sidewalk looks good.



11:08 2/26/24

7th NW Ave.

Assigned To Brightview.

The amenity center parking lot entrance is clean and looks good.



11:13 2/26/24

Amenity center.

Assigned To Brightview

The dog park looks good.



Amenity center.

Assigned To Brightview

The plants and trees are healthy and look good.



Amenity center.

Assigned To Brightview.

The plants, trees, and turf are healthy and look good.



Amenity center.

Assigned To Clubhouse manager.
The mailbox pavilion is clean and looks good.



Amenity center.

Assigned To Brightview.
The plants and trees are healthy and look good.



Amenity center.

Assigned To Clubhouse manager.

The playground is currently getting new mulch installed.



Amenity center.

Assigned To Zebra.

The pool is clear and blue.



Amenity center.

Assigned To Brightview.

The plants, trees, and ornamental grass are healthy and look good.



Amenity center.

Assigned To Brightview.

The Zoysia turf needs improvement.



Amenity center.

Assigned To Clubhouse manager.
The basketball court looks good.



Pond # 1.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 2.

Assigned To First Choice Aquatics
The pond looks good.



Pond # 3.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 4.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 5.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 6.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 7.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 8.

Assigned To First Choice Aquatics.
The pond looks good.



4th SW ST.

Assigned To Brightview.
Heading South on the sidewalk looks
good.



6th NW Ave.

Assigned To Brightview.

The entrance looks good.

Brittany Schwartzbauer

Ruskin, FL 33570

brittany.schwartzbauer@hotmail.com

+1 941 894 8867

Authorized to work in the US for any employer

Work Experience

Marketing/Social Media Coordinator

Midland Ford - Midland, MI

May 2017 to July 2018

Created and developed marketing materials and videos. Created and developed ways of obtaining customers and advertising services. Planned and presented new ideas to management. Updated and created new marketing materials based on seasonal needs as well as promotional needs within the company.

Salon Manager

\$5 Tan - Shakopee, MN

July 2014 to June 2016

Customer service, opening and closing the salon, assisting at other locations, creating and scheduling employees work schedules, oversight of nightly deposits and completion of timely and proper bank deposits, taking regular inventory of necessary supplies, merchandise, and sales floor products. Promoting and selling of salons top memberships and products.

- Upholding top sales associates throughout our 17 salons.
- Maintaining an excellent customer rapport
- Coordinating and executing proper display of salons products to make them visually appealing to up our sales.
- Upholding an excellent employee rapport so that my staff felt comfortable and excited to be at work.

Chiropractic Assistant

Knewton Health Group - Excelsior, MN

April 2013 to August 2014

Assisting with and performing therapies on/for patients. Taking and developing X-rays. Completing billing and insurance claims for insurance companies. Collecting payments and applying them to appropriate patient files. Intake of new patient and completing a new patient file. Patient follow up calls. Scheduling patient appointments as well and making calls confirming appointments. Giving new patients a tour of our office and explaining everything we had to offer to assist in their health journey. Ordering supplements and vitamins for the clinic.

HHH/Caregiver

REM - Big Lake, MN

May 2008 to October 2009

Caring for clients, completing daily living skills, documenting proper detailed notes for each client, medication distribution, maintaining appropriate and timely communication with clients family/ guardians. Making sure that clients make it to their scheduled appointments and outings. Cleaning, cooking, and upkeep of laundry.

HHA/Caregiver

Divine House Inc - Buffalo, MN

May 2006 to April 2008

Caring for clients, completing daily living skills, documenting proper detailed notes for each client, medication distribution, maintaining appropriate and timely communication with clients family/ guardians. Making sure that clients make it to their scheduled appointments and outings. Cleaning, cooking, and upkeep of laundry.

Education**Associate's degree in Medical Assisting**

Rasmussen College-Minnesota - Saint Cloud, MN

September 2010 to March 2013

Technical college in Phlebotomy

St Cloud Technical and Community College - Saint Cloud, MN

April 2010 to August 2010

High school diploma in General Studies, performing arts, language Buffalo High

School - Buffalo, MN

September 2002 to June 2006

Skills

- Microsoft Office
- Microsoft Word
- Microsoft Excel

Certifications and Licenses**Phlebotomy**

Completing an appropriate phlebotomy course through St. Cloud tech, instructed by the Red Cross.

Additional Information

I am a motivated self starter, with great customer service skills, and a positive attitude. I am a quick and efficient learner, who prides myself on maintaining an excellent work environment. I enjoy being challenged within my career.

CHERYL HAMMOND

1102 7th Ave NW Ruskin, FL 33570 · 941-894-8310

Cherylham79@gmail.com

Objective:

Seeking a challenging position, where my initiative, communications and sales skills contribute to the bottom line of the organization.

Experience:

SEPTEMBER 2023-CURRENT

INVENTORY MANAGER, RICKERT PROPERTIES

- Manage Sales for 18 Mobile Home properties across 4 states.
- Coordinate all new home construction cost, and budget as well as ordering new homes.
- Monthly revenue reports.
- Accounts payable for all new construction costs
- Payroll for 18 properties

SEPTEMBER 2021 – SEPTEMBER 2023

OFFICE MANAGER, GATEWAY CLASSIC CARS

- Back up Editing, posting Videos & photos. Uploading vehicle information, assist in drive videos
- Handling Cash & making bank runs, Auditing consignment and sales paperwork. Input invoice and receive payments
- Process documents for state registration as well as tax & Title documents
- Maintains supplies inventory by checking stock to determine inventory level. Maintains front of house presentation. Manages showrooms Caffeine and Chrome budget; this includes handling the shopping for the event
- Staying up to date on pending vehicles. Staying up to date and keeping staff organized on what vehicles need photos, videos, and descriptions

August 2013 – Current

BUSINESS MANAGER, Billy D Photography

- Maintain productive professional relationships with Clients & Staff
- Coordinate efforts of schools, sports teams, students and photographers.
- Design Business plan from pricing, schedules. Coordination with Business owner the yearly schedule, budget & goals.
- Create and maintain P&L reports
- Develop communications and information for business sales and pricing
- Plan and prepare for all on-location and studio shoots
- Maintain Productive professional relationships with Students, parents & photographers

MAY 2017 - SEPTEMBER 2021

ECOMMERCE SALES & SUPPORT, WALT DISNEY COMPANY

- Work with guest to resolve My Disney Experience problems, improve operations and provide exceptional customer Service
- Assist other Cast members through on call chat to trouble shoot by procedural means with Strong computer knowledge and guest service abilities.
- Maintain a positive overall relationship with the Disney reservation Center Cast members by using all the available systems to assist guest in making the most out of their vacation.
- Assist fellow cast Members Through Chat and Slack channels as the VIP Liaison position

MAY 2015 – MAY 2017

ATTORNEY LIAISON, BOLDER BILLING SERVICES

- Work with Attorney Office to resolve Settlement problems.
- Negotiate agreements between Anesthesia Companies and attorney to resolve outstanding Medical Bills.
- Required Workload included weekly phone calls, detailed note taking as well as organizational skills, attention to detail and knowledge of profit and loss of the balances due by each patient.
- Work with Anesthesia Companies to understand requirements and provide exceptional billing services.

June 2013 – May 2015

Portrait Studio Manager, JOHNSON PHOTOIMAGING

- Perform advanced computer processing of images.
- Plan and prepare for all on-location and studio shoots
- Inspect proofs to ensure quality of prints, adjusting and retouching as necessary.
- Maintain Productive professional relationships with Students, parents & photographers.
- Coordinate efforts of four team members engaged in School Portraits for solution development to hurdles to delivery

Education:

SEPTEMBER 2001

STATE COLLEGE OF FLORIDA, MANATEE-SARASOTA

Business Administrations

2020 - 2022

VALENCIA COLLEGE

ASSOCIATE OF ARTS

Francklin Saint-Hubert

661 Olive Conch Street, Ruskin, FL 33570 | (813)670-4070 | shfrancklin@gmail.com

Objective

Experienced Marketing Database Specialist with a distinguished four-year tenure in the legal sector. Proficient in utilizing data-driven strategies to optimize marketing endeavors and elevate client engagement. I am actively seeking opportunities to collaborate with forward-thinking teams and contribute to the growth of visionary organizations.

Education

BACHELOR OF SCIENCE | 12/05/2015 | UNIVERSITY OF SOUTH FLORIDA

- Major: Health Sciences
- Relevant coursework: Chemistry, Biology, Microbiology, Biomedical Ethics, Epidemiology and Occupational Health and Safety.

Skills & Abilities

- Aptitude for crafting innovative solutions to intricate problems.
- Proficiency in multitasking with minimal supervision.
- Deep understanding of data collection procedures and health information systems.
- Exceptional ability to swiftly assimilate information in fast-paced environments.
- Proficiency in Microsoft programs: Excel, Word, PowerPoint, Publisher, and Outlook.
- Exceptional mathematical and analytical skills.
- Proficient written and verbal communication.
- Outstanding planner and coordinator.
- Proficient in data management.
- Profound knowledge of CRM software, particularly Lexis Nexis InterAction.

Experience

MARKETING DATABASE SPECIALIST | HOLLAND & KNIGHT LLP | AUGUST 19TH,2019-PRESENT

- Perform comprehensive data entry for the firm's CRM database, encompassing contacts, companies, engagements, and opportunities.
- Collaborate with Marketing and IT teams to innovate and enhance data acquisition tools and data feeds for capturing CRM information through diverse channels.
- Partner with attorneys, paralegals, and staff to procure legacy data and ongoing contacts, engagements, and opportunities.
- Conduct regular database audits to preserve data integrity and orchestrate firm and practice group mailings and event invitations.
- Meticulously research and process data change requests, diligently following up with users (attorneys, marketing staff, etc.) as required.
- Execute data integrity searches and generate insightful reports.

- Maintain data records, generate reports, and closely monitor daily data changes (DCM Tickets).
- Conclude opportunity records, encompassing meetings, referrals, and more.

RESEARCH DATA SPECIALIST | MOFFITT CANCER CENTER | AUGUST 05TH, 2018-AUGUST 19TH, 2019

- Abstract information from data collection tools or subject's medical record and enters the data into an electronic database system.
- Enters accurately and timely data from collection sheets and /or source documentation.
- Identified discrepancies and missing data as well as follow up with research investigators and staff to resolve them.
- Partnered with a team of registered nurses, physicians, and clinical research coordinators to achieve overall well-being of all clinical trial participants.

RESOLUTION 2024-01

**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 12th day OF March 2024

ATTEST:

**SHELL POINT COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

Proposal for Extra Work at Shell Point CDD

Property Name	Shell Point CDD	Contact	Bryan Radcliff
Property Address	1052 Ocean Spray Dr. Ruskin, FL 33570	To	Shell Point CDD
		Billing Address	2005 Pan Am Cir Tampa, FL 33607
Project Name	North Entrance Common Area		
Project Description	Landscape Renovation		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Install (1) 14' Sable Palm to common area where one was taken out.
1.00	SET	Add (1) set of 2 X 4'S for stability

For internal use only

SO# 8349781
JOB# 340500113
Service Line 130

Total Price \$393.12

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

- 1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
- 2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- 3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
- 4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
- 5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- 6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
- 7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
- 8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- 9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- 10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
- 11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
- 12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
- 13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- 14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

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

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

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

Customer

District Manager	
Signature	Title
Bryan Radcliff	February 28, 2024
Printed Name	Date
BrightView Landscape Services, Inc. "Contractor"	
Associate Acct Mgr Enhancement	
Signature	Title
Martin Padilla	February 28, 2024
Printed Name	Date
Job #:	340500113
SO #:	8349781
Proposed Price:	\$393.12

**MINUTES OF MEETING
SHELL PONT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Shell Point Community Development District was held on Tuesday, February 13, 2024, at 6:30p.m. at the Shell Point Clubhouse located at 1155 7th Ave NW Ruskin, FL

Present and constituting a quorum were:

Carlos De La Ossa	Chairman
Angela Davis	Vice Chairman
Elaine Pennington	Assistant Secretary
Vincent Orlando	Assistant Secretary
Vacant	Assistant Secretary

Also, present were:

Bryan Radcliff	District Manager
Michael Brodus	District Counsel (Via Telephone)
	District Engineer

Residents (None)

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

- Mr. Radcliff called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

- There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next items followed.

- i. Brightview Report
- ii. Community Inspection Report

The Brightview and Community Inspection reports were presented, copies of which were included in the agenda package.

February 13, 2024

Shell Point CDD

FOURTH ORDER OF BUSINESS**Business Items**

- A. Consideration of Board Supervisor Ethics Training Requirements
- B. Discussion of Outdoor Furniture Proposal
- C. Consideration of Mulch Proposal
- D. Consideration of Fountain Lights Repair Proposal
- E. Ratification of Fountain Repair Agreement

On MOTION by

FIFTH ORDER OF BUSINESS**Consent Agenda Items**

- A. Approval of Minutes of the January 04, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures December 2023
- C. Acceptance of the Financials and Approval of the Check Register for December 2023

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and
Comments (Continued)**

There being no further requests or comments, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by

Bryan Radcliff
Assistant Secretary

Carlos de la Ossa
Chairperson

January 2024 Meeting

SHELL POINT CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BRIGHT VIEW LANDSCAPE SERVICES	8727901	\$11,079.71		LANDSCAPE MAINT. - JANUARY 2024
CHARTER COMMUNICATIONS	0924 010924 ACH	\$182.96		INTERNET SERVICE - 01/09/24-02/08/24
DOORKING INC.	2171610	\$32.95		CELLULAR SUBSCRIPTION
INFRAMARK LLC	108622	\$4,475.00		DISTRICT INVOICE JANUARY 2024
ZEBRA CLEANING TEAM, ICN.	6746	\$1,500.00		POOL SERVICE - JANUARY 2024
Monthly Contract Subtotal		\$17,270.62		
Variable Contract				
ANGELA MARIE DAVIS	AD 010424	\$200.00		SUPERVISOR FEE - 01/04/24
CARLOS DE LA OSSA	CDLO 010424	\$200.00		SUPERVISOR FEE - 01/04/24
ELAINE PENNINGTON	EP 010424	\$200.00		SUPERVISOR FEE - 01/04/24
NICHOLAS J. DISTER	ND 010424	\$200.00		SUPERVISOR FEE - 01/04/24
VINCENT ORLANDO	VO 010424	\$200.00		SUPERVISOR FEE - 01/04/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
BOCC	9190 010324 ACH	\$11.83		WATER SERVICE - 11/30/23-12/29/23
TECO	6112 010824 ACH	\$8,339.07		BULK BILLING - ELECTRICITY SERVICE - 10/27/23-12/21/23
Utilities Subtotal		\$8,350.90		
Regular Services				
BRIGHT VIEW LANDSCAPE SERVICES	8742522	\$21.00		IRRIGATION MIST HEAD
BRIGHT VIEW LANDSCAPE SERVICES	8742534	\$233.60		DEBRIS REMOVAL
BRIGHT VIEW LANDSCAPE SERVICES	8749745	\$88.39	\$342.99	IRRIGATION REPAIR - CLOCK A ZONE 4
MHD COMMUNICATIONS	32820	\$225.00		VIDEO FOOTAGE
SHELL POINT CDD	01052024-01	\$3,726.28		SERIES 2019 FY24 TAX DIST ID 655
Regular Services Subtotal		\$4,294.27		
Additional Services				
CORLIN SERVICES LLC	0000122	\$360.00		PLAYGROUND AREA REPAIRS
CORLIN SERVICES LLC	0000126	\$530.00	\$890.00	REPAIRED LOCK AT DOG STATION

January 2024 Meeting

SHELL POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Subtotal		\$890.00		
TOTAL		\$31,805.79		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



INVOICE

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 8727901
Invoice Date: 1/1/2024
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For January	11,079.71
Total invoice amount		11,079.71
Tax amount		
Balance due		11,079.71

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

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 21714889
Invoice #: 8727901
Invoice Date: 1/1/2024

Received
JAN 02

Amount Due: \$11,079.71

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



January 9, 2024
 Invoice Number: 2459430010924
 Account Number: 8337 12 028 2459430
 Security Code: 1043
 Service At: 1155 7TH AVE NW
 RUSKIN FL 33570-3518

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

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. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.



Summary *Service from 01/09/24 through 02/08/24 details on following pages*

Previous Balance	182.96
Payments Received -Thank You!	-182.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	152.97
Spectrum Business™ Voice	29.99
Current Charges	\$182.96
YOUR AUTO PAY WILL BE PROCESSED 01/26/24	
Total Due by Auto Pay	\$182.96

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

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 09 01102024 NNNNNNNN 01 001015 0003

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

Received
 JAN 18

January 9, 2024

SHELL POINT CDD

Invoice Number: 2459430010924
 Account Number: 8337 12 028 2459430
 Service At: 1155 7TH AVE NW
 RUSKIN FL 33570-3518

Total Due by Auto Pay \$182.96



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712028245943000182964

January 9, 2024



Invoice Number: SHELL POINT CDD
2459430010924
Account Number: 8337 12 028 2459430
Security Code: 1043

Contact Us

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

8633 2390 NO RP 09 01102024 NNNNNNNN 01 001015 0003

Charge Details

Previous Balance		182.96
EFT Payment	12/26	-182.96
Remaining Balance		\$0.00

Payments received after 01/09/24 will appear on your next bill.

Service from 01/09/24 through 02/08/24

Spectrum Business™ Internet

Spectrum WiFi	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Promotional Discount	-75.00
Business WiFi	7.99
	\$162.97

Spectrum Business™ Internet Total **\$152.97**

Spectrum Business™ Voice

Phone number (813) 938-1096	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$29.99**

Current Charges	\$182.96
Total Due by Auto Pay	\$182.96

Billing Information

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

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

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

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - . FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.78, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.09.

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 Spectrum Business at least twenty-one (21) business days prior to your move.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



[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 #

2171610

INVOICE DATE

January 12, 2024

SUBSCRIBER

Shell Point CDD

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

User ID: **ShellPointCDD**

Period Starts: December 12, 2023

Period Ends: January 11, 2024

Previous Balance:	\$32.95	Note: All \$ amounts are in US
	Dollars.	
Payment Received:	\$0.00	
Amount Overdue:	\$32.95	
New Charges:	\$32.95	
Total Amount Due:	\$65.90 USD	Due upon receipt

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
12/12/2023	1/11/2024	Shell Point CDD	813 947 3641	9999	8	0	\$32.95

Summary	Total Amount Due
This amount is due upon receipt	\$65.90 USD



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

BILL TO
Shell Point CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
#108622

CUSTOMER ID
C2305

PO#

DATE
1/24/2024

NET TERMS
Net 30

DUE DATE
2/23/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,475.00

Subtotal	\$4,475.00
Tax	\$0.00
Total Due	\$4,475.00

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Zebra Pool Cleaning Team INC.

Invoice

P.O. BOX 3456
 Apollo Beach, FL. 33572
 813-279-0437

Date	Invoice #
1/2/2024	6746

Bill To
Shell Pointe CDD 972 Ocean Spray Drive Ruskin,, FL. 33569

Ship To
Shell Pointe CDD 972 Ocean Spray Drive Ruskin, FL 33569

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/2/2024			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service January			1,500.00	1,500.00
We appreciate your prompt payment.					Total	\$1,500.00

Shell Point CDD

MEETING DATE: January 04, 2024

DMS: Bryan RADLIF

AD 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00

Shell Point CDD

MEETING DATE: January 04, 2024

DMS: Bryan RADLIF

CDLO 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00

Shell Point CDD

MEETING DATE: January 04, 2024

DMS: Bryan RADLIF

EP 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00

Shell Point CDD

MEETING DATE: January 04, 2024

DMS: Bryan RADLIF

ND 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00

Shell Point CDD

MEETING DATE: January 04, 2024

DMS: Bryan RADLIF

VO 010424

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	01/03/2024	01/24/2024

Page 47

Service Address: 1155 7TH AVE NW

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
54921027	11/30/2023	6242	12/29/2023	6282	4000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$12.08
Water Base Charge	\$35.69
Water Usage Charge	\$3.84
Sewer Base Charge	\$94.17
Sewer Usage Charge	\$24.36

Summary of Account Charges

Previous Balance	\$237.20
Net Payments - Thank You	\$-401.14
Credit Amount	\$-163.94
Total Account Charges	\$175.77

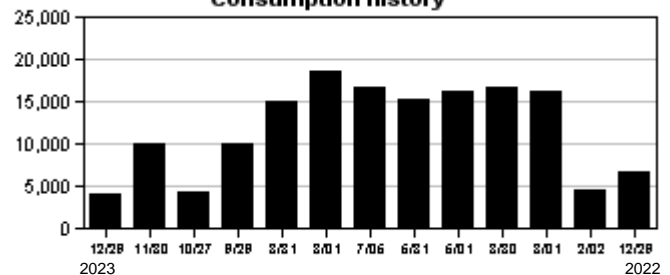
AMOUNT DUE	\$11.83
------------	---------

Important Message

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](https://www.hcflgov.net/WaterRestrictions) or call (813) 275-7094.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 0909989190



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

813 8

DUE DATE	01/24/2024
AMOUNT DUE	\$11.83
AMOUNT PAID	

0009099891906 00000011833



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

Statement Date: January 08, 2024

Amount Due: \$8,339.07

Due Date: January 23, 2024

Account #: 321000026112

DO NOT PAY. Your account will be drafted on January 23, 2024

Account Summary

Previous Amount Due	\$8,963.12
Payment(s) Received Since Last Statement	-\$8,963.12
Miscellaneous Credits	-\$36.80
Credit Balance After Payments and Credits	-\$36.80
Current Month's Charges	\$8,375.87

Amount Due by January 23, 2024 **\$8,339.07**

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



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

**7,201
KWH**



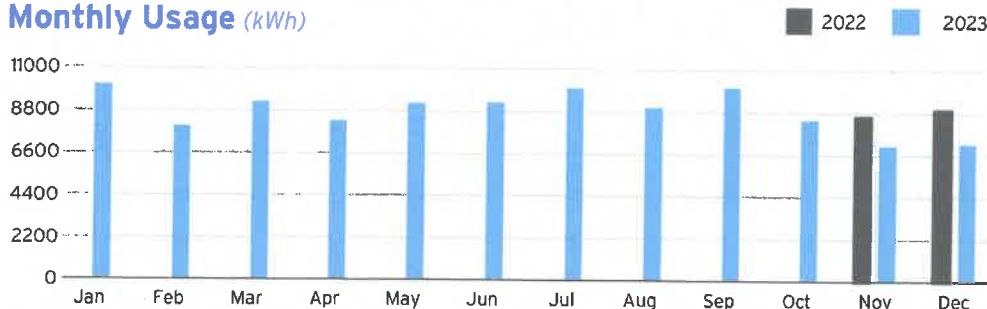
Scan here to interact
with your bill online.



**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.
Visit TampaElectric.com/Safety
for more safety tips.

Monthly Usage (kWh)



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



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

Account #: 321000026112

Due Date: January 23, 2024



Pay your bill online at TampaElectric.com

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

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

Received
JAN 12

Amount Due: \$8,339.07

Payment Amount: \$ _____

700750002818

Your account will be
drafted on January 23, 2024

00000013 FTECO501092400024710 00000 01 00000000 13 006

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 221007983952

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492468	12/21/2023	0		0		0 kWh	1	30 Days	\$23.08

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

Sub-Account Number: 221007983960

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492492	12/21/2023	7,596		7,596		0 kWh	1	30 Days	\$23.08

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

Sub-Account Number: 221007983978

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492466	12/21/2023	84,207		84,207		0 kWh	1	30 Days	\$23.08

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

Sub-Account Number: 221007983986

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000492491	12/21/2023	0		0		0 kWh	1	30 Days	\$23.08

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

Sub-Account Number: 211021533685

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000621304	12/21/2023	0		0		0 kWh	1	30 Days	\$23.08

Continued on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

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

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:




813-275-3909

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

Summary of Charges by Service Address

Account Number: 321000026112

Energy Usage From Last Month

 Increased  Same  Decreased

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

Sub-Account Number: 211021583862

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000648230	12/21/2023	0		0		0 kWh	1	30 Days	\$23.08


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

Sub-Account Number: 221007911623

Amount: \$345.17

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

Sub-Account Number: 221007934435

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000799181	12/21/2023	67,005		59,804		7,201 kWh	1	30 Days	\$840.67
1000799181	12/21/2023	20.46		0		20.46 kW	1	30 Days	 1.6%

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

Sub-Account Number: 221007940820

Amount: \$7,051.55

Total Current Month's Charges

\$8,375.87

00000013-0000071-Page 3 of 12





Sub-Account #: 221007983952
Statement Date: 01/03/2024

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

Meter Read

Meter Location: LAKE FOUNTAIN
Service Period: 11/22/2023 - 12/21/2023
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	12/21/2023	0		0		0 kWh	1	30 Days

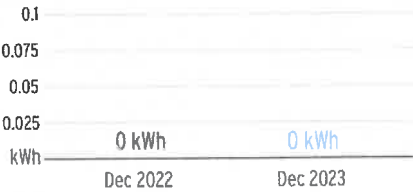
Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.08

Current Month's Electric Charges **\$23.08**

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$1.11
	Total Current Month's Credits	-\$1.11

Avg kWh Used Per Day



Billing information continues on next page →

00000013-0000071-Page 4 of 12



Sub-Account #: 221007983960
Statement Date: 01/03/2024

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

Meter Read

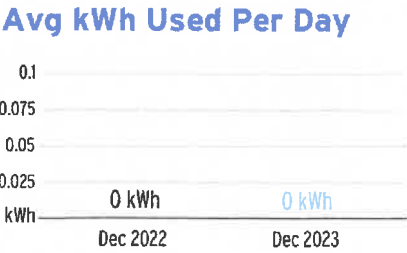
Meter Location: LAKE FOUNTAIN


Service Period: 11/22/2023 - 12/21/2023

Rate Schedule: General Service - Non Demand


Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	12/21/2023	7,596		7,596		0 kWh	1	30 Days

Charge Details



 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.08

Current Month's Electric Charges	\$23.08
---	----------------

 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.29
Total Current Month's Credits	-\$1.29

Billing information continues on next page →

00000013-0000072-Page 5 of 12





Sub-Account #: 221007983978
Statement Date: 01/03/2024

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

Meter Read

Meter Location: LAKE FOUNTAIN
Service Period: 11/22/2023 - 12/21/2023
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	12/21/2023	84,207		84,207		0 kWh	1	30 Days

Charge Details

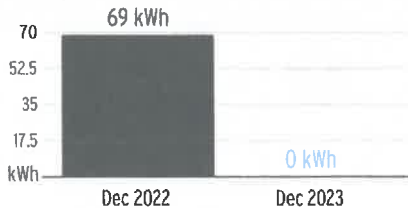
	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.08

Current Month's Electric Charges **\$23.08**

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$4.85
	Total Current Month's Credits	-\$4.85

Billing information continues on next page →

Avg kWh Used Per Day



0000013-0000072- Page 6 of 12



Sub-Account #: 221007983986
Statement Date: 01/03/2024

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

Meter Read

Meter Location: LAKE FOUNTAIN

Service Period: 11/22/2023 - 12/21/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	12/21/2023	0		0		0 kWh	1	30 Days

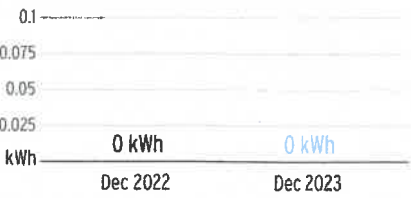
Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.08

Current Month's Electric Charges **\$23.08**

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$1.11
	Total Current Month's Credits	-\$1.11

Avg kWh Used Per Day



Billing information continues on next page →

00000013-0000073-Page 7 of 12





Sub-Account #: 211021533685
Statement Date: 01/03/2024

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

Meter Read


Meter Location: SOUTH ENTRANCE

Service Period: 11/22/2023 - 12/21/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	12/21/2023	0	0		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.08

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.08

	Miscellaneous Credits	
	Interest for Cash Security Deposit	-\$1.10
	Total Current Month's Credits	-\$1.10

Billing information continues on next page →

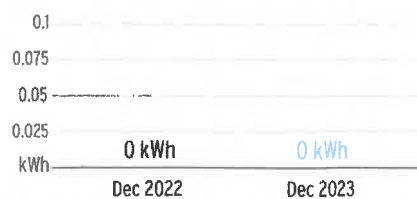


Sub-Account #: 211021583862

Statement Date: 01/03/2024

Service Address: 1070 ISLAND SUNSET PL, RUSKIN, FL 33570**Meter Read****Meter Location:** NORTH ENTRANCE**Service Period:** 11/22/2023 - 12/21/2023**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	12/21/2023	0		0		0 kWh	1	30 Days

Charge Details**Avg kWh Used Per Day****Electric Charges**

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.08

Current Month's Electric Charges**\$23.08****Miscellaneous Credits**

Interest for Cash Security Deposit	-\$0.94
Total Current Month's Credits	-\$0.94

Billing information continues on next page →

00000013-0000074-Page 9 of 12





Sub-Account #: 221007911623
Statement Date: 01/03/2024

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

Service Period: 10/27/2023 - 11/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	133 kWh @ \$0.03511/kWh	\$4.67
Fixture & Maintenance Charge	7 Fixtures	\$114.24
Lighting Pole / Wire	7 Poles	\$194.53
Lighting Fuel Charge	133 kWh @ \$0.05169/kWh	\$6.87
Storm Protection Charge	133 kWh @ \$0.01466/kWh	\$1.95
Clean Energy Transition Mechanism	133 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	133 kWh @ \$0.00326/kWh	\$0.43
Florida Gross Receipt Tax		\$0.36
Franchise Fee		\$21.16
Municipal Public Service Tax		\$0.91

Lighting Charges **\$345.17**

Current Month's Electric Charges

\$345.17

Billing information continues on next page →



Sub-Account #: 221007934435
Statement Date: 01/03/2024

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 11/22/2023 - 12/21/2023

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	12/21/2023	67,005	59,804		7,201 kWh	1	30 Days
1000799181	12/21/2023	20.46	0		20.46 kW	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$1.08000	\$32.40
Billing Demand Charge	20 kW @ \$14.13000/kW	\$282.60
Energy Charge	7,201 kWh @ \$0.00736/kWh	\$53.00
Fuel Charge	7,201 kWh @ \$0.05239/kWh	\$377.26
Capacity Charge	20 kW @ -\$0.06000/kW	-\$1.20
Storm Protection Charge	20 kW @ \$0.62000/kW	\$12.40
Energy Conservation Charge	20 kW @ \$0.88000/kW	\$17.60
Environmental Cost Recovery	7,201 kWh @ \$0.00084/kWh	\$6.05
Clean Energy Transition Mechanism	20 kW @ \$1.12000/kW	\$22.40
Storm Surcharge	7,201 kWh @ \$0.00238/kWh	\$17.14
Florida Gross Receipt Tax		\$21.02
Electric Service Cost		\$840.67

Current Month's Electric Charges

\$840.67

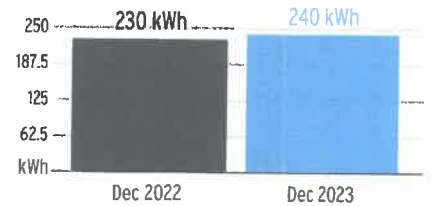


Miscellaneous Credits

Interest for Cash Security Deposit	-\$26.40
Total Current Month's Credits	-\$26.40

Billing information continues on next page →

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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





Sub-Account #: 221007940820
Statement Date: 01/03/2024

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

Service Period: 10/27/2023 - 11/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	2717 kWh @ \$0.03511/kWh	\$95.39
Fixture & Maintenance Charge	143 Fixtures	\$2333.76
Lighting Pole / Wire	143 Poles	\$3973.97
Lighting Fuel Charge	2717 kWh @ \$0.05169/kWh	\$140.44
Storm Protection Charge	2717 kWh @ \$0.01466/kWh	\$39.83
Clean Energy Transition Mechanism	2717 kWh @ \$0.00036/kWh	\$0.98
Storm Surcharge	2717 kWh @ \$0.00326/kWh	\$8.86
Florida Gross Receipt Tax		\$7.32
Franchise Fee		\$432.34
Municipal Public Service Tax		\$18.66

Lighting Charges **\$7,051.55**

Current Month's Electric Charges **\$7,051.55**

Total Current Month's Charges **\$8,375.87**

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

Customer #: 21714889
Invoice #: 8742522
Invoice Date: 12/29/2023
Sales Order: 8294123
Cust PO #:

Project Name: November 2023 Irrigation Repairs
Project Description: Replace 1 broken mist head

Job Number	Description	Amount
340500113	Shell Point CDD Clock A	21.00
Total Invoice Amount		21.00
Taxable Amount		
Tax Amount		
Balance Due		21.00

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 #: 8742522
Invoice Date: 12/29/2023

Amount Due: \$ 21.00

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



Customer #: 21714889
Invoice #: 8742534
Invoice Date: 12/29/2023
Sales Order: 8300319
Cust PO #:

Job Number	Description	Amount
340500113	Shell Point CDD Remove all debris that was dumped on the side of road on pro	233.60
	Total Invoice Amount Taxable Amount Tax Amount Balance Due	233.60 233.60

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

Please detach stub and remit with your payment

Amount Due: \$ 233.60

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

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

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

Customer #: 21714889
Invoice #: 8749745
Invoice Date: 1/12/2024
Sales Order: 8307093
Cust PO #:

Project Name: Shell Cove Irrigation Inspection Proposal 12-22-23

Project Description: Repair Needed

Job Number	Description	Amount
340500113	Shell Point CDD Clock A - Zone 4 - Repair leaking lateral line - PVC Repair	88.39
Total Invoice Amount		88.39
Taxable Amount		
Tax Amount		
Balance Due		88.39

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 #: 8749745
Invoice Date: 1/12/2024

Amount Due: \$ 88.39

Thank you for allowing us to serve you

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

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

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



MHD Communications
5808 Breckenridge Pkwy Ste G
Tampa, FL 33610
(813) 948-0202

Date	Invoice
01/03/2024	32820
Account	
Shell Point CDD	

Bill To:
Shell Point CDD Attn: Bryan Radcliff 1155 7th Ave NW Ruskin , FL 33570 United States

Ship To
Shell Point CDD 1155 7th Ave NW Ruskin , FL 33570 United States

Terms	Due Date	PO Number	Reference	
NET15	01/18/2024			

Service Request Number	425527
Summary	User needs video footage
Billing Method	Actual Rates
Detail	<p>Tue 1/2/2024/2:00 PM UTC-05/ Blake Tomlinson (time)- Talked to user, created two flash drives</p> <p>Tue 1/2/2024/1:49 PM UTC-05/ kenneth Hoefle ken.hoefle@inframark.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p> <p>Please have someone call me as I need to get this over to the Sheriff's Department..cell is 813 244 6445</p> <p>Tue 1/2/2024/12:21 PM UTC-05/ Blake Tomlinson (time)- Good Afternoon Kenneth!</p> <p>This is Blake with MHD, I have pulled the requested footage from your NVR. Please download attached .zip file on your computer as it contains each camera recording from the requested timeframe. If you have any issues playing the attached media I have provided a copy of VLC Media Player in the Zip file.</p> <p>Link to Videos: Service Ticket #425527.zip</p> <p>After with speaking with our Team lead we unfortunately do not provide flash drives. However, I can provide you with an Amazon link of the product you would require. Amazon.com: SanDisk 64GB 2-Pack Ultra USB 3.0 Flash Drive (2x64GB) - SDCZ48-064G-GAM462, Black : Electronics</p> <p>Please let me know if you have any difficulty or need some assistance opening these files. It is best to view them from a Desktop or Laptop Computer.</p> <p>Blake Tomlinson MHD Communications</p> <p>Tue 1/2/2024/11:55 AM UTC-05/ Blake Tomlinson (time)- Pulled footage of requested 4 Cameras, tested each mp4 was alright. Compressed to ZIP to send to user.</p> <p>Tue 1/2/2024/11:37 AM UTC-05/ kenneth Hoefle ken.hoefle@inframark.com This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive.</p>

Also add the footage from the playground for the same timeframe as it shows them jumping the fence

Tue 1/2/2024/11:35 AM UTC-05/ kenneth Hoefle ken.hoefle@inframark.com
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

I will need two flashdrives one for the Sheriff's and one for me

Tue 1/2/2024/11:34 AM UTC-05/ kenneth Hoefle ken.hoefle@inframark.com
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

It would be the three different views of the pool.

Tue 1/2/2024/11:31 AM UTC-05/ kenneth Hoefle ken.hoefle@inframark.com
This email comes from outside the organization.
Do not click links or open attachments unless it is an email you expected to receive.

Im available to talk right now. 813 244 6445

Tue 1/2/2024/11:18 AM UTC-05/ Blake Tomlinson (time)-
Good Afternoon Kenneth!

This is Blake with MHD Communications, reaching out regarding pulling some footage from the 29th (12:17am to 12:19am). I see you requested footage specifically from Camera 8, 9, 14. Our Camera view unfortunately is not labeled this way. I have attached a screenshot to this reply of all of the cameras at this location. If you could provide me with some identifying information on exactly what cameras you need this footage from. For example, Camera with Playground or Camera with gate and window.

If you have a good number and time, I can reach you at I can give you a quick call regarding this matter.

[image]

Thank you!
Blake Tomlinson
MHD Communications

Tue 1/2/2024/10:43 AM UTC-05/ Josh Nielsen-
User called in stating he needed video footage from the 29th, 12:17am to 12:19am. Needs footage from cameras 8, 9, 14

Resolution

Company Name

Shell Point CDD

Contact Name

kenneth Hoefle

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	1.50	150.00	\$225.00
Total Services:				\$225.00
We appreciate your business!		Invoice Subtotal:	\$225.00	
MHD Communications accepts checks and all major credit cards.		Sales Tax:	\$0.00	

A late payment charge of 5% per month will be applied to all unpaid balances.	Invoice Total:	\$225.00
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$225.00

Invoice Time Detail

Invoice Number: 32820
Company: Shell Point CDD

Charge To: Shell Point CDD / User needs video footage	Location: Main
--	-----------------------

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
01/02/2024	Tomlinson, Blake	Service Ticket: 425527 Summary: User needs video footage Good Afternoon Kenneth! This is Blake with MHD Communications, reaching out regarding pulling some footage from the 29th (12:17am to 12:19am). I see you requested footage specifically from Camera 8, 9, 14. Our Camera view unfortunately is not labeled this way. I have attached a screenshot to this reply of all of the cameras at this location. If you could provide me with some identifying information on exactly what cameras you need this footage from. For example, Camera with Playground or Camera with gate and window. If you have a good number and time, I can reach you at I can give you a quick call regarding this matter. [image] Thank you! Blake Tomlinson MHD Communications	Y	0.25	150.00	\$37.50
01/02/2024	Tomlinson, Blake	Service Ticket: 425527 Summary: User needs video footage Pulled footage of requested 4 Cameras, tested each mp4 was alright. Compressed to ZIP to send to user.	Y	0.50	150.00	\$75.00
01/02/2024	Tomlinson, Blake	Service Ticket: 425527 Summary: User needs video footage Good Afternoon Kenneth! This is Blake with MHD, I have pulled the requested footage from your NVR. Please download attached .zip file on your computer as it contains each camera	Y	0.25	150.00	\$37.50

<p>recording from the requested timeframe. If you have any issues playing the attached media I have provided a copy of VLC Media Player in the Zip file.</p> <p>Link to Videos: Service Ticket #425527.zip</p> <p>After with speaking with our Team lead we unfortunately do not provide flash drives. However, I can provide you with an Amazon link of the product you would require. Amazon.com: SanDisk 64GB 2-Pack Ultra USB 3.0 Flash Drive (2x64GB) - SDCZ48-064G-GAM462, Black : Electronics</p> <p>Please let me know if you have any difficulty or need some assistance opening these files. It is best to view them from a Desktop or Laptop Computer.</p> <p>Blake Tomlinson MHD Communications</p>					
01/02/2024	Tomlinson, Blake	Service Ticket: 425527	Y	0.50	150.00
		Summary: User needs video footage Talked to user, created two flash drives			

Subtotal: \$225.00

Invoice Time Total:	Billable Hours:	1.50
---------------------	-----------------	------

CHECK REQUEST FORM
Shell Point

Date: 1/8/2024

Invoice#: 01052024-01

Vendor#: V00047

Vendor Name: Shell Point

Pay From: Truist Acct# 6049

Description: Series 2019 - FY 24 Tax Dist ID 655

Code to: 201.103200.1000

Amount: \$3,726.28

Requested By:

1/8/2024

Teresa Farlow

SHELL POINT CDD
DISTRICT CHECK REQUEST

Today's Date 1/5/2024
Check Amount **\$3,726.28**
Payable To Shell Point CDD
Check Description Series 2019 - FY 24 Tax Dist. ID 655
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	

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-11-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	655	DD0144	VENTANA CDD	12,916.14	0.00	0.00	0.00	-387.49	12,528.65	250.57	12,278.08
Real Estate Installment	655	DD0144	VENTANA CDD	2,072.97	0.00	0.00	0.00	-62.19	2,010.78	40.22	1,970.56
Real Estate Current, Real Estate Installment	655	DD0144	VENTANA CDD	14,989.11	0.00	0.00	0.00	-449.68	14,539.43	290.79	14,248.64
Real Estate Current	655	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-62.07	2,007.00	40.14	1,966.86
Real Estate Current	655	DD0146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	0.00	-74.09	2,395.57	47.91	2,347.66
Real Estate Current	655	DD0147	BOYETTE PARK CDD	7,049.50	0.00	0.00	0.00	-211.50	6,838.00	136.76	6,701.24
Real Estate Installment	655	DD0147	BOYETTE PARK CDD	2,483.49	0.00	0.00	0.00	-68.54	2,414.95	48.30	2,366.65
Real Estate Current, Real Estate Installment	655	DD0147	BOYETTE PARK CDD	9,532.99	0.00	0.00	0.00	-280.04	9,252.95	185.06	9,067.89
Real Estate Current	655	DD0148	SOUTHSHORE BAY CDD	7,045.31	0.00	0.00	0.00	-211.35	6,833.96	136.68	6,697.28
Real Estate Current	655	DD0149	CYPRESS MILL CDD	341.06	0.00	0.00	0.00	0.00	341.06	6.82	334.24
Real Estate Current	655	DD0150	SPENCER CREEK	2,778.92	0.00	0.00	0.00	-83.37	2,695.55	53.91	2,641.64
Real Estate Installment	655	DD0150	SPENCER CREEK	606.07	0.00	0.00	0.00	-18.18	587.89	11.75	576.14
Real Estate Current, Real Estate Installment	655	DD0150	SPENCER CREEK	3,384.99	0.00	0.00	0.00	-101.55	3,283.44	65.66	3,217.78
Real Estate Current	655	DD0151	SHELL POINT CDD	5,490.64	0.00	0.00	0.00	-164.72	5,325.92	106.52	5,219.40
Real Estate Installment	655	DD0151	SHELL POINT CDD	642.21	0.00	0.00	0.00	-19.27	622.94	12.46	610.48
Real Estate Current, Real Estate Installment	655	DD0151	SHELL POINT CDD	6,132.85	0.00	0.00	0.00	-183.99	5,948.86	118.98	5,829.88
Real Estate Current	655	DD0152	CREEK PRESERVE CDD	19,935.74	0.00	0.00	0.00	-598.05	19,337.69	386.75	18,950.94
Real Estate Current	655	DD0153	BELMONT II CDD	9,919.64	0.00	0.00	0.00	-297.59	9,622.05	192.45	9,429.60
Real Estate Installment	655	DD0153	BELMONT II CDD	3,337.19	0.00	0.00	0.00	-66.99	3,270.20	65.39	3,204.81
Real Estate Current, Real Estate Installment	655	DD0153	BELMONT II CDD	13,256.83	0.00	0.00	0.00	-364.58	12,892.25	257.84	12,634.41
Real Estate Current	655	DD0154	FISHHAWK RANCH CDD	104,034.53	0.00	0.00	0.00	-3,108.90	100,925.63	2,018.50	98,907.13



CorlinServices LLC
 7818126511
 11237 Spring Point Circle
 Riverview, FL 33579

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
ShellPoint CDD	01/12/2024	0000122	\$360.00
	Due Date		
	02/11/2024		

Description	Rate	Qty	Line Total
preparation of playground area for repair of play equipment	\$60.00	2	\$120.00
reinstallation of pieces of three slides after repair of playground equipment	\$60.00	4	\$240.00
Subtotal			360.00
Tax			0.00
Total			360.00
Amount Paid			0.00
Amount Due (USD)			\$360.00



CorlinServices LLC
 7818126511
 11237 Spring Point Circle
 Riverview, FL 33579

Billed To ShellPoint CDD	Date of Issue 01/24/2024	Invoice Number 0000126	Amount Due (USD) \$530.00
	Due Date 02/23/2024		

Description	Rate	Qty	Line Total
Repair of lock at dog station, purchase and installation of three railing brackets for use on aluminum fence that was removed for playground repairs, setting and grouting of floor tiles in clubhouse	\$60.00	8	\$480.00
:	\$0.00	1	\$0.00
Material: three aluminum wall brackets one gallon quick set mortar	\$50.00	1	\$50.00

Subtotal	530.00
Tax	0.00
Total	530.00
Amount Paid	0.00
Amount Due (USD)	\$530.00

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 552,382	\$ -	\$ -	\$ -	\$ -	\$ 552,382
Cash in Transit	853	3,742	-	-	-	4,595
Due From Other Funds	1,699	-	41	-	-	1,740
Investments:						
Prepayment Account	-	185	-	-	-	185
Reserve Fund	-	475,663	-	-	-	475,663
Revenue Fund	-	1,002,731	-	-	-	1,002,731
Deposits	684	-	-	-	-	684
Fixed Assets						
Construction Work In Process	-	-	-	12,495,935	-	12,495,935
Amount Avail In Debt Services	-	-	-	-	1,269,461	1,269,461
Amount To Be Provided	-	-	-	-	12,450,539	12,450,539
TOTAL ASSETS	\$ 555,618	\$ 1,482,321	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,253,915

LIABILITIES

Accounts Payable	\$ 12,279	\$ -	\$ -	\$ -	\$ -	\$ 12,279
Due To Developer	42,196	-	-	-	-	42,196
Bonds Payable	-	-	-	-	13,720,000	13,720,000
Due To Other Funds	-	1,740	-	-	-	1,740
TOTAL LIABILITIES	54,475	1,740	-	-	13,720,000	13,776,215

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL	SERIES 2019	CAPITAL	GENERAL	GENERAL	
	FUND	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	DEBT FUND	
FUND BALANCES						
Restricted for:						
Debt Service	-	1,480,581	-	-	-	1,480,581
Capital Projects	-	-	41	-	-	41
Unassigned:	501,143	-	-	12,495,935	-	12,997,078
TOTAL FUND BALANCES	501,143	1,480,581	41	12,495,935	-	14,477,700
TOTAL LIABILITIES & FUND BALANCES	\$ 555,618	\$ 1,482,321	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,253,915

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 375	\$ 375	0.00%
Special Assmnts- Tax Collector	537,887	521,164	(16,723)	96.89%
Other Miscellaneous Revenues	-	505	505	0.00%
TOTAL REVENUES	537,887	522,044	(15,843)	97.05%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,800	10,200	15.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	5,000	2,744	2,256	54.88%
District Engineer	3,000	1,440	1,560	48.00%
District Manager	36,000	12,000	24,000	33.33%
Auditing Services	5,100	-	5,100	0.00%
Website Compliance	1,500	-	1,500	0.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	36	464	7.20%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,500	365	2,135	14.60%
Misc-Non Ad Valorem Taxes	-	17,033	(17,033)	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	500	1,000	33.33%
Dues, Licenses, Subscriptions	300	1,068	(768)	356.00%
Total Administration	79,550	41,174	38,376	51.76%
<u>Utility Services</u>				
Utility - Electric	90,000	25,817	64,183	28.69%
Total Utility Services	90,000	25,817	64,183	28.69%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	3,000	-	3,000	0.00%
Total Garbage/Solid Waste Services	3,000	-	3,000	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	30,000	829	29,171	2.76%
Total Water-Sewer Comb Services	30,000	829	29,171	2.76%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Pool Maintenance	2,000	3,465	(1,465)	173.25%
Waterway Management	18,000	6,133	11,867	34.07%
Field Manager	12,000	4,000	8,000	33.33%
Amenity Center Cleaning & Supplies	10,000	3,205	6,795	32.05%
Contracts-Pools	13,200	6,000	7,200	45.45%
Amenity Center Pest Control	2,000	500	1,500	25.00%
Onsite Staff	35,000	-	35,000	0.00%
Janitorial Services & Supplies	2,500	-	2,500	0.00%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Insurance -Property & Casualty	27,600	29,022	(1,422)	105.15%
R&M-Plant Replacement	5,000	-	5,000	0.00%
Amenity Maintenance & Repairs	20,000	3,787	16,213	18.94%
R&M-Monument, Entrance & Wall	4,000	1,350	2,650	33.75%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	145,000	44,230	100,770	30.50%
Security System Monitoring & Maint.	1,500	225	1,275	15.00%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Irrigation Maintenance	2,500	269	2,231	10.76%
Capital Outlay	17,237	-	17,237	0.00%
Total Other Physical Environment	335,337	102,186	233,151	30.47%
TOTAL EXPENDITURES	537,887	170,006	367,881	31.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	352,038	352,038	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		149,105		
FUND BALANCE, ENDING		\$ 501,143		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2019 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,093	\$ 15,093	0.00%
Special Assmnts- Tax Collector	948,732	923,179	(25,553)	97.31%
TOTAL REVENUES	948,732	938,272	(10,460)	98.90%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	250,000	10,000	96.15%
Interest Expense	688,732	349,366	339,366	50.73%
Total Debt Service	948,732	599,366	349,366	63.18%
TOTAL EXPENDITURES	948,732	599,366	349,366	63.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	338,906	338,906	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,141,675		
FUND BALANCE, ENDING		\$ 1,480,581		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2019 Capital Projects Fund (301)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		41		
FUND BALANCE, ENDING		<u>\$ 41</u>		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		12,495,935		
FUND BALANCE, ENDING		<u>\$ 12,495,935</u>		

SHELL POINT CDD

Bank Reconciliation

Bank Account No. 6049 TRUIST - GF Operating
Statement No. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	552,382.42	Statement Balance	554,697.02
G/L Balance	552,382.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	554,697.02
Subtotal	552,382.42	Outstanding Checks	2,314.60
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	552,382.42	Ending Balance	552,382.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/13/2023	Payment	1740	ZEBRA CLEANING TEAM, ICN.	1,500.00	1,500.00	0.00
12/21/2023	Payment	1741	SHELL POINT CDD	873,090.14	873,090.14	0.00
1/4/2024	Payment	1745	DOORKING INC.	32.95	32.95	0.00
1/4/2024	Payment	1746	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00
1/4/2024	Payment	1747	STRALEY ROBIN VERICKER	2,582.50	2,582.50	0.00
1/12/2024	Payment	1748	BRIGHT VIEW LANDSCAPE SERVICES	11,079.71	11,079.71	0.00
1/12/2024	Payment	1749	CARLOS DE LA OSSA	200.00	200.00	0.00
1/12/2024	Payment	1750	INFRAMARK LLC	4,488.65	4,488.65	0.00
1/12/2024	Payment	1751	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00
1/12/2024	Payment	1753	SHELL POINT CDD	3,726.28	3,726.28	0.00
1/12/2024	Payment	1754	STANTEC CONSULTING SERVICES	1,439.50	1,439.50	0.00
1/16/2024	Payment	DD114	Payment of Invoice 000716	11.83	11.83	0.00
1/18/2024	Payment	1756	ANGELA MARIE DAVIS	200.00	200.00	0.00
1/18/2024	Payment	1757	ELAINE PENNINGTON	200.00	200.00	0.00
1/18/2024	Payment	1758	VINCENT ORLANDO	200.00	200.00	0.00
1/24/2024	Payment	1761	DOORKING INC.	32.95	32.95	0.00
1/25/2024	Payment	DD116	Payment of Invoice 000735	8,339.07	8,339.07	0.00
1/29/2024	Payment	DD115	Payment of Invoice 000736	182.96	182.96	0.00
Total Checks				909,539.54	909,539.54	0.00

Deposits

1/3/2024	JE000295	CK#343## - Clubhouse Rental	G/L	50.00	50.00	0.00
1/3/2024	JE000296	MO#569310969##### - Key	G/L	25.00	25.00	0.00
1/3/2024	JE000297	MO##### - Clubhouse Rental	G/L	100.00	100.00	0.00
1/3/2024	JE000298	MO##### - Clubhouse Rental	G/L	25.00	25.00	0.00
1/3/2024	JE000299	MO##### - Clubhouse Rental	G/L	100.00	100.00	0.00
1/3/2024	JE000300	MO##### - Clubhouse Rental	G/L	100.00	100.00	0.00
1/18/2024	JE000304	CK#53531#### - Overpay Tax	G/L	404.71	404.71	0.00
1/5/2024	JE000305	Debt Service/ Tax Revenue	G/L	5,829.88	5,829.88	0.00
Total Deposits				6,634.59	6,634.59	0.00

SHELL POINT CDD
Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
1/12/2024	Payment	1752	NICHOLAS J. DISTER	200.00	0.00	200.00
1/12/2024	Payment	1755	ZEBRA CLEANING TEAM, ICN.	1,500.00	0.00	1,500.00
1/24/2024	Payment	1759	BRIGHT VIEW LANDSCAPE SERVICES	254.60	0.00	254.60
1/24/2024	Payment	1760	CORLIN SERVICES LLC	360.00	0.00	360.00
Total Outstanding Checks.....				2,314.60		2,314.60