

**SHELL POINT
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 09, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Shell Point Community Development District

Board of Supervisors

Vacant, Chairperson
Angela Davis, Vice-Chairperson
Brittany Schwartzbauer, 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, April 09, 2024, at 5:30 p.m.

The Regular Meeting of Shell Point Community Development District will be held on **April 09, 2024, at 5:30 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.

[**Join the meeting now**](#)

Meeting ID: 291 381 564 662 **Passcode:** W6287r

Dial-in by phone +1 646-838-1601 **Phone conference ID:** 747 325 216#

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. Field Inspection Report

4. BUSINESS ITEMS

- A. Consideration of Resumes for open BOS seats
- B. Consideration of Resolution 2024-02; Redesignating Officers
- C. Discussion of FY 2024 Budget
- D. Consideration of Action Security Service Agreement

5. CONSENT AGENDA

- A. Approval of Minutes of the March 12, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures February 2024
- C. Acceptance of the Financials and Approval of the Check Register for February 2024

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*The next regularly scheduled meeting is May 14th, 2024, at 5:30pm

SHELL POINT SITE INSPECTION REPORT. 3/24/24, 1:18 PM

Shell Point. CDD.

Sunday, March 24, 2024

Prepared For Board of supervisors.

41 Issues Identified



Graceful Sea.

Assigned To Brightview.

The Bismarck palm trees are healthy and look good.



Graceful Sea.

Assigned To Brightview.

The West side entrance façade is clean and looks good.



Graceful Sea.

Assigned To Brightview.

The East side entrance façade is clean and looks good.



Shell Point Road.

Assigned To Brightview.

The frontage along the street looks good.



Graceful Sea.

Assigned To Brightview.

The plants, turf, and trees on the East side entrance are healthy and look good.



Graceful Sea.

Assigned To Brightview.

The plants, trees, and turf on the West side entrance are healthy and look good.



Ocean Spray.

Assigned To Brightview.

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



Ocean Spray.

Assigned To Brightview.

Check for an irrigation break.



11th NW Ave.

Assigned To Brightview.

Heading West on the sidewalk looks good.



11th NW Ave.

Assigned To Brightview.

Send an estimate to straighten any leaning tree.



Island Sunset.

Assigned To Brightview.

The Bismarck palm trees are healthy and look good.



Island Sunset.

Assigned To Brightview.

The East side entrance façade is clean and looks 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.



11th NW Ave.

Assigned To Brightview.

Heading East on the sidewalk looks good.



Island Sunset.

Assigned To Brightview.

The West side entrance turf conditions are improving. The plants and trees are healthy and look good.



Island Sunset.

Assigned To Brightview.

The East side entrance plants, turf, and trees are healthy and look good.



Anchor Bend.

Assigned To Brightview.

The plants and trees are healthy and look 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.



Amenity center.

Assigned To Clubhouse manager.

The amenity center is clean and looks good. All bathrooms are clean and fully functional.



7th NW Ave.

Assigned To Brightview.

Heading East on the sidewalk looks good.



7th NW Ave.

Assigned To Brightview.

Heading West on the sidewalk looks good.



Amenity center.

Assigned To Clubhouse manager.

The mailbox pavilion is clean and looks good.



Amenity center.

Assigned To Clubhouse manager.
The basketball court is clean and looks good.



Amenity center.

Assigned To Clubhouse manager.
The playground is clean and looks good.



Amenity center.

Assigned To Brightview.

The plants and trees are healthy and look good.



Amenity center.

Assigned To Brightview.

The dog park looks good.



Amenity center.

Assigned To Zebra.

The pool is clear and looks blue.



Amenity center.

Assigned To Clubhouse manager.

The table and chairs are clean and look good.



Amenity center.

Assigned To Brightview.

The plants and trees are healthy and look good.



Amenity center.

Assigned To Brightview.

The Zoysia turf conditions are beginning to improve.



7th NW Ave.

Assigned To Brightview.

Send an estimate to straighten the trees.



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.
There is filamentous algae in the pond.



Pond # 8.

Assigned To First Choice Aquatics.
The pond looks good.

KIM HEIDEL

1186 Anchor Bend Dr. Ruskin, Fl. 33570

859-816-1156

ksheidel@hotmail.com

OBJECTIVE

Dynamic professional nurse seeking to contribute business talent and healthcare savvy to a progressive, client-centered organization.

SKILLS & ABILITIES

Motivated, personable healthcare professional with 32-year track record of meeting and exceeding challenging expectations.

Diplomatic and tactful with professionals and non-professionals at all levels. Accustomed to handling sensitive, confidential records, and winning the trust of demanding customers. Demonstrated history of producing valuable, accurate, and timely results.

Flexible and versatile multi-tasker. Able to maintain poise and positivity under pressure. Thrive in deadline-driven environments. Excellent team building and communication skills.

EXPERIENCE

March 2023-present RegenLab USA
Clinical Product Specialist

- Training of internal and field personnel in product knowledge and use of technical information in selling situations.
- Extract and interpret clinical studies, medical literature, and other scientific data with the ability to summarize and dispense to medical doctors upon request.
- Serve in a referral capacity to discuss technical issues with users and investigate discrepant results reports that cannot be managed by Technical Support personnel.
- Collect and report on new developments, emerging literature, market information and trends/changes in regenerative medicine.
- Provide continuing education to current customers/sales team around RegenLab products with the purpose of expanding their use.
- Monitor marketplace developments and impact on RegenLab competitive position for commercialization.

- Represent RegenLab at major conventions, trade shows, medical conferences, CME programs and symposiums, to provide medical and scientific support to internal and external customers.
- Ensure adherence to Company compliance, policy, and guidelines.
- Training site staff on therapeutic areas, protocol requirements, proper source documentation, and case report form completion

Nov 2015- March 2023 Option Care Health Tampa
Clinical Care Transition Specialist

- Maintained top 20 in the nation in sales for clinical pharmacy.
- Increased referral volume by over 50% in one year.
- Proactively maintains and grows relationships with referrals sources to increase sales and patient starts.
- Support for patients and medical staff throughout the infusion process.
- Excellent communication skills to educate patients, families, and referral sources.
- Extensive training of DME with patients and families.
- Troubleshooting of home equipment.
- Provide continuing education to hospital staff on home infusion services and devices.
- Training of new hires.

Oct 2014- Nov 2015 Select Specialty Hospital Cincinnati, OH
Clinical Liaison

- Exceeded monthly sales quotas by 60% overall in a competitive market.
- Complex case management and on-site evaluation of potential long-term acute care hospital clients.
- Establish and nurture business collaboration with acute care hospital stakeholders.
- Coordination of client payor sources and precertification for LTACH admission.
- Effective writing and verbal communication to optimize patient throughput.
- Meticulous medical record review and patient assessment to ensure the best outcome for patients and families.

Oct 2010- Oct 2014 Encompass Rehabilitation Hospital
 Edgewood, KY
Clinical Nurse Liaison

- Exceeded monthly sales quota and grew market 50% more than previous year.
- Complex case management and on-site evaluation of potential acute rehabilitation clients.
- Establish and nurture business collaboration with hospital stakeholders.
- Coordination of client payor sources and precertification for acute rehabilitation admission.
- Representation at health symposiums.

Aug 2009- Nov 2010 Cardinal Hill Specialty Hospital Ft.
Thomas, KY

Clinical Nurse Liaison

- Complex case management and on-site evaluation of potential long-term acute care hospital clients.
- Exceeded monthly quota by over 30% from prior year.
- Establish and nurture business collaboration with acute care hospital stakeholders.
- Coordination of client payor sources and precertification for LTACH admission.
- Representation at health symposiums.

EDUCATION

Midway College

Associate Degree in Nursing

Northern Kentucky University

Bachelor of Science in Nursing

Magna Cum Laude

LICENSURES

Florida Board of Nursing

Kentucky Board of Nursing

Ohio Board of Nursing

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 2024-02

**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 09th DAY OF APRIL 2024

ATTEST:

**SHELL POINT COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
Revenues							
SPECIAL ASSESSMENTS							
Operations & Maintenance Assmts-Tax Roll	537,887.00	527,717.00	9,831.00	537,548.00	(339.00)	537,887.00	0.00
TOTAL SPECIAL ASSESSMENTS	\$537,887.00	\$527,717.00	\$9,831.00	\$537,548.00	(\$339.00)	\$537,887.00	\$0.00
INTEREST EARNINGS							
Interest Earnings	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES							
Developer Contributions	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER MISCELLANEOUS REVENUES							
Miscellaneous	0.00	2,633.00	0.00	2,633.00	2,633.00	0.00	0.00
Clubhouse Rental	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$2,633.00	\$0.00	\$2,633.00	\$2,633.00	\$0.00	\$0.00
TOTAL REVENUES	\$537,887.00	\$530,350.00	\$9,831.00	\$540,181.00	\$2,294.00	\$537,887.00	\$0.00
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	4,000.00	1,600.00	1,600.00	3,200.00	(800.00)	12,000.00	8,000.00
TOTAL LEGISLATIVE	\$4,000.00	\$1,600.00	\$1,600.00	\$3,200.00	(\$800.00)	\$12,000.00	\$8,000.00
FINANCIAL & ADMINISTRATIVE							
District Manager	36,000.00	15,000.00	15,000.00	30,000.00	(6,000.00)	36,000.00	0.00
District Engineer	3,000.00	2,932.00	48.00	3,000.00	0.00	3,000.00	0.00
Disclosure Report	4,200.00	1,750.00	2,450.00	4,200.00	0.00	4,200.00	0.00
Trustee Fees	4,100.00	1,684.00	2,416.00	4,100.00	0.00	4,100.00	0.00
Misc-Taxes	0.00	16,060.00	(16,060.00)	0.00	0.00	0.00	0.00
Auditing Services	5,100.00	0.00	4,800.00	4,800.00	(300.00)	5,100.00	0.00
Postage, Phone, Faxes, Copies	250.00	850.00	(600.00)	250.00	0.00	500.00	250.00
Public Officials Insurance	3,007.00	2,694.00	(157.00)	2,837.00	(170.00)	3,000.00	0.00
Legal Advertising	2,500.00	1,445.00	1,055.00	2,500.00	0.00	2,500.00	0.00
Bank Fees	250.00	100.00	150.00	250.00	0.00	250.00	0.00
Dues, Licenses, & Fees	300.00	175.00	22,223.58	22,398.58	22,098.58	300.00	0.00
Email Hosting Vendor	600.00	0.00	600.00	600.00	0.00	600.00	0.00
Website Maintenance	1,500.00	1,631.00	(131.00)	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$62,307.00	\$44,341.00	\$33,294.58	\$77,633.58	\$15,328.58	\$62,550.00	\$243.00
LEGAL COUNSEL							
District Counsel	3,500.00	1,853.00	1,647.00	3,500.00	0.00	5,000.00	1,500.00
TOTAL LEGAL COUNSEL	\$3,500.00	\$1,853.00	\$1,647.00	\$3,500.00	\$0.00	\$5,000.00	\$1,500.00
MISCELLANEOUS UTILITY SERVICES							
Electric Utility Services	90,000.00	42,210.00	17,790.00	60,000.00	(30,000.00)	90,000.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	\$90,000.00	\$42,210.00	\$17,790.00	\$60,000.00	(\$30,000.00)	\$90,000.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES							
Garbage Collection	3,000.00	0.00	2,700.00	2,700.00	(300.00)	3,000.00	0.00
TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES	\$3,000.00	\$0.00	\$2,700.00	\$2,700.00	(\$300.00)	\$3,000.00	\$0.00
WATER-SEWER COMBINATION SERVICES							
Water Utility Services	30,000.00	0.00	15,000.00	15,000.00	(15,000.00)	30,000.00	0.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$30,000.00	\$0.00	\$15,000.00	\$15,000.00	(\$15,000.00)	\$30,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT							
Onsite Personnel	25,000.00	0.00	18,578.00	18,578.00	(6,422.00)	35,000.00	10,000.00
Property & Casualty Insurance	23,074.00	21,304.00	(9,204.00)	12,000.00	(11,074.00)	27,600.00	4,526.00
Waterway Management Program - Contract	7,877.00	7,877.00	(1,877.00)	6,000.00	(12,000.00)	18,000.00	0.00
Waterway Improvements & Repairs	1,000.00	75.00	109,925.00	110,000.00	109,000.00	1,000.00	0.00
Field Manager	12,000.00	3,400.00	11,600.00	15,000.00	3,000.00	12,000.00	0.00
Landscape Maintenance - Contract	145,000.00	72,398.00	(67,398.00)	5,000.00	(140,000.00)	145,000.00	0.00
Mulch & Tree Trimming	15,000.00	0.00	1,500.00	1,500.00	(13,500.00)	15,000.00	0.00
Plant Replacement	5,000.00	0.00	0.00	0.00	(5,000.00)	5,000.00	0.00
Irrigation Maintenance	2,500.00	585.00	(585.00)	0.00	(2,500.00)	2,500.00	0.00
Pool Maintenance - Contract	14,400.00	3,600.00	3,600.00	7,200.00	(7,200.00)	13,200.00	(1,200.00)
Pool Maintenance - Other	2,000.00	7,429.00	(5,429.00)	2,000.00	0.00	2,000.00	0.00
Entrance, Monument & Wall Maintenance & Repair	4,000.00	8,802.00	(4,802.00)	4,000.00	0.00	4,000.00	0.00
Key Card Maintenance	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Office Internet / Phone	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00
Security Monitoring	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Amenity Center Pest Control	2,000.00	0.00	1,200.00	1,200.00	(800.00)	2,000.00	0.00
Amenity Center Maintenance & Repair	31,000.00	3,087.00	(87.00)	3,000.00	(28,000.00)	20,000.00	(11,000.00)
Amenity Center Cleaning & Supplies	12,500.00	4,135.00	2,365.00	6,500.00	(6,000.00)	10,000.00	(2,500.00)
Reserves	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capital Outlay	32,606.00	0.00	0.00	0.00	(32,606.00)	17,237.00	(15,369.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$345,080.00	\$132,592.00	\$59,386.00	\$191,978.00	(\$153,102.00)	\$335,337.00	(\$9,743.00)
TOTAL EXPENDITURES	\$37,887.00	\$22,506.00	\$11,417.58	\$54,013.58	(183,874.49)	\$37,887.00	0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	0.00	\$307,754.00	(21,586.58)	186,167.42	186,167.42	0.00	0.00



1505 Manor Rd, Englewood, Florida 34223

Phone – 941-475-0460

Email - sales@actionsecurityfl.com

Submitted To:

Bryan Radcliff
Inframark
2005 Pan AM Circle, Suite 33
Tampa, Fl. 33607

Reference:

****SERVICE AGREEMENT****
Shell Point CDD
1155 7th Ave. NW
Ruskin, Fl 33570

Service Agreement Includes:

- **24 HOUR RAPID RESPONSE SERVICE**
- **DISCOUNTED SERVICE RATES**
- **DATABASE MGT.**

Enclosed is our proposal to provide our "Service Agreement" for the community automated gate and entry systems including clubhouse area. All labor required to support this agreement are included together with preventative maintenance service. Under this agreement, we shall provide guidance to management to allow for budgeting for the normal upkeep of your systems. We guarantee you the response and support that is outlined in this document. Contained in this proposal are the following:

- Schedule of Services and Rates
- Cost & Acceptance Page

If this Agreement is acceptable, please have the documents executed by an authorized company official and returned to our attention with a check for the first month. Upon receipt, your coverage will be activated.

Please contact us if you have any questions regarding our proposal. We look forward to serving you.

Sincerely,

Action Security, Inc

ACTION SECURITY, INC.

Schedule of Services & Rates

Database Management: Email us at updates@actionsecurityfl.com for any database modifications and we will have the system up to date later that night. If you ever need a change pushed through faster than that, follow up with a phone call to 941-475-0460. With this agreement you can make an UNLIMITED number of requests per month.

Preventative Maintenance: Scheduled Quarterly, reports available upon request. Any important findings will be communicated to management.

Labor Coverage: All labor is covered 100% to inspect and make necessary adjustments during our scheduled preventative maintenance to the existing gate equipment to help keep all equipment maintained and in good working conditions according to the manufacturer recommended schedule.

Replacement Parts: If equipment is deemed unrepairable, we will provide a verbal and/or written estimate of replacement cost.

Availability: Monday to Friday, 8:00 a.m. to 5:00 p.m., included in this plan. Emergency night, weekend and holiday service is available at double rates / double time.

Rates: \$160 per hour and \$60 trip charge

Emergencies: All nights, weekends, and holidays are considered an Emergency Service Call which all rates are double with a 2 hour minimum. These services are available upon request 24 hours per day, 365 days per year. Please call the main service line 941-475-0460 to receive the most prompt response.

Response Time: Within 24 hours of a properly placed service call by an authorized representative. Often, we are able to respond the same day for our customers with a service agreement. Priority response. The customer is placed at the beginning of the service request log ahead of all non-service contract customers.

Discounted Service Rates: Customers without service agreements have a 2 hour minimum for service calls. With this agreement all service calls are billed out according to actual time on site.

ACTION SECURITY, INC.

Service Agreement *Cost and Acceptance*

Equipment Location:

Service Agreement Includes:

- **24 HOUR RAPID RESPONSE SERVICE**
- **DISCOUNTED SERVICE RATES**
- **DATABASE MANAGEMENT**

Term Of Contract: ONE YEAR. Automatic Renewal annually unless notified in writing 45 days prior to expiration. Renewal date is one year from the date the customer signs original agreement. Annual Increases may occur but shall not exceed 5%, unless additional equipment has been added to the agreement.

Billing Period: MONTHLY (in advance). First payment to accompany signed agreement. Payments are to be made monthly in advance and are to be received by the 15th day of the preceding month. A monthly invoice will be mailed unless you prefer quarterly, semi-annually or yearly payments.

Note: Action Security offers a 5% discount for annual agreements that are prepaid in full in advance.

Amount Per Month: \$145.00

ACCEPTED BY:

Customer:_____ **ACTION SECURITY, INC.**_____

Date:_____ **Date:**_____

Signed:_____ **Signed:**_____

Title:_____ **Title:**_____

**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, March 12, 2024, at 6:30 p.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	

Also, present were:

Bryan Radcliff	District Manager
Lisa Castoria	Inframark
Ken Hoefle	Amenity Manger
Gary Schwartz	Field Manager
Brittany Schwartzbauer	

There were residents present.

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. Community Inspection Report

The Community Inspection Report was presented, a copy of which was included in the agenda package.

March 12, 2024,

Shell Point CDD

On MOTION by Ms. Pennington seconded by Ms. Davis with all in favor, moving meetings to 5:30 p.m. for the remainder of the fiscal year was approved. 4-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resumes for open BOS seats

Three residents provided resumes for board seat consideration.

Ms. Schwartzbauer addressed the Board regarding her resume.

On MOTION by Mr. Orlando seconded by Ms. Davis with all in favor appointing Ms. Schwartzbauer to serve in Seat 2, which expires in November was approved. 4-0

The Board noted they would like to meet the remaining applicants who submitted their resumes before they appoint an applicant for the final open Board seat.

B. Consideration of Resolution 2024-01; Redesignating Officers

Mr. de la Osso submitted his resignation from the Board.

On MOTION by Mr. Orlando seconded by Ms. Davis with all in favor Mr. de la Osso's resignation from the Board was accepted. 4-0

On MOTION by Ms. Pennington seconded by Ms. Davis with all in favor Resolution 2024-01 appointing Mr. Orlando to serve as Chairman, Ms. Davis to continue serving as Vice Chair and Ms. Pennington and Ms. Schwartzbauer to serve as Assistant Secretaries was adopted. 4-0

C. Consideration of Brightview Proposal

This item was not discussed.

FIFTH ORDER OF BUSINESS

Consent Agenda Items

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

On MOTION by Mr. Orlando seconded by Ms. Pennington with all in favor the consent agenda items A, B, and C. were approved. 4-0

March 12, 2024,

Shell Point CDD

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

Mr. Orlando noted regarding the Community Inspection Report leaning tree item, he would like staff to obtain a proposal.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Orlando seconded by Ms. Davis with all in favor the meeting was adjourned at 6:50 p.m. 4-0

Bryan Radcliff
Assistant Secretary

Carlos de la Ossa
Chairperson

February 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	8761556	\$11,079.71		LANDSCAPE MAINT. - FEBRUARY 2024
CHARTER COMMUNICATIONS	0924 020924 ACH	\$182.96		INTERNET SERVICE - 02/09/24-03/08/24
DOORKING INC.	2191144	\$32.95		CELLULAR SUBSCRIPTION
FIRST CHOICE AQUATIC WEED	93299	\$1,463.00		WATERWAY SERVICE - FEBRUARY 2024
FIRST CHOICE AQUATIC WEED	93517	\$1,463.00	\$2,926.00	WATERWAY SERVICE - MARCH 2024
INFRAMARK LLC	110071	\$4,475.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110655	\$7.71	\$4,482.71	DISTRICT SERVICES FEBRUARY 2024
JNJ CLEANING SERVICES LLC	0335	\$770.00		AMENITY CLEANING - FEBRUARY 2024
ZEBRA CLEANING TEAM, ICN.	6830	\$1,500.00		COMMERCIAL POOL - FEBRUARY 2024
Monthly Contract Subtotal		\$20,974.33		
Variable Contract				
ANGELA MARIE DAVIS	AD 021324	\$200.00		SUPERVISOR FEE - 02/13/24
CARLOS DE LA OSSA	CDLO 021324	\$200.00		SUPERVISOR FEE - 02/13/24
ELAINE PENNINGTON	EP 021324	\$200.00		SUPERVISOR FEE - 02/13/24
STRALEY ROBIN VERICKER	24070	\$2,577.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24
VINCENT ORLANDO	VO 021324	\$200.00		SUPERVISOR FEE - 02/13/24
Variable Contract Subtotal		\$3,377.50		
Utilities				
BOCC	9190 020224 ACH	\$161.67		WATER - 12/29/23-01/31/24
TECO	6112 020624 ACH	\$8,527.02		BULK BILLING - ELECTRIC
Utilities Subtotal		\$8,688.69		
Regular Services				
SHELL POINT CDD	02022024-01	\$1,014.32		SERIES 2019 FY24 TAX DIST ID INT 02/02/2024
SHELL POINT CDD	02072024-01	\$4,577.34	\$5,591.66	SERIES 2019 FY24 TAX DIST ID 662
Regular Services Subtotal		\$5,591.66		
Additional Services				
BRIGHT VIEW LANDSCAPE SERVICES	8793725	\$275.70		FAULTY DECODER
CHARLES AQUATICS INC	50156	\$5,092.00		MOTOR STARTER - FOR FOUNTAIN
CORLIN SERVICES LLC	0000128	\$206.00		FENCE REWIRED
GATE PROS, INC.	10471	\$145.00		SERVICE CALL - 01/03/24
TEXACRAFT	65434-022124	\$5,659.16		POOL FURNITURE

February 2024 Meeting

SHELL POINT CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Subtotal		\$11,377.86		
TOTAL		\$50,010.04		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

Customer #: 21714889
Invoice #: 8761556
Invoice Date: 2/1/2024
Cust PO #:



102 - #10 - 767 - 1507 - F1 P1513

Job Number	Description	Amount
340500113	Shell Point CDD Landscape Maintenance For February	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 #: 8761556
Invoice Date: 2/1/2024

FEB 05

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



February 9, 2024
 Invoice Number: 2459430020924
 Account Number: 8337 12 028 2459430
 Security Code: XXXXXXXXXX
 Service At: 1155 7TH AVE NW
 RUSKIN FL 33570-3518

Auto Pay Notice

Contact Us

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

Summary Service from 02/09/24 through 03/08/24 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 02/26/24	
Total Due by Auto Pay	\$182.96

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

IMPORTANT BILLING UPDATE

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Spectrum Business WiFi will increase by \$2.01 per month
- Payment Processing Charge of \$5.00 per month will be added*

*As a valued Spectrum Business customer enrolled in Auto Pay, you will receive a credit of \$5.00 per month. As a result, there will be no impact from the Payment Processing Charge.

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 02102024 NNNNNNNN 01 001121 0004

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

February 9, 2024

SHELL POINT CDD

Invoice Number: 2459430020924
 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

**Contact Us**Visit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 NO RP 09 02102024 NNNNNNNN 01 001121 0004

Page 2 of 4

February 9, 2024

Invoice Number: SHELL POINT CDD
 Account Number: 2459430020924
 Security Code: 8337 12 028 2459430

Charge Details

Previous Balance		182.96
EFT Payment	01/26	-182.96
Remaining Balance		\$0.00

Payments received after 02/09/24 will appear on your next bill.

Service from 02/09/24 through 03/08/24

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	199.99
Internet Ultra	
Promotional Discount	-75.00
Business WiFi	7.99
	\$152.97

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 #
2191144
INVOICE DATE
February 12, 2024

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

User ID:	ShellPointCDD
Period Starts:	January 12, 2024
Period Ends:	February 11, 2024

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

Payments

Date	Details	Amount
1/17/2024	Check received	(\$32.95)
1/31/2024	Check received	(\$32.95)

Cell Systems

From	To	Name	Phone	MC	Min	Transfer	Amount
1/12/2024	2/11/2024	Shell Point CDD	813 947 3641	9999	28	0	\$32.95

Summary	Total Amount Due
This amount is due upon receipt	\$32.95 USD

Date	Invoice #
1/31/2024	93299

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/1/2024

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways	1,463.00

Total	\$1,463.00
Payments/Credits	\$0.00
Balance Due	\$1,463.00



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 433 _____ Customer: FCA - SHELL POINT CDD _____

Technician: Tyler _____

Date: 01/30/2024 _____ Time: 01:30 PM _____

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1			X						
3			X						
4			X						
5	X								
6	X								
7			X						
8			X						
9			X						
S2			X						
S5			X						
S6			X						
S7			X						
S8			X						

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input checked="" type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input checked="" type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Barrier Inspected	<input checked="" type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

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

NATIVE WETLAND HABITAT MAINTENANCE

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

Beneficial Vegetation Notes:

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

Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
2/23/2024	93517

Bill To
SHELL POINT CDD c/o Inframark 2005 Pan Am Circle Dr., Ste. 300 Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/24/2024

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways	1,463.00

Thank you for your business.

Total	\$1,463.00
Payments/Credits	\$0.00
Balance Due	\$1,463.00

Lake & Wetland Customer Service Report

Customer Signature: _____

[illegible]☐ Rainy

☐ Turtles

☐ Soft Rush









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#
#110071

CUSTOMER ID
C2305

PO#

DATE
2/6/2024

NET TERMS
Net 30

DUE DATE
3/7/2024

Services provided for the Month of: February 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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

INVOICE#
#110655

CUSTOMER ID
C2305

PO#

DATE
2/27/2024

NET TERMS
Net 30

DUE DATE
3/28/2024

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	1	Ea	0.15		0.15
Postage	12	Ea	0.63		7.56
Subtotal					7.71

Subtotal	\$7.71
Tax	\$0.00
Total Due	\$7.71

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.

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



Shell Point CDD c/o Inframark

Bill to
Shell Point CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice details
Invoice no.: 0335
Invoice date: 02/26/2024
Due date: 03/15/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Restrooms Clean and sanitize 5 toilets, 2 urinals, and 6 sinks. Supply all toilet paper, paper towels, hand soap and trash bags. Sweep/vacuum and/or mop floors.		1	\$270.00	\$270.00
2.		Kitchen/Activity Room Clean and sanitize countertops, wipe outside of refrigerator, remove and replace trash bag near kitchen area, clean glass windows/doors inside and out and sweep/vacuum and/or mop floor. Clean and sanitize tables and chairs.		1	\$250.00	\$250.00
3.		Patio Clean tables around pool deck. Remove and replace 3 trash bags by pool. Use blower on pool deck to remove any debris, as needed.		1	\$125.00	\$125.00
4.		Dog Park/Court/Mailbox area Remove and replace 1 dog station liner and supply dog bags. Wipe down water fountains. Remove and replace 2 trash bin liners. Empty recycling bin near mailboxes. Pick up any trash around court, dog park and/or mailboxes.		1	\$125.00	\$125.00

Total

\$770.00

Ways to pay



Note to customer
Amenity cleaning services for Shell Point CDD - Feb 2024.

Pay invoice

SHELL POINT CDD**MEETING DATE: February 13, 2024,****DMS: Bryan Radcliff** *Bryan Radcliff***AD 021324**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00

SHELL POINT CDD**MEETING DATE: February 13, 2024,****DMS: Bryan Radcliff** *Bryan Radcliff***CDLO 021324**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00

SHELL POINT CDD**MEETING DATE: February 13, 2024,****DMS: Bryan Radcliff** *Bryan Radcliff***EP 021324**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00

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 Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

February 07, 2024

Client: 001510

Matter: 000001

Invoice #: 24070

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/21/2023	KCH	REVIEW EMAILS REGARDING VIDEO OF VANDALISM; EMAIL WITH BRYAN RADCLIFF REGARDING RELEASE AND VIEWING OF VIDEO FOOTAGE WITH RESIDENTS.	0.5	\$162.50
1/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/3/2024	KCH	REVIEW BOS MEETING AGENDA AND ATTACHMENTS.	0.3	\$97.50
1/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
1/4/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.5	\$162.50
1/5/2024	KCH	PREPARE STANDARD SERVICE AGREEMENT FOR FOUNTAIN REPAIR WITH CHARLES AQUATICS.	1.5	\$487.50
1/16/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/18/2024	KCH	REVIEW MAINTENANCE MAP AND OWNERSHIP MAP REGARDING DITCHES; DISCUSS SAME WITH TONJA STEWART.	1.0	\$325.00
1/23/2024	KCH	MAKE FINAL EDITS TO CHARLES AQUATICS POOL AGREEMENT.	0.6	\$195.00
1/24/2024	KCH	REVIEW VIDEO AND PICTURES OF DAMAGE CAUSED TO PLAYGROUND WINDOWS; EMAILS WITH BRYAN RADCLIFF AND CLUBHOUSE REGARDING SAME; REVIEW OF INTERACTIONS WITH RESIDENT ASSOCIATED WITH SAME DAMAGE.	1.0	\$325.00

February 07, 2024
 Client: 001510
 Matter: 000001
 Invoice #: 24070

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
1/24/2024	MB	REVIEW MEMORANDUM REGARDING ETHICS TRAINING; ANALYZE FLORIDA STATUTE 112.314 REGARDING ETHICS REQUIREMENT; ANALYZE ETHICS COURSE OFFERINGS; REVISE MEMORANDUM REGARDING ETHICS TRAINING.	0.4	\$130.00
1/26/2024	MB	REVIEW DISTRICT SERIES 2019 BONDS; ANALYZE FILE CORRESPONDENCE; EVALUATE DISTRICT SERIES 2019 BONDS QUARTERLY REPORT FOR THE PERIOD ENDING DECEMBER 31, 2023.	0.4	\$130.00
1/29/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
1/31/2024	KCH	FINAL REVIEW OF PLAYGROUND WINDOWS DAMAGE AND ISSUE WITH REQUESTING REIMBURSEMENT FROM PERPETRATOR WHEN WINDOWS WERE NOT REPLACED.	0.6	\$195.00
Total Professional Services			8.1	\$2,577.50
Total Services			\$2,577.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,577.50
Previous Balance				\$2,582.50
Less Payments				(\$2,582.50)
PAY THIS AMOUNT				\$2,577.50

Please Include Invoice Number on all Correspondence

SHELL POINT CDD**MEETING DATE: February 13, 2024,****DMS: Bryan Radcliff** *Bryan Radcliff***VO 021324**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
Vincent Orlando	✓	Salary Accepted	\$200.00
Angela Davis	✓	Salary Accepted	\$200.00
Elaine Pennington	✓	Salary Accepted	\$200.00
Vacant		Salary Accepted	\$200.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SHELL POINT CDD	0909989190	02/02/2024	02/23/2024

Page 63

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	12/29/2023	6282	01/31/2024	6308	2600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$7.85
Water Base Charge	\$35.69
Water Usage Charge	\$2.50
Sewer Base Charge	\$94.17
Sewer Usage Charge	\$15.83

Summary of Account Charges

Previous Balance	\$11.83
Net Payments - Thank You	\$-11.83
Total Account Charges	\$161.67

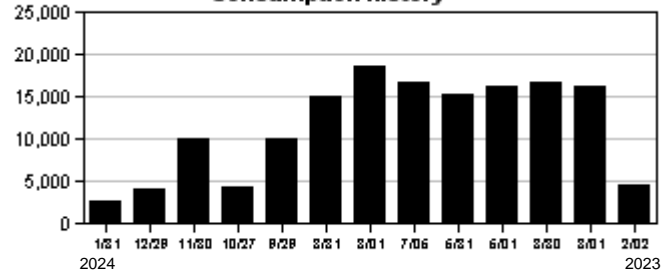
AMOUNT DUE	\$161.67
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Important Message

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

494 8

DUE DATE	02/23/2024
AMOUNT DUE	\$161.67
AMOUNT PAID	

0009099891906 00000161679



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

Statement Date: February 06, 2024

Amount Due: \$8,527.02

Due Date: February 20, 2024

Account #: 321000026112

DO NOT PAY. Your account will be drafted on February 20, 2024

Account Summary

Previous Amount Due	\$8,339.07
Payment(s) Received Since Last Statement	-\$8,339.07
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$8,527.02

Amount Due by February 20, 2024 **\$8,527.02**

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

**7,837
KWH**



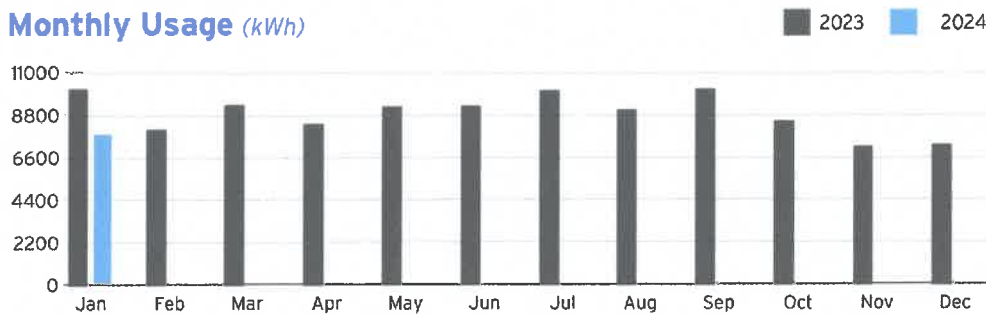
Scan here to interact
with your bill online.



**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.



Received

FEB 12



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.

Account #: 321000026112

Due Date: February 20, 2024

Amount Due: \$8,527.02

Payment Amount: \$ _____

700500002835

Your account will be
drafted on February 20, 2024

00000014 FTECOS02072404494810 00000 01 00000000 14 006

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	01/24/2024	0		0		0 kWh	1	34 Days	\$26.15

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	01/24/2024	7,596		7,596		0 kWh	1	34 Days	\$26.15

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	01/24/2024	84,207		84,207		0 kWh	1	34 Days	\$26.15

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	01/24/2024	0		0		0 kWh	1	34 Days	\$26.15

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	01/24/2024	0		0		0 kWh	1	34 Days	\$28.36

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	01/24/2024	0		0		0 kWh	1	34 Days	\$28.36


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

Sub-Account Number: 221007911623

Amount: \$352.59

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	01/24/2024	74,842		67,005		7,837 kWh	1	34 Days	\$810.25
1000799181	01/24/2024	19.26		0		19.26 kW	1	34 Days	 8.8%

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

Sub-Account Number: 221007940820

Amount: \$7,202.86

Total Current Month's Charges \$8,527.02





Sub-Account #: 221007983952
Statement Date: 02/01/2024

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

Meter Read


Meter Location: LAKE FOUNTAIN

Service Period: 12/22/2023 - 01/24/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492468	01/24/2024	0	0		0 kWh	1	34 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$26.15

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.15

Billing information continues on next page →



Sub-Account #: 221007983960
Statement Date: 02/01/2024

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

Meter Read

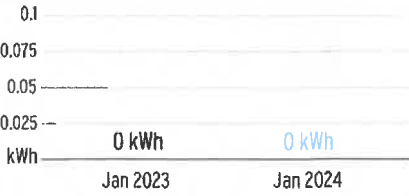
Meter Location: LAKE FOUNTAIN
Service Period: 12/22/2023 - 01/24/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492492	01/24/2024	7,596		7,596		0 kWh	1	34 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$26.15

Avg kWh Used Per Day



Current Month's Electric Charges \$26.15

Billing information continues on next page →

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Sub-Account #: 221007983978
Statement Date: 02/01/2024

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

Meter Read

Meter Location: LAKE FOUNTAIN

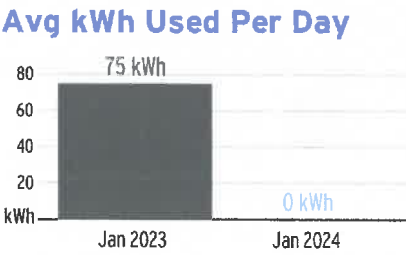
Service Period: 12/22/2023 - 01/24/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492466	01/24/2024	84,207	84,207		0 kWh	1	34 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$26.15



Current Month's Electric Charges \$26.15

Billing information continues on next page →

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Sub-Account #: 221007983986
Statement Date: 02/01/2024

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

Meter Read

Meter Location: LAKE FOUNTAIN
Service Period: 12/22/2023 - 01/24/2024 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492491	01/24/2024	0		0		0 kWh	1	34 Days

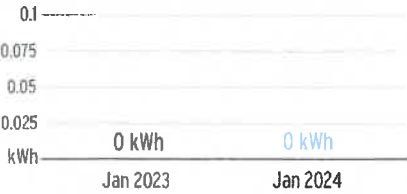
Charge Details

	Electric Charges		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$26.15

Current Month's Electric Charges \$26.15

Billing information continues on next page →

Avg kWh Used Per Day



00000014-00000077-Page 7 of 12





Sub-Account #: 211021533685
Statement Date: 02/01/2024

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

Meter Read

Meter Location: SOUTH ENTRANCE

Service Period: 12/22/2023 - 01/24/2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000621304	01/24/2024	0		0		0 kWh	1	34 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
Florida Gross Receipt Tax		\$0.65
Electric Service Cost		\$26.15
State Tax		\$2.21
Total Electric Cost, Local Fees and Taxes		\$28.36

Avg kWh Used Per Day



Current Month's Electric Charges

\$28.36

Billing information continues on next page →



Sub-Account #: 211021583862
Statement Date: 02/01/2024

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

Meter Read

Meter Location: NORTH ENTRANCE

Service Period: 12/22/2023 - 01/24/2024

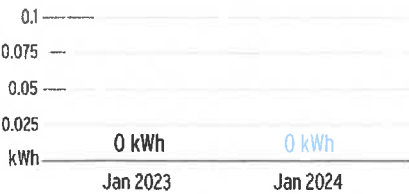
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000648230	01/24/2024	0		0		0 kWh	1	34 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	34 days @ \$0.75000	\$25.50
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$26.15
	State Tax		\$2.21
	Total Electric Cost, Local Fees and Taxes		\$28.36

Avg kWh Used Per Day



Current Month's Electric Charges	\$28.36
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Billing information continues on next page →

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Sub-Account #: 221007911623
Statement Date: 02/01/2024

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

Service Period: 11/29/2023 - 12/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	133 kWh @ \$0.03406/kWh	\$4.53
Fixture & Maintenance Charge	7 Fixtures	\$116.27
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	133 kWh @ \$0.03806/kWh	\$5.06
Storm Protection Charge	133 kWh @ \$0.03877/kWh	\$5.16
Clean Energy Transition Mechanism	133 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	133 kWh @ \$0.00074/kWh	\$0.10
Florida Gross Receipt Tax		\$0.38
Franchise Fee		\$21.60
Municipal Public Service Tax		\$1.20

Lighting Charges

\$352.59

Current Month's Electric Charges

\$352.59

Billing information continues on next page →



Sub-Account #: 221007934435

Statement Date: 02/01/2024

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

Meter Read

Meter Location: CLUBHOUSE

Service Period: 12/22/2023 - 01/24/2024

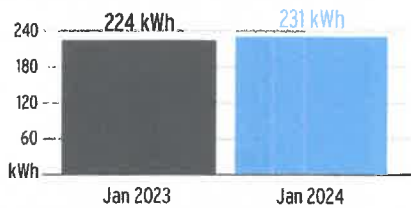
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799181	01/24/2024	74,842		67,005		7,837 kWh	1	34 Days
1000799181	01/24/2024	19.26		0		19.26 kW	1	34 Days

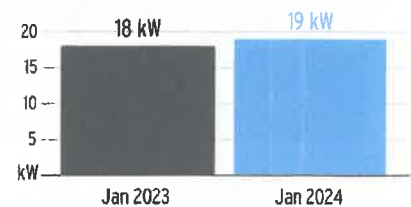
Charge Details

	Electric Charges		
Daily Basic Service Charge	34 days @ \$1.08000		\$36.72
Billing Demand Charge	19 kW @ \$14.20000/kW		\$269.80
Energy Charge	7,837 kWh @ \$0.00736/kWh		\$57.68
Fuel Charge	7,837 kWh @ \$0.03843/kWh		\$301.18
Capacity Charge	19 kW @ \$0.20000/kW		\$3.80
Storm Protection Charge	19 kW @ \$0.72000/kW		\$13.68
Energy Conservation Charge	19 kW @ \$0.73000/kW		\$13.87
Environmental Cost Recovery	7,837 kWh @ \$0.00081/kWh		\$6.35
Clean Energy Transition Mechanism	19 kW @ \$1.12000/kW		\$21.28
Storm Surcharge	7,837 kWh @ \$0.00052/kWh		\$4.08
Florida Gross Receipt Tax			\$18.68
Electric Service Cost			\$747.12
State Tax			\$63.13
Total Electric Cost, Local Fees and Taxes			\$810.25

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Current Month's Electric Charges

\$810.25

Billing information continues on next page →





Sub-Account #: 221007940820
Statement Date: 02/01/2024

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

Service Period: 11/29/2023 - 12/28/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	2717 kWh @ \$0.03406/kWh	\$92.54
Fixture & Maintenance Charge	143 Fixtures	\$2375.23
Lighting Pole / Wire	143 Poles	\$4049.76
Lighting Fuel Charge	2717 kWh @ \$0.03806/kWh	\$103.41
Storm Protection Charge	2717 kWh @ \$0.03877/kWh	\$105.34
Clean Energy Transition Mechanism	2717 kWh @ \$0.00036/kWh	\$0.98
Storm Surcharge	2717 kWh @ \$0.00074/kWh	\$2.01
Florida Gross Receipt Tax		\$7.80
Franchise Fee		\$441.28
Municipal Public Service Tax		\$24.51

Lighting Charges **\$7,202.86**

Current Month's Electric Charges **\$7,202.86**

Total Current Month's Charges **\$8,527.02**

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.

CHECK REQUEST FORM
Shell Point

Date: 2/2/2024

Invoice#: 02022024-01

Vendor#: V00047

Vendor Name: Shell Point

Pay From: Truist Acct# 6049

Description: Series 2019 - FY 24 Tax Dist ID Int 02/02/2024

Code to: 201.103200.1000

Amount: \$1,014.32

Requested By: Teresa Farlow 2/2/2024

SHELL POINT CDD

DISTRICT CHECK REQUEST

Today's Date 2/2/2024
Check Amount \$1,014.32
Payable To Shell Point CDD
Check Description Series 2019 - FY 24 Tax Dist. ID Int 2/2/24
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 2024, TAX YEAR 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	537,548.40	36.083%	0.360800
Net DS	952,202.14	63.917%	0.639200
Net Total	1,489,750.54	100.0000%	1.000000

97%

Date Received	Amount Received	36.08%	36.08%	63.92%	63.92%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/8/2023	4,913.03	1,772.77	1,772.77	3,140.26	3,140.26	0.00	644	1726
11/17/2023	13,148.81	4,744.50	4,744.50	8,404.31	8,404.31	0.00	646	1726
11/22/2023	26,767.19	9,658.44	9,658.44	17,108.75	17,108.75	(0.00)	647	1741
12/5/2023	54,473.56	19,655.76	19,655.76	34,817.80	34,817.80	(0.00)	649	1739
12/7/2023	1,324,649.67	477,974.86	477,974.86	846,674.81	846,674.81	0.00	651	1741
12/15/2023	14,560.44	5,253.86	5,253.86	9,306.58	9,306.58	0.00	652	1741
1/5/2024	5,829.88	2,103.60	2,103.60	3,726.28	3,726.28	0.00	655	1753
2/2/2024	1,586.93	572.61	572.61	1,014.32	1,014.32	0.00	Int 2/2/24	
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,445,929.51	521,736.41	521,736.40	924,193.10	924,193.10	0.01		
Net Total on Roll	1,489,750.54		537,548.40		952,202.14			
Collection Surplus / (Deficit)	(43,821.03)		(15,812.00)		(28,009.04)			



Distribution of Interest Earned on Investments for the Quarter Ending December 31, 2023 **02/02/2024**

Distribution Category	Act System Num	Funding Agency	Distributed Amt
Bank Interest	DD0126	HIDDEN CREEK CDD	1,865.43
Bank Interest	DD0128	BULLFROG CREEK CDD	733.53
Bank Interest	DD0129	DG FARMS CDD	1,652.60
Bank Interest	DD0130	ENCORE CDD	316.26
Bank Interest	DD0131	LA COLLINA CDD	586.34
Bank Interest	DD0132	BALLENTRAE HILLSBOROUGH CDD	865.37
Bank Interest	DD0133	WYNNMERE WEST CDD	750.85
Bank Interest	DD0134	RESERVE AT PRADERA CDD	1,027.24
Bank Interest	DD0135	CARLTON LAKES CDD	2,153.97
Bank Interest	DD0136	SUMMITAT FERN HILL CDD	806.70
Bank Interest	DD0137	OAKS AT SHADY CREEK CDD	761.56
Bank Interest	DD0138	RIVERBEND WEST CDD	801.36
Bank Interest	DD0139	WYNNMERE EAST CDD	617.55
Bank Interest	DD0140	SOUTH FORK III	3,443.22
Bank Interest	DD0141	K-BAR II CDD	2,810.76
Bank Interest	DD0142	WATERSET CENTRAL CDD	2,784.49
Bank Interest	DD0143	TOUCHSTONE CDD	2,516.01
Bank Interest	DD0144	VENTANA CDD	2,487.05
Bank Interest	DD0145	TIMBER CREEK CDD	880.89
Bank Interest	DD0146	SHERWOOD MANONR CDD	768.80
Bank Interest	DD0147	BOYETTE PARK CDD	539.11
Bank Interest	DD0148	SOUTHSHORE BAY CDD	166.97
Bank Interest	DD0149	CYPRESS MILL CDD	2,602.57
Bank Interest	DD0150	SPENCER CREEK CDD	961.82
Bank Interest	DD0151	SHELL POINT CDD	1,586.93
Bank Interest	DD0152	CREEK PRESERVE CDD	1,682.44

CHECK REQUEST FORM
Shell Point

Date: 2/9/2024

Invoice#: 02072024-01

Vendor#: V00047

Vendor Name: Shell Point

Pay From: Truist Acct# 6049

Description: Series 2019 - FY 24 Tax Dist ID Int 662

Code to: 201.103200.1000

Amount: \$4,577.34

Requested By: 2/9/2024
Teresa Farlow

SHELL POINT CDD
DISTRICT CHECK REQUEST

Today's Date 2/7/2024
Check Amount \$4,577.34
Payable To Shell Point CDD
Check Description Series 2019 - FY 24 Tax Dist. ID 662
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 2024, TAX YEAR 2023

	Dollar Amounts	Fiscal Year 2024 Percentages		
Net O&M	537,548.40	36.083%	0.360800	
Net DS	952,202.14	63.917%	0.639200	
Net Total	1,489,750.54	100.0000%	1.000000	98%

Date Received	Amount Received	36.08%	36.08%	63.92%	63.92%	Proof	Distribution Number & Date Transferred	Payments / CDD check #
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/8/2023	4,913.03	1,772.77	1,772.77	3,140.26	3,140.26	0.00	644	1726
11/17/2023	13,148.81	4,744.50	4,744.50	8,404.31	8,404.31	0.00	646	1726
11/22/2023	26,767.19	9,658.44	9,658.44	17,108.75	17,108.75	(0.00)	647	1741
12/5/2023	54,473.56	19,655.76	19,655.76	34,817.80	34,817.80	(0.00)	649	1739
12/7/2023	1,324,649.67	477,974.86	477,974.86	846,674.81	846,674.81	0.00	651	1741
12/15/2023	14,560.44	5,253.86	5,253.86	9,306.58	9,306.58	0.00	652	1741
1/5/2024	5,829.88	2,103.60	2,103.60	3,726.28	3,726.28	0.00	655	1753
2/2/2024	1,586.93	572.61	572.61	1,014.32	1,014.32	0.00	Int 2/2/24	
2/7/2024	7,161.40	2,584.06	2,584.06	4,577.34	4,577.34	(0.00)	662	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,453,090.91	524,320.46	524,320.46	928,770.45	928,770.45	0.00		
Net Total on Roll	1,489,750.54		537,548.40		952,202.14			
Collection Surplus / (Deficit)	(36,659.63)		(13,227.94)		(23,431.69)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 01-01-2024 to 01-31-2024 dated 02-06-2024. - Run 02/05/2024 02:16PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Installment	-	-	-	-	-	-	-	-	-	-	-
Real Estate Current	662	DD0141	K-BAR II CDD	35,314.48	0.00	0.00	0.00	-785.88	34,528.60	690.57	33,838.03
Real Estate Current	662	DD0142	WATERSET CENTRAL CDD	10,050.14	0.00	0.00	0.00	-200.99	9,849.15	196.99	9,652.16
Real Estate Installment	662	DD0142	WATERSET CENTRAL CDD	734.39	0.00	0.00	0.00	-22.03	712.36	14.24	698.12
Real Estate Current, Real Estate Installment	662	DD0142	WATERSET CENTRAL CDD	10,784.53	0.00	0.00	0.00	-223.02	10,561.51	211.23	10,350.28
Real Estate Current	662	DD0143	TOUCHSTONE CDD	3,032.10	0.00	0.00	0.00	-75.80	2,956.30	59.13	2,897.17
Real Estate Current	662	DD0144	VENTANA CDD	3,075.27	0.00	0.00	0.00	-61.51	3,013.76	60.27	2,953.49
Real Estate Current	662	DD0145	TIMBER CREEK CDD	4,138.14	0.00	0.00	0.00	-82.76	4,055.38	81.10	3,974.28
Real Estate Current	662	DD0147	BOYETTE PARK CDD	3,489.70	0.00	0.00	0.00	-80.60	3,409.10	68.18	3,340.92
Real Estate Installment	662	DD0147	BOYETTE PARK CDD	401.61	0.00	0.00	0.00	-12.05	389.56	7.80	381.76
Real Estate Current, Real Estate Installment	662	DD0147	BOYETTE PARK CDD	3,891.31	0.00	0.00	0.00	-92.65	3,798.66	75.98	3,722.68
Real Estate Current	662	DD0148	SOUTHSHORE BAY CDD	4,558.73	0.00	0.00	0.00	-95.33	4,463.40	89.27	4,374.13
Real Estate Current	662	DD0149	CYPRESS MILL CDD	6,059.60	0.00	0.00	0.00	-98.70	5,960.90	119.22	5,841.68
Real Estate Current	662	DD0150	SPENCER CREEK	6,113.63	0.00	0.00	0.00	-122.27	5,991.36	119.83	5,871.53
Real Estate Current	662	DD0151	SHELL POINT CDD	7,487.24	0.00	0.00	0.00	-179.69	7,307.55	146.15	7,161.40
Real Estate Current	662	DD0152	CREEK PRESERVE CDD	13,626.13	0.00	0.00	0.00	-220.19	13,405.94	268.12	13,137.82
Real Estate Current	662	DD0153	BELMONT II CDD	17,391.80	0.00	0.00	0.00	-395.33	16,996.47	339.93	16,656.54
Real Estate Current	662	DD0154	FISHHAWK RANCH CDD	83,005.13	0.00	0.00	0.00	-1,746.68	81,258.45	1,625.16	79,633.29
Real Estate Installment	662	DD0154	FISHHAWK RANCH CDD	260.73	0.00	0.00	0.00	-7.83	252.90	5.06	247.84
Real Estate Current, Real Estate Installment	662	DD0154	FISHHAWK RANCH CDD	83,265.86	0.00	0.00	0.00	-1,754.51	81,511.35	1,630.22	79,881.13
Real Estate Current	662	DD0155	LYNWOOD CDD	2,793.11	0.00	0.00	0.00	-55.86	2,737.25	54.74	2,682.51

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

Customer #: 21714889
Invoice #: 8793725
Invoice Date: 2/14/2024
Sales Order: 8324008
Cust PO #:

Project Name: Shell Cove Irrigation Inspection Proposal 1-24-24

Project Description: Repairs Needed

Job Number	Description	Amount
340500113	Shell Point CDD Replace faulty decoder for zone 37 - controller A - Valve De	275.70
Total Invoice Amount		275.70
Taxable Amount		
Tax Amount		
Balance Due		275.70

Terms: Net 15 Days

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

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21714889
Invoice #: 8793725
Invoice Date: 2/14/2024

Amount Due: \$ 275.70

Thank you for allowing us to serve you

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

Shell Point CDD
2005 Pan Am Cir
Tampa FL 33607

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

Charles Aquatics, Inc.
6869 Phillips Parkway Drive South
Jacksonville, FL 32256
904-997-0044

Invoice

Date	Invoice #
2/12/2024	50156

Due Date
2/12/2024

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

Vendor #

Qty	Description	Rate	Amount
1	Replaced 5hp motor, motor starter control box and pump for fountain	5,092.00	5,092.00
Thank you so much for your business!		Balance Due	\$5,092.00



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
ShellPoint CDD

Date of Issue
02/04/2024

Invoice Number
0000128

Amount Due (USD)
\$206.00

Due Date
03/05/2024

Description	Rate	Qty	Line Total
rewiring of chain link fence to its support structure at the basketball court	\$60.00	3	\$180.00
material: wire ties	\$26.00	1	\$26.00
Subtotal			206.00
Tax			0.00
Total			206.00
Amount Paid			0.00
Amount Due (USD)			\$206.00

Remit To Address

5514 PAYSPHERE CIRCLE
CHICAGO, IL 60674

SALES ORDER: 817767
DATE: 2/21/2024
Page: 1 of 2
Sold To:

Shell Point Community Development
Inframark
Attn Accounts Payable
2005 Pan Am Circle Ste 120
Tampa, FL 33607
USA
Bryan Radcliff
Phone: 813-244-6445
bryan.radcliff@inframark.com

Ship To:

Ken Hoefle
1155 7Th Ave NW
Ruskin FL 33570
USA
Ken Hoefle
Phone: 813-544-6445

Customer #:	65434	Ship Via:	Less Than Truck Load
Customer PO:	TEXQ12048	FOB:	Origin
Order Date:	2/15/2024	Terms:	Net 30 Days
Sales Rep:	JERRY PORTER LEIGH		

*box truck delivery, tight turns in area
call 48hrs in advance to schedule delivery appt, also please call 1 hr
before delivery: Ken - 813-244-6445*

Line	PartNum	Description	Order Qty	Unit Price	Ext. Price
2	M4401S	M4401SSWH153 - Vision Sling Game Chair Finish: Smooth White Paint Sling 1: Dupione Poolside (153)	12.00 EA	\$181.55	\$2,178.60
Ship By Date:		3/29/2024			
3	MESL-048	MESL-048SWH - 48" Extruded Slat Top Finish: Smooth White Paint	2.00 EA	\$376.41	\$752.82
Ship By Date:		3/29/2024			
4	M9348B	M9348BSWH - 48" Alt Top Table Base Only Finish: Smooth White Paint	2.00 EA	\$218.89	\$437.78
Ship By Date:		3/29/2024			
5	M832	M832153 - Vision Chair Sling Set Sling 1: Dupione Poolside (153)	8.00 EA	\$53.86	\$430.88
Ship By Date:		3/29/2024			

Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

Visit our website to review the warranty information
<http://texacraft.com/warranty-information>

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

Remit To Address

5514 PAYSPHERE CIRCLE
CHICAGO, IL 60674

SALES ORDER: 817767
DATE: 2/21/2024
Page: 2 of 2
Sold To:

Shell Point Community Development
Inframark
Attn Accounts Payable
2005 Pan Am Circle Ste 120
Tampa, FL 33607
USA
Bryan Radcliff
Phone: 813-244-6445
bryan.radcliff@inframark.com

Ship To:

Ken Hoefle
1155 7Th Ave NW
Ruskin FL 33570
USA
Ken Hoefle
Phone: 813-544-6445

Customer #:	65434	Ship Via:	Less Than Truck Load
Customer PO:	TEXQ12048	FOB:	Origin
Order Date:	2/15/2024	Terms:	Net 30 Days
Sales Rep:	JERRY PORTER LEIGH		

*box truck delivery, tight turns in area
call 48hrs in advance to scheduled delivery appt, also please call 1 hr
before delivery: Ken - 813-244-6445*

6	M835	M835153	12.00 EA	\$98.84	\$1,186.08
		- Vision Chaise Set Sling			
		Sling 1: Dupione Poolside (153)			

Ship By Date: 3/29/2024
Miscellaneous Charges Breakdown

Contract Freight Charge	673.00
	673.00

Net Total \$4,986.16
Total Misc Charges \$673.00
Tax Total \$0.00
Order Total \$5,659.16
Less Deposit \$0.00
Balance Due \$5,659.16
SPECIAL INSTRUCTIONS

box truck delivery, tight turns in area call 48hrs in advance to scheduled delivery appt, also please call 1 hr before delivery: Ken - 813-244-6445

Texacraft- PO Box 868, Haleyville, AL 35565 205-486-9211

Visit our website to review the warranty information
<http://texacraft.com/warranty-information>

NOTICE: Some furniture products can expose you to chemicals known to the State of California to cause cancer and/or birth defects or other reproductive harm. Please check the on-product label for warning information.

Shell Point Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 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 February 29, 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	\$ 514,538	\$ -	\$ -	\$ -	\$ -	\$ 514,538
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	-	1,013,755	-	-	-	1,013,755
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	\$ 517,774	\$ 1,493,345	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,227,095

LIABILITIES

Accounts Payable	\$ 22,143	\$ -	\$ -	\$ -	\$ -	\$ 22,143
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	64,339	1,740	-	-	13,720,000	13,786,079

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019					TOTAL
	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,491,605	-	-	-	1,491,605
Capital Projects	-	-	41	-	-	41
Unassigned:	453,435	-	-	12,495,935	-	12,949,370
TOTAL FUND BALANCES	453,435	1,491,605	41	12,495,935	-	14,441,016
TOTAL LIABILITIES & FUND BALANCES	\$ 517,774	\$ 1,493,345	\$ 41	\$ 12,495,935	\$ 13,720,000	\$ 28,227,095

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	524,320	(13,567)	97.48%
Other Miscellaneous Revenues	-	505	505	0.00%
TOTAL REVENUES	537,887	525,200	(12,687)	97.64%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,750	2,450	41.67%
District Counsel	5,000	5,322	(322)	106.44%
District Engineer	3,000	1,440	1,560	48.00%
District Manager	36,000	15,000	21,000	41.67%
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	44	456	8.80%
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	625	875	41.67%
Dues, Licenses, Subscriptions	300	1,068	(768)	356.00%
Total Administration	79,550	48,035	31,515	60.38%
<u>Utility Services</u>				
Utility - Electric	90,000	42,254	47,746	46.95%
Total Utility Services	90,000	42,254	47,746	46.95%
<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	991	29,009	3.30%
Total Water-Sewer Comb Services	30,000	991	29,009	3.30%

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	7,596	10,404	42.20%
Field Manager	12,000	5,000	7,000	41.67%
Amenity Center Cleaning & Supplies	10,000	3,975	6,025	39.75%
Contracts-Pools	13,200	7,500	5,700	56.82%
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	33	1,767	1.83%
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	9,062	10,938	45.31%
R&M-Monument, Entrance & Wall	4,000	1,701	2,299	42.53%
Waterway Improvements & Repairs	1,000	-	1,000	0.00%
Landscape Maintenance	145,000	55,309	89,691	38.14%
Security System Monitoring & Maint.	1,500	225	1,275	15.00%
Mulch & Tree Trimming	15,000	-	15,000	0.00%
Irrigation Maintenance	2,500	544	1,956	21.76%
Capital Outlay	17,237	5,659	11,578	32.83%
Total Other Physical Environment	335,337	129,591	205,746	38.65%
TOTAL EXPENDITURES	537,887	220,871	317,016	41.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	304,329	304,329	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		149,106		
FUND BALANCE, ENDING		\$ 453,435		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 20,526	\$ 20,526	0.00%
Special Assmnts- Tax Collector	948,732	928,770	(19,962)	97.90%
TOTAL REVENUES	948,732	949,296	564	100.06%
<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	-	349,930	349,930	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,141,675		
FUND BALANCE, ENDING		\$ 1,491,605		

SHELL POINT COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2019 Capital Projects Fund (301)
(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)		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 February 29, 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. 02-24
Statement Date 2/29/2024

G/L Balance (LCY)	514,538.46	Statement Balance	522,351.27
G/L Balance	514,538.46	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	522,351.27
Subtotal	514,538.46	Outstanding Checks	7,812.81
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	514,538.46	Ending Balance	514,538.46
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
1/12/2024	Payment	1755	ZEBRA CLEANING TEAM, ICN.	1,500.00	1,500.00	0.00	
1/24/2024	Payment	1759	BRIGHT VIEW LANDSCAPE SERVICES	254.60	254.60	0.00	
1/24/2024	Payment	1760	CORLIN SERVICES LLC	360.00	360.00	0.00	
2/7/2024	Payment	1762	BRIGHT VIEW LANDSCAPE SERVICES	88.39	88.39	0.00	
2/7/2024	Payment	1763	CORLIN SERVICES LLC	530.00	530.00	0.00	
2/7/2024	Payment	1764	MHD COMMUNICATIONS	225.00	225.00	0.00	
2/14/2024	Payment	1765	BRIGHT VIEW LANDSCAPE SERVICES	11,079.71	11,079.71	0.00	
2/14/2024	Payment	1766	CHARLES AQUATICS INC	5,092.00	5,092.00	0.00	
2/14/2024	Payment	1767	CORLIN SERVICES LLC	206.00	206.00	0.00	
2/14/2024	Payment	1768	FIRST CHOICE AQUATIC WEED	1,463.00	1,463.00	0.00	
2/14/2024	Payment	1769	INFRAMARK LLC	9,846.59	9,846.59	0.00	
2/14/2024	Payment	1770	JNJ CLEANING SERVICES LLC	770.00	770.00	0.00	
2/14/2024	Payment	1771	SHELL POINT CDD	5,591.66	5,591.66	0.00	
2/14/2024	Payment	1772	STRALEY ROBIN VERICKER	2,577.50	2,577.50	0.00	
2/14/2024	Payment	1773	TIMES PUBLISHING COM	365.00	365.00	0.00	
2/14/2024	Payment	DD117	Payment of Invoice 000754	161.67	161.67	0.00	
2/14/2024	Payment	DD118	Payment of Invoice 000798	182.96	182.96	0.00	
2/15/2024	Payment	1779	ANGELA MARIE DAVIS	200.00	200.00	0.00	
2/15/2024	Payment	1780	CARLOS DE LA OSSA	200.00	200.00	0.00	
2/15/2024	Payment	1781	ELAINE PENNINGTON	200.00	200.00	0.00	
2/15/2024	Payment	1782	VINCENT ORLANDO	200.00	200.00	0.00	
Total Checks				41,094.08	41,094.08	0.00	
Deposits							
2/2/2024		JE000318	Debt Service/ Tax Revenue	G/L	1,586.93	1,586.93	0.00
2/6/2024		JE000319	Debt Service/ Tax Revenue	G/L	7,161.40	7,161.40	0.00
Total Deposits				8,748.33	8,748.33	0.00	
Outstanding Checks							
1/12/2024	Payment	1752	NICHOLAS J. DISTER	200.00	0.00	200.00	
2/14/2024	Payment	1774	ZEBRA CLEANING TEAM, ICN.	1,500.00	0.00	1,500.00	

SHELL POINT CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
2/22/2024	Payment	1783	BRIGHT VIEW LANDSCAPE SERVICES	275.70	0.00	275.70
2/22/2024	Payment	1784	DOORKING INC.	32.95	0.00	32.95
2/29/2024	Payment	1785	GATE PROS, INC.	145.00	0.00	145.00
2/29/2024	Payment	1786	TEXACRAFT	5,659.16	0.00	5,659.16
Total Outstanding Checks.....				7,812.81		7,812.81