

# North Park Isle Community Development District

## Board of Supervisors

Nicholas "Nick" Dister Chairman  
Carlos de la Ossa, Vice Chairperson  
Ryan Motko, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Vacant, Assistant Secretary

Bryan Radclift, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Gary Schwartz, Field Manager

## Public Hearings & Regular Meetings Agenda

Thursday, August 03, 2023, at 2:30 p.m.

The Public Hearings & Regular Meetings of the North Park Isle Community Development District will be held on **August 03, 2023, at 2:30 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

**Meeting ID: 870 6131 3619**

**Passcode: 315865**

**Zoom Link:** <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0V1ZjhodE4rZz09>

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2023-08; Adopting Final Fiscal Year 2024 Budget.....Tab 01
  - E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2023-09; Levying O&M Assessments.....Tab 02
  - E. Consideration of Developer Funding Agreement for FY 2024.....Tab 03
  - F. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-10; Setting Public Hearing for Amenity-Recreational Rules and Policies .....Tab 04
  - B. Consideration of Resolution 2023-11; Setting Fiscal Year 2024 Meeting Schedule .....Tab 05
  - C. Ratification of Addendum to the Landscape Contract .....Tab 06
  - D. Ratification of Pool Maintenance Contract with Blue Life Pools .....Tab 07
  - E. Ratification of Pond Maintenance Agreement with Eco-Logic Services.....Tab 08
  - F. Ratification of Pond Clean Up Agreement with Eco-Logic Services .....Tab 09
  - G. Ratification of Camera Installation and Monitoring contract with SecuriTeam .....Tab 10
  - H. Approval of Janitorial Services Agreement with JNJ Amenity Services.....Tab 11
  - I. Discussion of Dog Waste Station Services.....Tab 12
  - J. Discussion of Amenity Opening
  - K. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting June 01, 2023, .....Tab 13
  - B. Consideration of Operation and Maintenance Expenditures May 2023 .....Tab 14

**District Office**  
Inframark  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

**Meeting Location:**  
Offices Of Inframark  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

C. Consideration of Operation and Maintenance Expenditures June 2023 ..... Tab 15

D. Review of Financial Statements Month Ending June 30, 2023, ..... Tab 16

**9. STAFF REPORTS**

A. District Counsel

B. District Engineer

C. District Manager

**10. ADJOURNMENT**

## RESOLUTION 2023-08

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

North Park Isle Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$2,464,281.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$889,825.00</u>
Total Debt Service Funds	<u>\$1,574,456.00</u>
<b>Total All Funds*</b>	<b><u>\$ 2,464,281.00</u></b>

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

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

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

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

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



**Passed and Adopted on August 3, 2023.**

Attested By:

**North Park Isle  
Community Development District**

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

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

**Exhibit A: FY 2023-2024 Adopted Budget**

2024

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



August 3, 2023

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET

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August 3, 2023

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### Background Information

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

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	General Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessments Revenue Bonds
201	General Fund	Collection of Special Assessments for Debt Service on the Series 2021 Special Assessments Revenue Bonds

### Facilities of the District

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

### Maintenance of the Facilities

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

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

	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
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	470,884.00	384,623.00	86,261.00	470,884.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$470,884.00</b>	<b>\$384,623.00</b>	<b>\$86,261.00</b>	<b>\$470,884.00</b>	<b>\$0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	25,433.00	0.00	25,433.00	25,433.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$25,433.00</b>	<b>\$0.00</b>	<b>\$25,433.00</b>	<b>\$25,433.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$470,884.00</b>	<b>\$410,056.00</b>	<b>\$86,261.00</b>	<b>\$496,317.00</b>	<b>\$25,433.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	1,800.00	10,200.00	12,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$1,800.00</b>	<b>\$10,200.00</b>	<b>\$12,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	32,000.00	13,333.00	44,100.00	57,433.00	25,433.00
District Engineer	5,000.00	756.00	4,244.00	5,000.00	0.00
Disclosure Report	7,200.00	3,000.00	4,200.00	7,200.00	0.00
Trustee Fees	8,100.00	4,041.00	4,059.00	8,100.00	0.00
Accounting Services	6,750.00	2,813.00	3,937.00	6,750.00	0.00
Auditing Services	6,000.00	2,500.00	3,500.00	6,000.00	0.00
Postage, Phone, Faxes, Copies	150.00	17.00	133.00	150.00	0.00
Mailings	0.00	0.00	0.00	0.00	0.00
Legal Advertising	2,040.00	1,450.00	590.00	2,040.00	0.00
Bank Fees	175.00	175.00	0.00	175.00	0.00
Dues, Licenses, Subscriptions	0.00	0.00	0.00	0.00	0.00
Office Supplies	100.00	0.00	100.00	100.00	0.00
ADA Website Compliance	1,600.00	1,500.00	100.00	1,600.00	0.00
Website Development & Maintenance	1,800.00	500.00	1,300.00	1,800.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$70,915.00</b>	<b>\$30,085.00</b>	<b>\$66,263.00</b>	<b>\$96,348.00</b>	<b>\$25,433.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	2,466.00	7,534.00	10,000.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$10,000.00</b>	<b>\$2,466.00</b>	<b>\$7,534.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	2,686.00	2,566.00	0.00	2,686.00	0.00
General Liability	3,283.00	3,137.00	146.00	3,283.00	0.00
Property & Casualty	0.00	0.00	0.00	0.00	0.00
Deductible	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INSURANCE</b>	<b>\$5,969.00</b>	<b>\$5,703.00</b>	<b>\$146.00</b>	<b>\$5,969.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	110,000.00	11,361.00	0.00	110,000.00	0.00
Other Electric Services	0.00	0.00	0.00	0.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$110,000.00</b>	<b>\$11,361.00</b>	<b>\$0.00</b>	<b>\$110,000.00</b>	<b>\$0.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	5,000.00	1,430.00	0.00	5,000.00	0.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$5,000.00</b>	<b>\$1,430.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>WATER UTILITY SERVICES</b>					
Water Utility Services	5,000.00	0.00	0.00	5,000.00	0.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff Services	12,000.00	5,000.00	7,000.00	12,000.00	0.00
Onsite Staff	0.00	0.00	0.00	0.00	0.00
Landscaping - Contract	130,000.00	51,938.00	78,062.00	130,000.00	0.00
Landscaping - R&M	0.00	0.00	0.00	0.00	0.00
Landscaping - Mulch	0.00	0.00	0.00	0.00	0.00
Landscaping - Annuals	0.00	0.00	0.00	0.00	0.00
Landscaping - Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Landscaping Other	0.00	0.00	0.00	0.00	0.00
Waterway Management Program - Contract	43,000.00	11,815.00	31,185.00	43,000.00	0.00
Aquatic - Other	5,000.00	0.00	0.00	5,000.00	0.00
Aquatic Plant Replacement	0.00	0.00	0.00	0.00	0.00
Migration Areas & Monitoring	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	10,000.00	0.00	10,000.00	10,000.00	0.00
Amenity Maintenance & Repairs	5,000.00	0.00	0.00	5,000.00	0.00
Amenity Cameras	0.00	0.00	0.00	0.00	0.00
Amenity Furniture	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance	15,000.00	2,925.00	0.00	15,000.00	0.00
Janitorial Service	8,000.00	0.00	0.00	8,000.00	0.00
Janitorial Supplies & Other	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	1,500.00	0.00	1,500.00	1,500.00	0.00
Access Control Maintenance & Fobs	0.00	0.00	0.00	0.00	0.00
Access Control Fob Distribution	0.00	0.00	0.00	0.00	0.00
Debris Cleanup	0.00	0.00	0.00	0.00	0.00
Dog waste stations service and supplies	0.00	0.00	0.00	0.00	0.00
Entrance, Monument, Walls Maintenance & Repairs	5,000.00	0.00	5,000.00	5,000.00	0.00
Shared Park Rd with Park East CDD	0.00	0.00	0.00	0.00	0.00
Sidewalk, Pavement, Curb, Signage Repairs	0.00	0.00	0.00	0.00	0.00
Wildlife Control	0.00	0.00	0.00	0.00	0.00
Pool Maintenance - Contract	15,000.00	0.00	15,000.00	15,000.00	0.00
Pool Treatments & Other	2,500.00	0.00	2,500.00	2,500.00	0.00
Security	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$252,000.00</b>	<b>\$71,678.00</b>	<b>\$150,247.00</b>	<b>\$252,000.00</b>	<b>\$0.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$470,884.00</b>	<b>\$124,523.00</b>	<b>\$234,390.00</b>	<b>\$496,317.00</b>	<b>\$25,433.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$285,533.00</b>	<b>(\$148,129.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT



# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### Financial & Administrative

#### District Manager

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

#### District Engineer

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

#### Disclosure Reporting

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

#### Trustees Fees

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

#### Auditing Services

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

#### Postage, Phone, Fax, Copies

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

#### Public Officials Insurance

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

#### Legal Advertising

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

#### Bank Fees

The District operates a checking account for expenditures and receipts.

#### Dues, Licenses & Fees

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

#### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

#### Office Supplies

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

#### Website Administration

This is for maintenance and administration of the Districts official website.

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

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

#### **Electric Utility Services**

##### **Electric Utility Services**

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

#### **Other Physical Environment**

##### **Waterway Management System**

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

##### **Property & Casualty Insurance**

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

##### **Entry & Walls Maintenance**

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

##### **Landscape Maintenance**

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

##### **Miscellaneous Landscape**

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

##### **Plant Replacement Program**

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



# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2019

<b>REVENUES</b>	
CDD Debt Service Assessments	\$ 764,347
<b>TOTAL REVENUES</b>	<b>\$ 764,347</b>
<b>EXPENDITURES</b>	
Series 2019 May Bond Principal Payment	\$ 235,000
Series 2019 May Bond Interest Payment	\$ 266,803
Series 2019 November Bond Interest Payment	\$ 262,544
<b>TOTAL EXPENDITURES</b>	<b>\$ 764,347</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>	
Bonds Outstanding - Period Ending 11/1/2023	\$ 11,745,000
Principal Payment Applied Toward Series 2019 Bonds	\$ 235,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$ 11,510,000</b>

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2021

<b>REVENUES</b>		
CDD Debt Service Assessments (CAPI)	\$	810,109
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>810,109</b>
<b>EXPENDITURES</b>		
Series 2021 May Bond Interest Payment	\$	315,000
Series 2021 November Bond Principal Payment	\$	247,554
Series 2021 November Bond Interest Payment	\$	247,554
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>810,109</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
<b>ANALYSIS OF BONDS OUTSTANDING</b>		
Bonds Outstanding - Period Ending 11/1/2023	\$	13,920,000
Principal Payment Applied Toward Series 2021 Bonds	\$	315,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$</b>	<b>13,605,000</b>

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2019 - Assessment Area 1</b>									
Single Family 50'	1.25	395	\$1,595.75	\$900.00	<b>\$2,495.75</b>	\$1,595.75	\$900.00	<b>\$2,495.75</b>	\$0.00
Single Family 60'	1.50	96	\$1,914.90	\$1,080.00	<b>\$2,994.90</b>	\$1,914.90	\$1,080.00	<b>\$2,994.90</b>	\$0.00
<b>491</b>									
<b>SERIES 2021 - Assessment Area 2</b>									
Single Family 40'	1.00	54			<b>\$0.00</b>	\$1,276.60	\$720.00	<b>\$1,996.60</b>	\$1,996.60
Single Family 50'	1.25	424			<b>\$0.00</b>	\$1,595.75	\$900.00	<b>\$2,495.75</b>	\$2,495.75
Single Family 60'	1.50	62			<b>\$0.00</b>	\$1,914.90	\$1,080.00	<b>\$2,994.90</b>	\$2,994.90
<b>540</b>									

7200.00

**Notations:**

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

**RESOLUTION 2023-09**

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

**WHEREAS**, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2023-2024 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2023-2024 Budget;

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

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

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

**WHEREAS**, **North Park Isle Development, LLC**, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$ \$889,825.00 of the FY 2023-2024 Budget as shown in the revenues line item of the FY 2023-2024 Budget pursuant to a budget funding agreement.

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

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

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

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on

certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  - 1. 50% due no later than December 1, 2023
  - 2. 25% due no later than February 1, 2024
  - 3. 25% due no later than May 1, 2024
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2023-2024 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  - 1. 50% due no later than December 1, 2023
  - 2. 25% due no later than February 1, 2024
  - 3. 25% due no later than April 1, 2024
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall

accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

**Section 8. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

**Section 9. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 10. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 3, 2023.**

Attested By:

**North Park Isle  
Community Development District**

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

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

**Exhibit A: FY 2023-2024 Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**



**FY 2023-2024 Operations and Maintenance  
Budget Funding Agreement  
(North Park Isle Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 3, 2023, between the **North Park Isle Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **North Park Isle Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$                      ***[Insert Adopted 2023-2024 Budget Amount]*** in accordance with the FY 2023-2024 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
  - a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2023-2024 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**North Park Isle Development, LLC**

By: **Eisenhower Management, Inc.**,  
a Florida corporation,  
Its Manager

**North Park Isle Community  
Development District**

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

**Exhibit A: FY 2023-2024 Budget**

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S ADOPTION OF ITS RECREATIONAL AMENITIES RULES AND POLICIES; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the North Park Isle Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida; and

**WHEREAS**, pursuant to the provisions of Chapters 120 and 190, Florida Statutes, among others, the District is authorized to adopt rules and policies regarding the operation of the District's recreational amenities; and

**WHEREAS**, the District desires to adopt the Recreational Amenities Rules and Policies attached hereto as Exhibit A; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. A public hearing will be held to adopt the Recreational Amenities Rules and Policies on September 7, 2023, at 2:00 p.m., at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 2. The District Manager is directed to publish notice of the hearing in accordance with Chapters 120 and 190, Florida Statutes.

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

**PASSED AND ADOPTED THIS 3<sup>rd</sup> DAY OF August 2023.**

**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chair/ Vice Chair  
Print Name: \_\_\_\_\_

**Exhibit A: Recreational Amenities Rules and Policies**

# **NORTH PARK ISLE**

## **Community Development District**

### **Recreational Facilities Rules & Regulations**

*Proposed August, 2023*

# Recreational Facilities Rules & Regulations

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## **Recreational Facilities Rules & Regulations**

### **General**

The North Park Isle Community Development District (the “District”) has adopted these Rules and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Rules and Regulations from time to time as needed.

Violations of the Rules and Regulations are subject to verbal warnings, written warnings, suspension, and further actions taken as outlined in the Rules and Regulations and deemed appropriate by the Board of Supervisors and its duly authorized representatives.

### **Definitions**

All capitalized terms shall have the meanings as defined herein.

1. Adult – An individual eighteen (18) years of age, or older.
2. Amenity Access Cards (also referred to as “Fobs”) – Amenity Access Cards or Fobs are issued to eligible Members who meet the requirements contained in these Rules and Regulations strictly for the use of the Member to access the Recreational Facilities in accordance with these Rules and Regulations.
3. Annual Pass: Annual Passholders – An Annual Pass may be purchased by a non-resident of the District at a cost of \$950.00 each per household. Annual Passholders have the right to use the Community Facilities and will be subject to the same Rules and Regulations and Penalties as Residents within the District.
4. Board of Supervisors – The Board of Supervisors of the North Park Isle Community Development District.
5. Common Areas – All real property (including the improvements thereto) now or hereafter owned by the District for the common use.
6. Community Facilities – All areas included in the Recreational Facilities and Common Areas.
7. District Management: District Manager – Those agents and representatives of the management firm hired by the District.

8. Guest(s) – Any person who is accompanying a Member to the Community Facilities. A Member shall be responsible for all Guests within the Community Facilities. All Members shall remain with their Guests at all times. The District Manager may make accommodations as necessary for unaccompanied Guests. Approvals for unaccompanied Guests must be received in advance and are at the discretion of the District Manager.
9. Member – A Resident, Annual Passholder or Tenant.
10. Pool Cabana – Covered area near the pool.
11. Properties – Shall mean and refer to that certain real property located within the District boundaries, and such additions thereto as may hereafter be brought within the boundaries of the District.
12. Recreational Facilities – Includes the swimming pool facilities, picnic area, basketball court, pickle ball court, playground, restrooms, and dog park.
13. Staff – Those individuals employed by the District such as the field services manager and maintenance personnel.
14. Resident – A homeowner living within the District’s boundaries.
15. Rules and Regulations – Any written rules or regulations adopted, implemented or published by the District or its Board of Supervisors, at any time and from time to time amended, with respect to the conduct and security of the Members and their Guests, invitees, agents and contractors within the Properties.
16. Tenant – A lessee of a dwelling within the District who has had privileges for use transferred pursuant to these Rules and Regulations.

### **Conduct Code**

Improper conduct, obscenities, verbal or physical threats by Members and/or Guests will not be tolerated anywhere in the Community Facilities. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior. Members are responsible for their family, guests, and invitees.

All Members are expected to conduct themselves properly with due consideration for each other and for fellow members, guests and staff. The District Manager has the authority to discipline within the Rules and Regulations any person for conduct which, in their opinion, tends to endanger the welfare, interest or character of the District, as well as for violations of the specific Rules and Regulations of the District.



As stated in the Rules and Regulations, the District and/or Staff have the right to ask any person(s) to cease their conduct and/or leave the premises as a result of conduct that serves to harass or annoy other persons using or working in the Community Facilities.

At the discretion of the Staff and District Management dealing with the situation, the assistance of the local law enforcement agency may be sought to maintain order. A copy of the official law enforcement report of the incident shall be obtained and delivered to District Management within five (5) business days.

Any person who verbally threatens the physical well-being of another person or who engages in behavior that may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others and cause them to fear for their physical well-being may be reported to the local law enforcement agency.

Anyone who observes a violation of these Rules and Regulations shall bring the matter to the attention of any Staff member on duty or to District Management. Members are discouraged from trying to enforce the Rules and Regulations on their own.

Staff and fellow Members and Guests are to be treated in a courteous and considerate manner. No member of the Staff shall be reprimanded or harassed in any way by a Member. All complaints regarding services rendered by any Staff member must be made to the Recreation Manager or District Management.

Members shall not engage or direct Staff on any private business, nor shall any Staff member be used for the individual benefit of the Member, nor shall any Member direct, supervise, or in any manner attempt to assert control over any such Staff members.

### **Lease Procedures and Transfer of Privileges**

All Tenants living within the District's boundaries must be listed on the Lease Agreement. Leases must contain a clause indicating that the Tenant has received a copy of all District Rules and Regulations and agrees to be bound by them. A Tenant may not transfer privileges to another person. Upon transferring his or her privileges to a Tenant, the homeowner no longer has any privileges to use the Community Facilities until such time that the District Manager is notified of termination of transfer and the Amenity Access Cards or Fobs for the Tenant are returned. In the event a home is sold, the homeowner's Amenity Access Card or Fob is to be turned in to the District Manager. The card will be deactivated and reissued to the new homeowner.

## Use of Community Facilities

1. Community Facilities are for the use of Members and Guests. Staff may ask to inspect proper identification and those persons not showing it may be required to leave. **All Community Facilities are used at the risk and responsibility of the user and the user shall hold the District harmless from damage or claims by virtue of such use.**
  
2. Each household or Annual Passholder is allowed up to five (5) Guests at one time unless prior approval for additional Guests is given by District Management. Guests must be accompanied by a member of the household who is 18 years old or older. Members 12-14 years of age may not have Guests unless they are accompanied by an Adult.
  
8. Members and Guests may use the Recreational Facilities as follows:
  - a. Each household/Annual Passholder will be issued one (1) Amenity Access Card or Fob. This card is for use by the cardholder only.
  - b. The Amenity Access Card or Fob is used to access the swimming pool and bathrooms. Age restrictions apply.
  - c. When you use the Amenity Access Card or Fob, your name and time of entry are registered.
  - d. Your Amenity Access Card or Fob is your responsibility. If you misplace your Amenity Access Card or Fob, please contact the District Manager immediately so that it can be deactivated.
  - e. Replacement Amenity Access Cards or Fobs will be issued at a charge of \$25 per Amenity Access Card or Fob.
  - f. Hours for the Community Facilities are from dawn to dusk. Hillsborough County curfew laws supersede this policy and applicable individuals must adhere to these laws first and foremost.
  - g. When applying for a replacement Amenity Access Card or Fob, State issued identification must be presented (i.e. a driver's license, birth certificate, or passport), along with a copy of a utility statement and or a vehicle registration showing the individual's address of residence. Each cardholder is required to sign an Amenity Access Card Agreement. Tenants must also provide a copy of their lease.
  - h. Skateboarding, scooters, or use of similar equipment will not be permitted anywhere on the Community Facilities. This includes the pool area, basketball court and pickle ball court.
  - i. Shirts and shoes are to be worn in the Recreational Facilities, except for the swimming pool area.

- j. Proper disposal of personal trash is required.
  - k. Profanity and bullying will not be tolerated.
  - l. No vandalizing of Community Facilities.
  - m. Anyone under the age of sixteen (16) must be accompanied by an Adult while at the swimming pool facilities. Anyone under the age of twelve (12) must be accompanied by an Adult while at all other Recreational Facilities.
  - n. Diving or flips from the deck into the swimming pool will not be allowed.
  - o. No fighting.
  - p. Except as permitted under Florida law, no firearms or weapons (as defined in Chapter 790, Florida Statutes) are permitted on the Properties.
  - q. Members or Guests may not bring or consume alcoholic beverages within the Community Facilities. No one under the age of twenty-one (21) is allowed to bring or consume alcoholic beverages within the Community Facilities.
  - r. Illegal drugs and paraphernalia are prohibited.
  - s. Pets (except for service animals as defined by Florida Law) are prohibited within the swimming pool area, and playground. With the exception of the Dog Park, all pets must be on a leash when on any Community Areas.
  - t. Community Facilities shall be used only for the purpose for which they are designed.
  - u. Climbing gates, fences, or gaining access to the Community Facilities through non-traditional or unorthodox means is not allowed.
4. Community property may not be altered or removed from any Community Facility without written consent from the Board of Supervisors or District Manager.
  5. Nothing is to be stored or accumulated on Common Areas. No accumulation of rubbish, debris or unsightly materials will be permitted on Common Areas.
  6. No person shall commit any nuisance, vandalism, boisterous or improper behavior on or within the Community Facilities that interferes with or limits the enjoyment of the Community Facilities by Members. Anyone damaging community property or Community Facilities must reimburse the District for all costs associated with its repair or replacement. Members are responsible for damages caused by their family, guests and invitees.

7. In accordance with the Florida Clean Air Act, smoking is prohibited within the Community Facilities, unless it is within the designated areas established for smoking.
8. The District has the right to close any Community Facility. Any Community Facility closed by the District shall not be used in any manner until it is reopened.
9. All instructors are independent contractors that must be approved, certified and insured and must have a contractual agreement with the District.
10. Except at community-sponsored events as approved by the District Management, bounce houses, waterslides and other similar temporary play structures/equipment are strictly prohibited.

### **Community Facility Reservation Policies**

Private reservations of recreational facilities are prohibited, except as provided in the attached Amenity Center Meeting Room Usage Agreement (Exhibit "A").

### **Community Ponds**

1. Swimming is not permitted in any of the stormwater ponds within the District.
2. The operation of motorized watercraft upon the stormwater ponds within the District is prohibited. This shall not apply to operation of motorized watercraft by an agent of the District while acting within the scope of his/her duties.
3. Fishing in stormwater ponds is prohibited.

### **Dog Park Rules (the "Dog Park")**

1. Dogs must be on leashes at all times, except within the Dog Park area.
2. Dogs inside the Dog Park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
3. Dog handler must have the leash with them at all times.
4. Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
5. Dogs must be vaccinated and wear a visible rabies and license tag at all times.
6. Limit three dogs per adult dog handler.

7. Puppies under four months of age should not enter the Dog Park.
8. Children under the age of twelve (12) are not permitted within the Dog Park area.
9. Dog handlers are responsible for the behavior of their animals.
10. Aggressive dogs are not allowed in the Dog Park. Any dog showing signs of aggression should be removed from the Dog Park immediately.
11. Female dogs in heat are not permitted in the Dog Park.
12. Human or dog food inside the Dog Park is prohibited.
13. Dog handlers must clean up any dog droppings made by their pets.
15. Dog handlers must fill in any holes made by their pets.
16. Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
17. The Dog Park is designated a “No Smoking” area.

### **Playground Rules (the “Park”)**

1. Park hours are from dawn to dusk.
2. The play structures are designed for children under the age of twelve (12).
3. Children under the age of twelve (12) must be supervised by an Adult at all times.
4. No glass containers are allowed in area.
5. Alcoholic beverages are not allowed in the Park.
6. Use of profanity and/or disruptive behavior will not be tolerated.
7. Report violators, damaged equipment and unsafe conditions to the District Manager.
8. Call 911 in the event of an emergency and inform the District Manager.

### **Swimming Pool Facility (the “Pool Facilities”)**

1. The Pool Facilities are open from dawn until dusk.
2. CDD Assumes no liability for injuries, damage or loss.
3. Lifeguards will not be present at the Pool Facilities. All persons using the Pool Facilities do so at their own risk.
4. Children under the age of sixteen (16) must be accompanied by an Adult at all times while using the Pool Facilities.
5. All persons using the Pool Facilities shall obey the capacity requirements posted, which are defined by Hillsborough County and the State of Florida.
6. Proper swimming attire (bathing suits only) must be worn while using the Pool Facilities.
7. No smoking is allowed in the Pool Facilities.
8. No diving is allowed.
9. Incontinent persons, including children who are not toilet-trained, must wear swim diapers or other protective pants designed for use in a swimming environment when using the pool.
10. No floatation devices are permitted in the pool, except for swim aids and water aerobic equipment.
11. No running or rough housing is allowed in the Pool Facilities. No bikes, roller skates/blades or scooters in pool area.
12. No animals with the exception of qualified service animals are allowed within the Pool Facilities.
13. Alcohol is prohibited at the Pool Facilities.
14. No glass containers of any kind are allowed in the Pool Facilities.
15. Radios and/or “boom boxes” may not be played at the pool. All portable electronic devices are allowed if headphones are used.
16. Food and beverages are prohibited in the pool and on the pool wet deck area per the Florida Statutes.
17. No profanity and/or disruptive behavior, loud noise, running, jumping, diving, flips or boisterous activity is permitted in the Pool Facilities.

18. Pool furniture shall not be removed from the pool deck area or placed into the swimming pool.
19. Call 911 in the event of an emergency.
20. The Pool Facilities will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by Staff.

### **Violation of Rules and Regulations**

All persons using or entering the Community Facilities are responsible for compliance with, and shall comply with, the Rules and Regulations established for the safe operations of the Community Facilities.

1. *Suspension of Rights.* The District, through its Board of Supervisors and District Manager, shall have the right to restrict, suspend, or terminate the privileges of any person to use the Community Facilities for any of the following behaviors:
  - a. Submitting false information on any application for use of the Community Facilities;
  - b. Permitting the unauthorized use of an Amenity Access Card;
  - c. Exhibiting unsatisfactory behavior or appearance;
  - d. Failing to pay amounts owed to the District in a proper and timely manner;
  - e. Failing to abide by any District Rule or Regulation contained herein;
  - f. Treating the District's supervisors, Staff, contractors, or other representatives, or other Member or Guests, in an unreasonable or abusive manner;

- g. Damaging or destroying District property; or
  - h. Engaging in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, Staff, contractors, or other representatives, or other Members or Guests.
2. *Authority of Staff.* Staff has the ability to remove any person from one or all Community Facilities if any of the above-referenced behaviors are exhibited or actions committed. Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period not to exceed seven days.
  3. *Authority of District Manager.* The District Manager may at any time restrict, suspend or terminate for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Community Facilities for a period greater than seven days. Any such person will have the right to appeal the imposition of the restriction, suspension or termination before the Board of Supervisors. For consideration, all written appeals should be delivered to the District Manager.
  4. *Legal Action; Criminal Prosecution.* If any person is found to have committed any of the infractions noted in Section 1 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**AMENITY CENTER MEETING ROOM USAGE AGREEMENT  
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the amenity center meeting room and related facilities (hereinafter, the “Facilities”), located within the North Park Isle community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the amenity center meeting room as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a rental fee of \$50.00 for rentals up to four (4) hours or \$100.00 for rentals up to six (6) hours, plus a refundable security deposit in the amount of \$200.00 for the Applicant. All monies must be in the form of U.S. Bank Check. Please make two separate checks (one each for the rental fee and security deposit) payable to:

NORTH PARK ISLE CDD

3. The undersigned, \_\_\_\_\_, (the Applicant), has applied to the District to use the amenity center meeting room as follows:

Applicant Address: \_\_\_\_\_

Purpose: \_\_\_\_\_

Date of Event: \_\_\_\_\_ Phone: \_\_\_\_\_

Time of Event (ALL Events shall end by Dusk): \_\_\_\_\_

Maximum Number of Attendees (NOT TO EXCEED 30): \_\_\_\_\_

4. The District has consented to the above use by the Applicant, its agents, employees and invitees.
5. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.

6. As further consideration for the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.
  
7. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.
  
8. The security deposit, less the cost of repair of any damage or costs to clean up any mess or litter left following the Event, shall be returned to the Applicant within one (1) week of the Event.

**APPLICANT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Date

**\* Non-Sufficient Funds (NSF) Policy:**

**In the event that a check is sent back to the North Park Isle Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.**

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**CHECK PAYMENT FORM**

*This form must be completed by **each person** issuing a check to the North Park Isle Community Development District as payment for amenity center meeting room rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence.***

DATE: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

NAME OF ISSUER: \_\_\_\_

DOB: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HOME PHONE: ( \_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

CELL PHONE: ( \_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

DRIVER LICENSE NUMBER: \_\_\_\_\_ (Please attach a copy of Driver's license.)

PLACE OF EMPLOYMENT: \_\_\_\_\_

WORK PHONE: ( \_\_\_\_ ) \_\_\_\_\_ - \_\_\_\_\_

AMOUNT OF CHECK: \$

REASON FOR CHECK: \_\_\_\_\_

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to the North Park Isle Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

**RESOLUTION 2023-11**

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

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

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

**PASSED AND ADOPTED THIS 3<sup>RD</sup> DAY OF AUGUST 2023**

**ATTEST:**

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

\_\_\_\_\_  
**CHAIR/ VICE-CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024**

**FISCAL YEAR 2023/2024**

<b>October 05, 2023</b>	<b>2:00 p.m.</b>
<b>November 02, 2023</b>	<b>2:00 p.m.</b>
<b>December 07, 2023</b>	<b>2:00 p.m.</b>
<b>January 04, 2024</b>	<b>2:00 p.m.</b>
<b>February 01, 2024</b>	<b>2:00 p.m.</b>
<b>March 07, 2024</b>	<b>2:00 p.m.</b>
<b>April 04, 2024</b>	<b>2:00 p.m.</b>
<b>May 02, 2024</b>	<b>2:00 p.m.</b>
<b>June 06, 2024</b>	<b>2:00 p.m.</b>
<b>July 04, 2024</b>	<b>2:00 p.m.</b>
<b>August 01, 2024</b>	<b>2:00 p.m.</b>
<b>September 05, 2024</b>	<b>2:00 p.m.</b>

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



# YELLOWSTONE LANDSCAPE

## Landscape Management Agreement Amendment No. 4

**Client Name/Address:**

North Park Isles CDD  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Property Name/Address:**

North Park Isles CDD  
1907 E. Sam Allen Rd.  
Plant City, FL 33563

**Property Contact:**

Bryan Radcliff

**Tel:** 813-873-7300

**Email:** Bryan.radcliff@inframark.com

**Contractor:**

Yellowstone Landscape  
3235 North State Street  
P.O. Box 849  
Bunnell, FL 32110

**Branch Office Contact:**

Brian Mahar, Branch Manager

**Tel:** 813-223-6999

**Fax:** 813-279-3170

**Email:** bmahar@yellowstonelandscape.com

**Master Agreement:** 5-15-2022

Amendment No. 4: 8-1-2023

This amendment is effective on August 1, 2023 and will become part of the above-referenced Master Agreement once accepted by the Client. Except as specifically amended herein, all terms and conditions associated with **Master Agreement** between Yellowstone Landscape and the Client dated May 15, 2022 will remain in effect.

**Amendment:**

Yellowstone Landscape shall begin maintaining the landscape at the North Park Isles Amenity Center. The landscape shall be maintained in accordance with the contract specifications as defined in Exhibit B.

**Revised Compensation:**

The Client shall pay the Contractor an additional **\$2,483.50** per month for its services and work as defined by this Amendment No. 4.

**PRESENTED BY:**

Yellowstone Landscape Inc.



By/Date: 7-24-2023

Jon Souers, Business Development Manager

**ACCEPTED BY:**

CLIENT

 7-26-2023

By/Date:   
Printed Name/Title **BRYAN RADCLIFF - DM**

\_\_\_\_ Owner \_\_\_\_ Agent



# YELLOWSTONE LANDSCAPE

## North Park Isles CDD Landscape Maintenance Annual Schedule Exhibit "B"

Landscape Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Turf Cut<sup>1</sup> (Mow, Line Trim, Blow)</b>													
St. Augustine	2	2	4	4	4	4	5	4	4	4	3	2	42
Bahia	2	2	2	3	4	4	5	4	4	2	2	2	36
<b>Edging</b>	1	1	2	2	2	2	2	2	2	2	1	1	20
<b>Shrub Pruning</b>	1	1	1	1	1	1	1	1	1	1	1	1	12
<b>Ornamental Grass Pruning</b>			1							1			2
<b>Structural Tree Pruning</b>	As needed to Maintain 10' height												
<b>Crape Myrtle/Hibiscus/Oleander Pruning</b>	Performed in Spring after last freeze												
<b>Irrigation Inspections</b>	1	1	1	1	1	1	1	1	1	1	1	1	12

<sup>1</sup> Frequency is contingent on moisture, weather and seasonal conditions, and may vary in late fall through winter.

Fertilizer/Pesticide	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Turf Fertilization</b>													
St. Augustine	1	1	1	1	1	1	1	1	1	1	1	1	5
<b>Turf Pesticide</b>	Integrated Pest Management (IPM) Program -- Applied as Needed												
St. Augustine	Integrated Pest Management (IPM) Program -- Applied as Needed												
<b>Turf Weed Control</b>	Integrated Pest Management (IPM) Program -- Applied as Needed												
St. Augustine (Pre-Emergent)			1			1							2
<b>Shrub &amp; Tree Fertilization<sup>2</sup></b>			1			1			1				3
<b>Shrub Pesticide</b>	Integrated Pest Management (IPM) Program -- Applied as Needed												
<b>Insect/Disease Control</b>	Integrated Pest Management (IPM) Program -- Applied as Needed												
<b>Bed Weed Control</b>	1	1	1	2	3	3	3	3	3	2	1	1	24
<b>Palm Fertilization</b>													
Standard Palms			1			1			1				3
<b>Property Inspection</b>	2	2	4	4	4	4	5	4	4	4	3	2	42

<sup>2</sup> Additional spot fertilization may be applied to flowering plants to encourage flowering.

Supplemental Services	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Mulch (Upon Approval)</b>											1		1



# BLUE LIFE

POOL SERVICE

**ENJOY A BETTER LIFE WITH OUR POOL SERVICE**



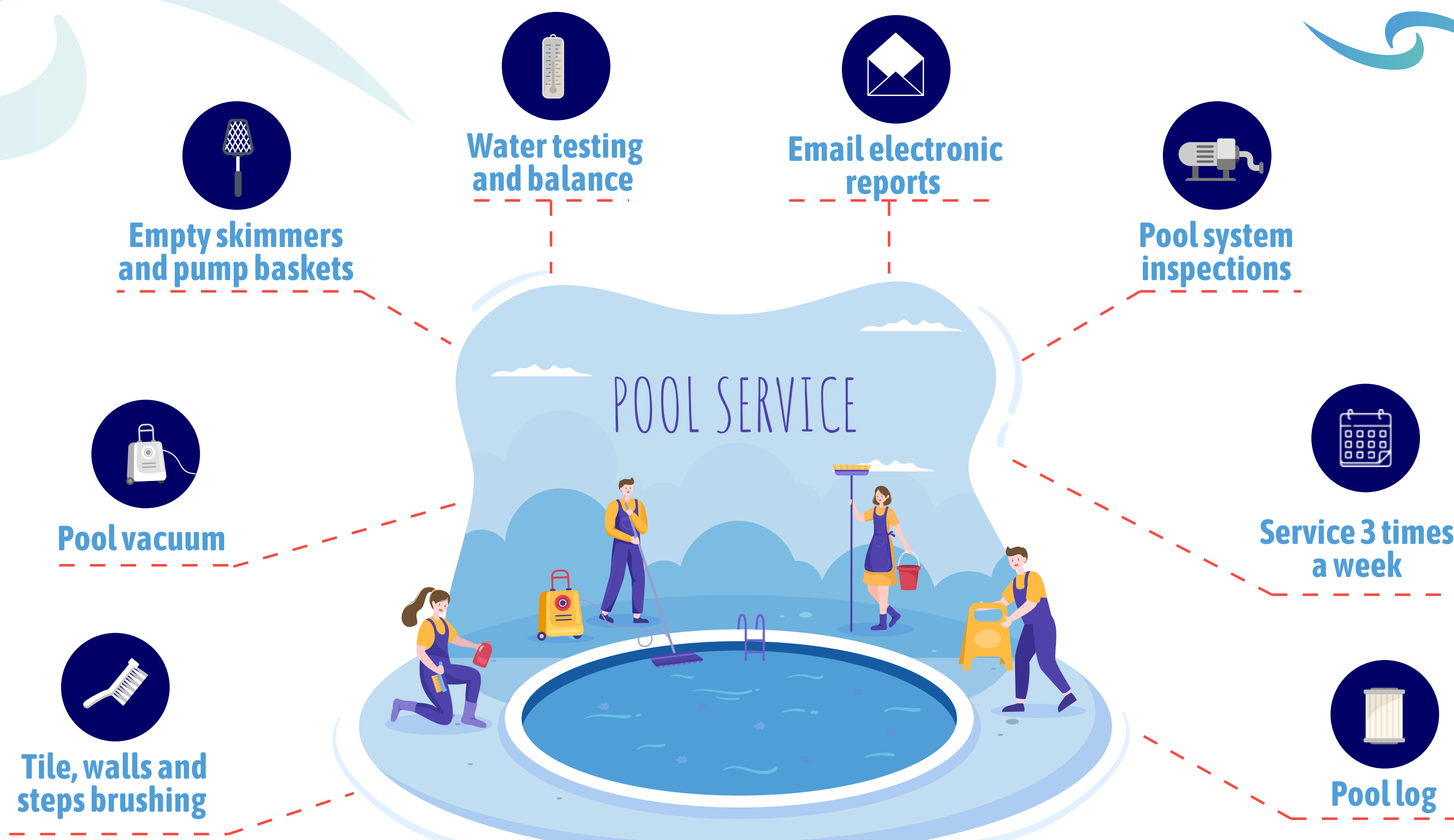
**WE OFFER YOU THE BEST SERVICES**



**NORTH PARK ISLE**  
3716 N MARYLAND AVE  
**INFRAMARK**

**WE SERVICE**

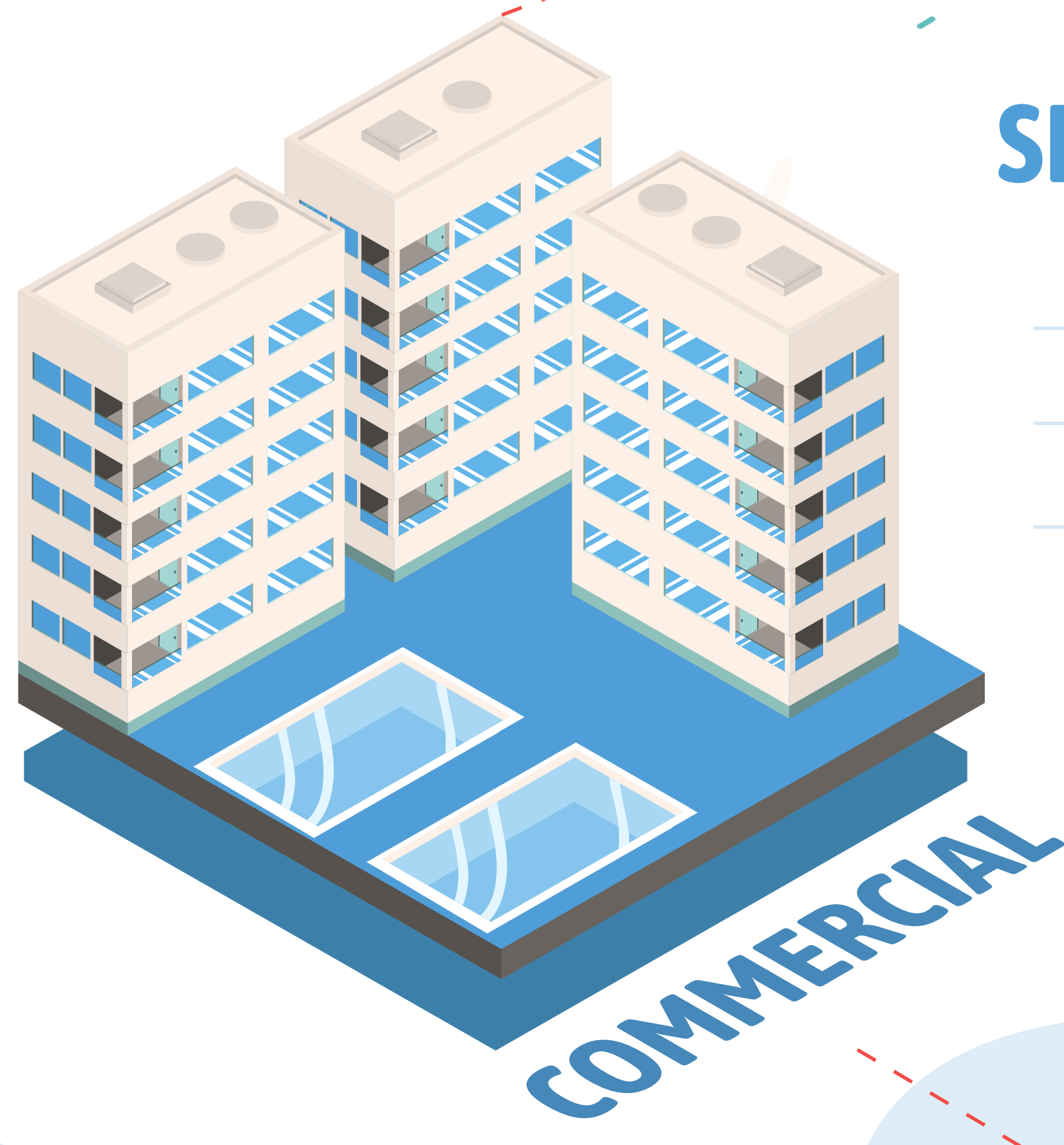
- ★ Hillsborough ★ Pasco ★ Pinellas ★ Manatee
- ★ Hernando ★ And other surrounding area



## SERVICE COST

**MAIN POOL , 3 TIME A WEEK CLEANING AND CHEMICALS**

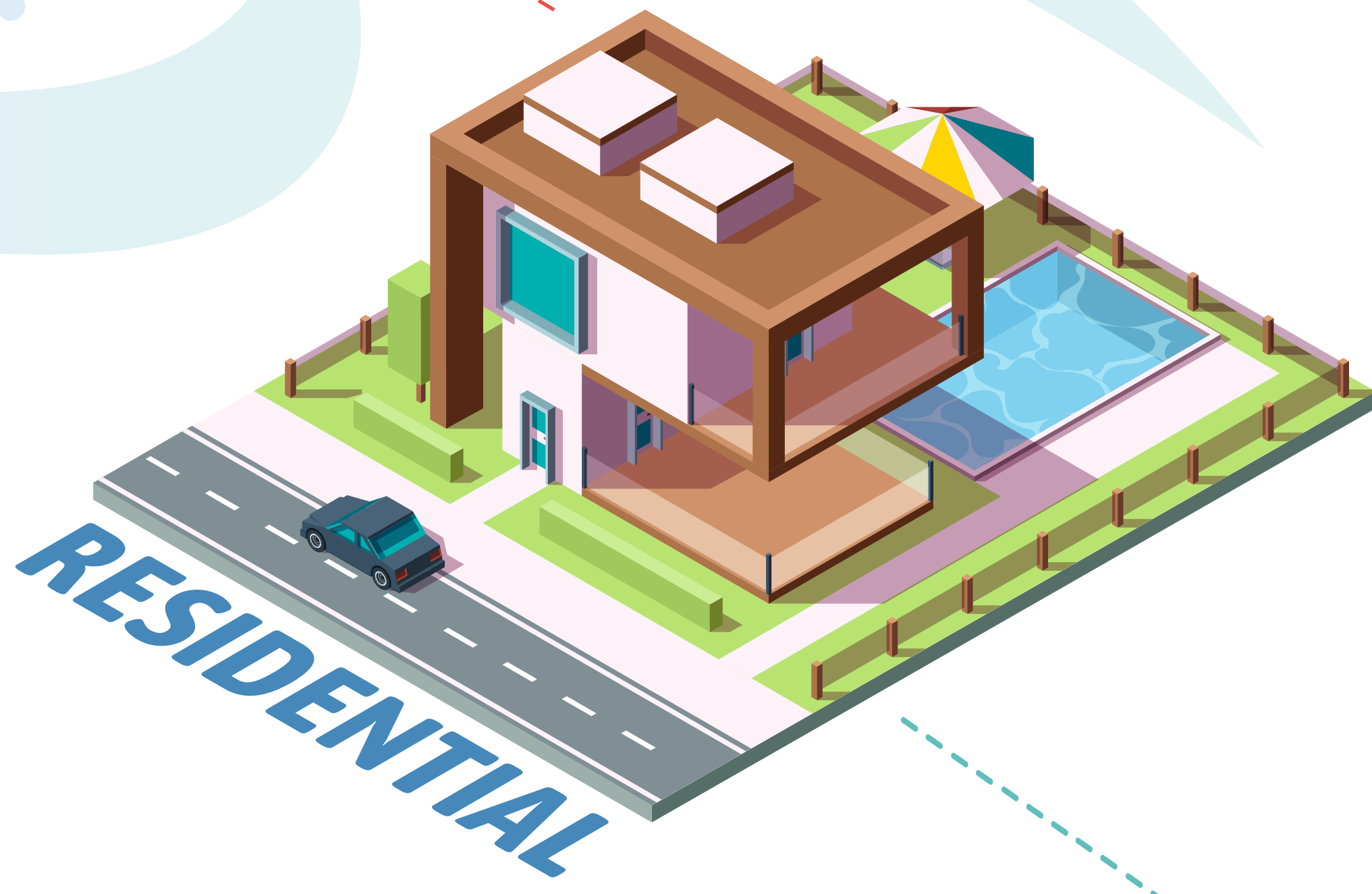
**PRICE: \$2000.00 A MONTH**



**COMMERCIAL**

**BLUE LIFE**  
POOL SERVICE

**BLUE LIFE**  
POOL SERVICE



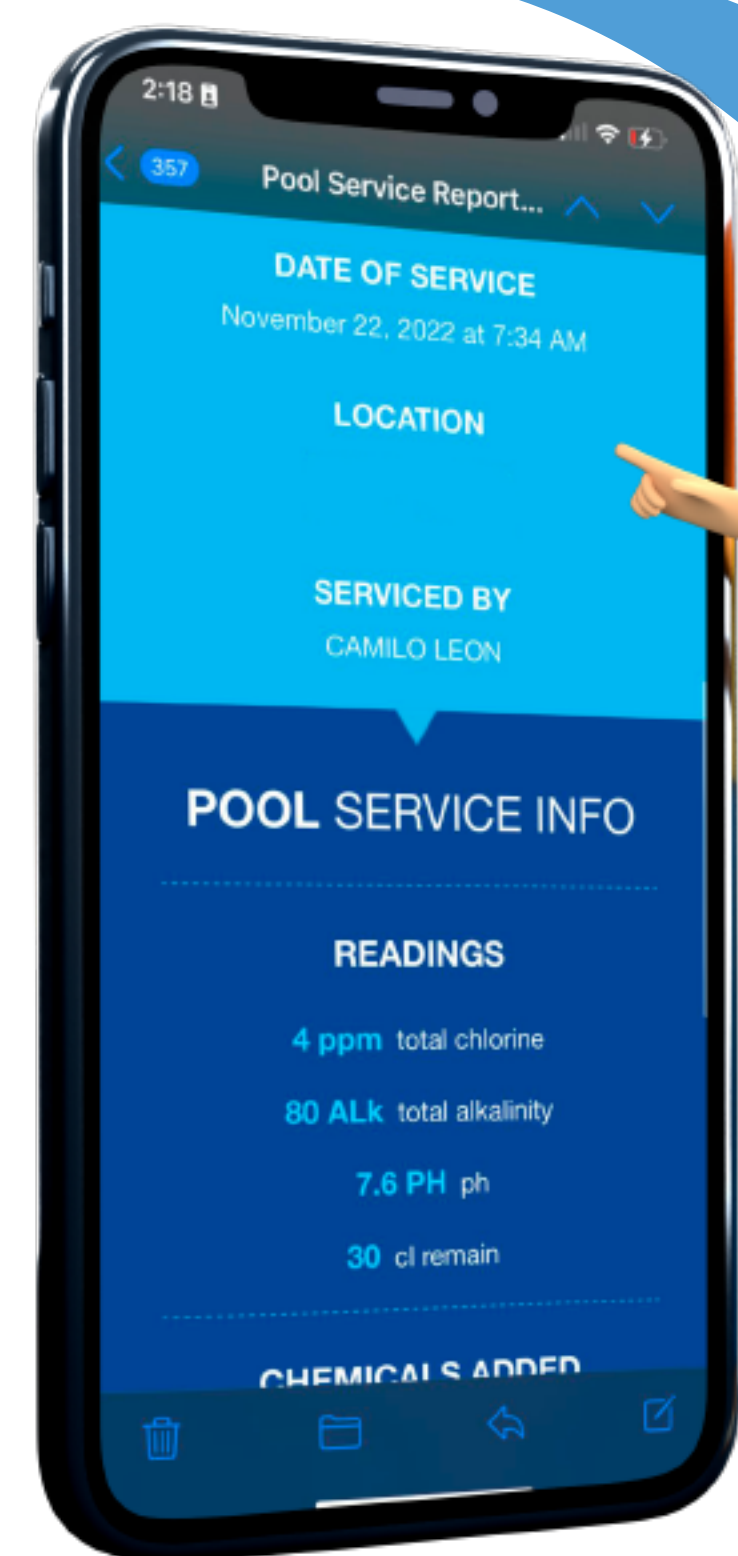
**RESIDENTIAL**

**RECEIVE INSTANT REPORT UPON SERVICE COMPLETION**

## APP SUPPORT



**BLUE LIFE**  
POOL SERVICE



**¡Thanks for choosing us to keep your pool looking great!**

**BLUE LIFE**  
POOL SERVICE

**Blue Life Pool Service LLC**  
5108 SWALLOW DR  
LAND O LAKES FL 34639

**(813) 597-5009**

**CALL NOW!!!**

**www.bluelifepools.com**

**/bluelifepools**





## **AUGUST 2023 - JULY 2024 CONTRACT**

### **BLUE LIFE POOL SERVICE**

Thank you for consider us to be your pool care professionals.

NORTH PARK ISLE POOL  
3716 N MARYLAND AVE  
PLANT CITY, FL 33563

Either party may cancel this contract, with a 30-day  
written notice of termination

#### **Our weekly Responsibilities:**

1. Check equipment
2. Backwash or rinse filter
3. Brush pool tile
4. Skim leaves and debris from water surface
5. Clean all skimmers and pump baskets
6. Test pH, chlorine and total alkalinity level
7. Vacuum pool
8. Brush pool/spa walls, steps and floor as needed
9. Maintain proper water level
10. Maintain a weekly maintenance log for your review
11. 3 Visits a week
12. Chemicals included

**NOTE:** \*Chemical such as stain removers, acid wash are not included

\*Emergency: we treat all fecal accidents (former stool, diarrhea in the pool) are not included.

\*The following service is require by the State of Florida Department of Health:

Replace all broken equipment (Pumps, valves, Motors, Main Drain Grate, Skimmers and Pump baskets, Lighting pool/spa area, Life hook with pole, Life ring with rope, Rules posted and more)

Although is required by the Department of Health is not included with this contract

**Customer's responsibilities:**

1. Keep all pool and Spa equipment in good running condition
2. Keep all vegetation around the pool, trimmed and clean
3. Have water hose available on property
4. A Payment of **\$2000.00** dollars is required monthly for Pool
5. We charge a \$100 extra fee for CYA every 4 months per pool.

**BLUE LIFE POOL SERVICE DOES NOT INCLUDE**

1. Changing cartridge filters, DE filters grids
2. Sand changes, salt replacement when applies
3. Draining of the pool or spa

**NOTE:** Unless an emergency repair is needed and you are unreachable all necessary repairs will be brought to your attention prior to any repairs being made. Blue life is not, and will not take responsibility for the plaster or any characteristics, such as but not limited to: peeling, chipping, etching, mottled, rust, staining, fertilizer staining, or any streaked appearance.

**CPO # 217663**

**NSPF # 331986**

**LIC # 200489**

**REALPAGE VENDOR ID #614530, OPS TECHNOLOGY VENDOR APPROVED**

**VENDOR CAFÉ VENDOR APPROVED**

Please send the checks to the follow address:

**BLUE LIFE POOL SERVICE  
5108 SWALLOW DR  
Land o lakes fl, 34639  
Phone: 813 597-5009**

**Client Name (Please Print Clearly) \_\_\_\_\_ Date 07/25/2023**

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

**Blue Life Pools:            Giovanni Silva, General Manager            JULY 25, 2023**

# AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: July 13, 2023

This Agreement is made effective by and between:

**"Client"**

Name: North Park Isles HOA  
Address: c/o Inframark  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607  
Phone: 813.873.7300 ext. 330  
Representative: Mr. Bryan Radcliff  
Email: Bryan.Radcliff@Inframark.com

**"Eco-Logic Services"**

Name: Eco-Logic Services LLC  
Address: PO Box 18204  
Sarasota, FL 34276  
Phone: (941) 302-1206  
Representative: Peter Nabor  
Email: Pete@Eco-Logic-Services.com

**Project:** North Park Isles

**Project Location:** Plant City, FL

**Fee Type:** Unit price per attached Scope of Services

**Retainer:** No

**Scope of Services:** Attached

**Special Conditions:**

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

**Eco-Logic Services LLC**

By:  \_\_\_\_\_

Print Name: Peter Nabor \_\_\_\_\_

Title: Principal / Senior Project Scientist \_\_\_\_\_

Date: July 13, 2023 \_\_\_\_\_

**North Park Isles HOA** <sup>CDD</sup>

By:  \_\_\_\_\_

Print Name: BRYAN RADCLIFF \_\_\_\_\_

Title: DISTRICT MANAGER \_\_\_\_\_

Date: 7-24-2023 \_\_\_\_\_

# NORTH PARK ISLES



## 1.0 Lake Management Services

Eco-Logic Services will perform necessary management services at the 25 stormwater retention ponds (“lakes”), sumps, and ditches within the North Park Isles community (shaded light blue on Figure 1). Targets of the treatment efforts include algae (filamentous and planktonic), invasive underwater vegetation (such as hydrilla and naiad), and perimeter growth (grasses and turf-weeds growing out from shore). Undesirable growth will be selectively treated with approved herbicides. The goal of this maintenance is to ensure a “clean” look to these aquatic features on the site, as is reasonable and practical. Eco-Logic Services will visit the site a minimum of once a month to be sure each lake is treated every month. All herbicide treatments will be supervised by a state-certified aquatic herbicide applicator. Because the amount of vegetation treated should be minimal or herbaceous in nature, the treated vegetation will be left standing in place to naturally decompose. If directed by the Client, manual cutting and/or removal of treated material may be provided and billed based on an estimated additional fee under the Additional Services task or as an addendum to this Agreement. Assistance with collection of construction trash pickup can also be provided and billed based on an estimated additional fee, if requested by the Client.

## 2.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, triploid grass carp permitting and stocking, meetings, coordination or negotiation with the regulatory agencies regarding permit compliance, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

## 3.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

1.0 Lake Management Services.....	\$3,700/month
2.0 Additional Services.....	to be billed as requested

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt. The services specified above will be provided without interruption based upon automatic annual renewals. Eco-Logic Services has the option of increasing the fees up to five percent each calendar year until this Agreement is terminated pursuant to the Terms and Conditions of this Agreement.

## 4.0 Assumptions of this Proposal

- 4.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 4.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.

- 4.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 4.4 Lake acreages and locations were taken from Sheet 5 of 65 (Master Drainage Plan) from Morris Engineering revised 6/5/2018. If not provided, the acreages were scaled off of the plans. If acreages or lakes included in this proposal need to be changed, additional fees will be required.
- 4.5 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 4.6 This proposal assumes the lakes are in good condition at the initiation of services.
- 4.7 The selective use of copper-based algaecides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.
- 4.8 Cutting and/or removal of dead or undesirable plant material or algae is not included in this Agreement. If any hand removal is desired by the Client, or required by any agency, this service will be provided and billed as additional services as a contract addendum or as a separate Scope of Services.
- 4.9 Although not included in this Agreement, garbage and debris may be picked up by Eco-Logic Services as a courtesy to our Client in conjunction with, and incidental to, our lake management activities. Service requests for trash cleanup will be performed based on an estimated additional fee provided in writing prior to the event.
- 4.10 No treatment of preserve areas is included in this proposal.
- 4.11 Invasive underwater weeds (such as hydrilla) in lakes over 5 acres requires treatment with chemicals outside the scope of this Agreement. Treatments of these weeds can be provided upon request based on an estimated additional fee.
- 4.12 Native aquatic plants provide a host of benefits for stormwater ponds including stabilization of the bank to reduce erosion, providing habitat for wildlife, improving water quality, uptake of nutrients, and other factors. Therefore, the natural recruitment of native aquatic vegetation around the lake perimeters will be allowed to exist, unless directed by the Client. If it is later decided by the Client that this vegetation should be removed, manual removal of the material will require additional fees.
- 4.13 Eco-Logic Services is not responsible for cutting, treating, or removing grasses or other vegetation growing on the banks above the existing waterline, even when water levels decline. It is assumed the lawn maintenance contractor will control the growth in this transition area.
- 4.14 Client will provide access to each pond and a map showing designated access points for launching a boat (when necessary) and access to and around the entirety of each pond with a utility vehicle. Reduced access may result in reduced service or additional fees.
- 4.15 No maintenance or repair of fountains or aerators is included in this proposal.
- 4.16 Algae control in ditches and sumps cannot be guaranteed. Eco-Logic Services will control algae in our regular visits but will require additional fees to return to the site to treat algae in these areas.
- 4.17 Fish kills in stormwater ponds occur for a variety of reasons. The primary cause is a phenomenon called lake turnover, but they can also be triggered by fertilizer or pesticide applications to adjacent upland areas. For this reason, Eco-Logic Services is not responsible for cleanup of dead fish. If this service is requested, Eco-Logic Services will collect and dispose of the fish based on an estimated additional fee.
- 4.18 The fees in this Agreement do not include any sales, value added, or other taxes that may be required by the government. Any such taxes will be added to invoices as required.
- 4.19 All work products under this Agreement may be used in marketing, advertising, resume, and other similar business development materials. Use of such materials shall be in accordance with industry standards and normal business practices.

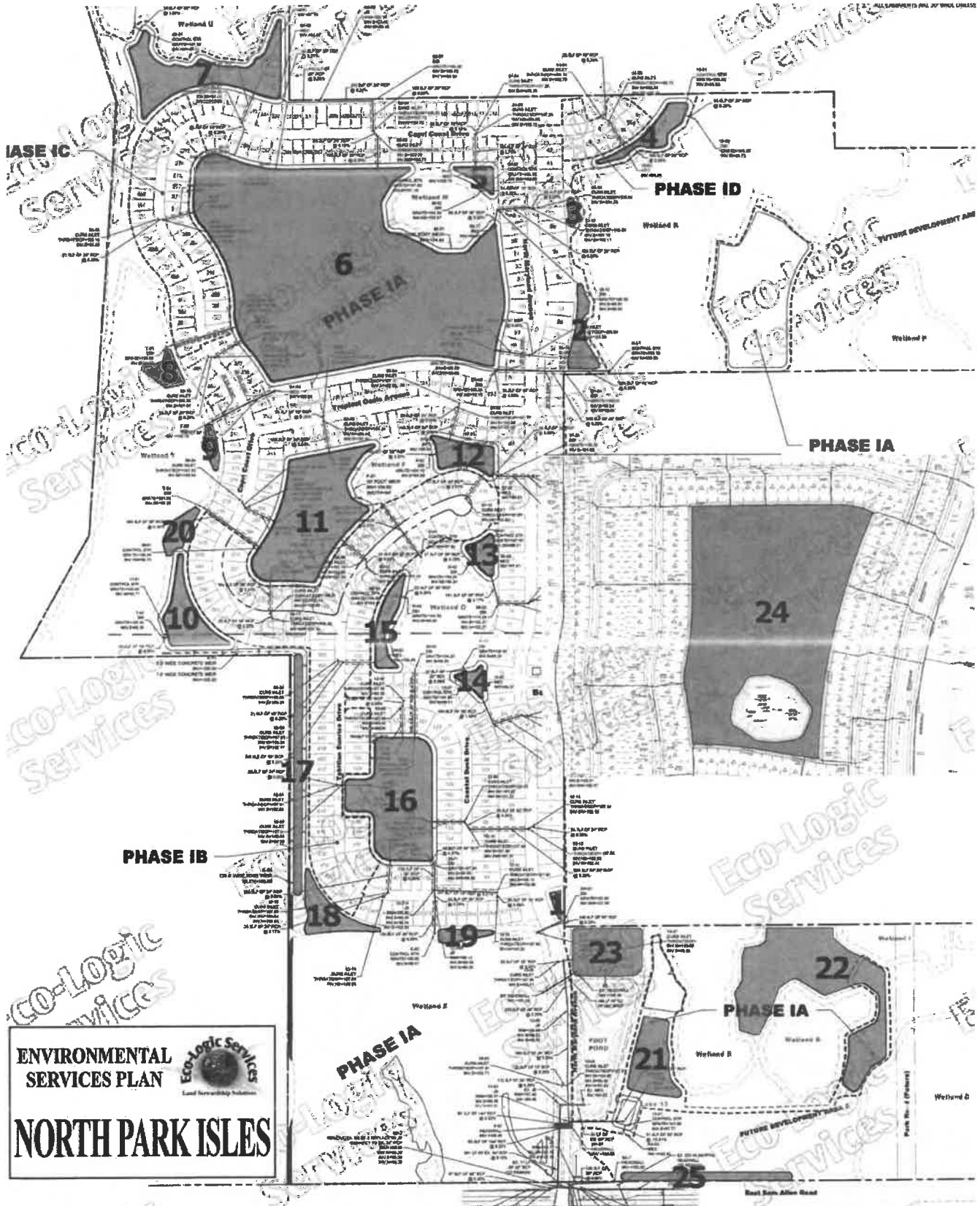


Figure 1. Site map for the North Park Isles community showing locations of the proposed work areas.

## TERMS AND CONDITIONS

**DESCRIPTION OF SERVICES:** Eco-Logic Services will provide the services described in the Scope of Services included in this Agreement to the Client for the stated fee in accordance with these terms and conditions:

**PAYMENT:** Client agrees to pay Eco-Logic Services according to the Fee Schedule provided in the attached Scope of Services. Invoices shall be submitted monthly for the work performed in the previous month. If any invoice is not paid within 30 days, interest will be added to and payable on all overdue amounts at 1.5% per month (18% per year) or the maximum legal rate of interest allowable. Client shall pay all costs of collection, including without limitation, reasonable attorney fees. If Client disputes any portion of an invoice, the Client must notify Eco-Logic Services in writing of the disputed item within 10 days of the date of the invoice. If any invoice is not paid in full within 60 days of the invoice date, Eco-Logic Services may immediately suspend all or any portion of the services until payment is received in full and Eco-Logic Services has the option to treat such failure to pay as a material breach of this Agreement and/or seek legal remedies.

**LIMITATION OF LIABILITY:** Neither party will be liable for breach-of-contract damages suffered by the other that are remote or speculative, or that could not reasonably have been foreseen on entry into this agreement. Eco-Logic Services' liability for any breach-of-contract claims under this agreement will not exceed the Compensation received from the Client under this agreement over a six-month period immediately preceding the claim. No claim may be brought against Eco-Logic Services in contract or tort more than one year after the cause of action arose. Any claim, suit, demand or action brought under this Agreement shall be directed and/or asserted only against Eco-Logic Services and not against any employees, shareholders, officers or directors of Eco-Logic Services.

**TERM:** This Agreement will terminate automatically upon completion of the Scope of Services by Eco-Logic Scope of Services. For ongoing services tasks, the portion of the Agreement directly related to that task will continue in effect until terminated by either party upon 30 days written notice to the other party. In the event of any termination, Eco-Logic Services shall be paid for all services rendered and reimbursables incurred through the date of notice of termination plus this 30-day period.

**FORCE MAJEURE:** If performance of this Agreement or any obligations under this Agreement is prevented, restricted, or interfered with, either temporarily or permanently, by causes beyond either party's reasonable control ("Force Majeure"), then the obligations of this Agreement shall be suspended to the extent necessary by such event. The term "Force Majeure" shall include without limitation acts of nature, severe weather or other catastrophic conditions, orders or acts of military or civil authority, or by state or national emergencies, riots, or wars, or work stoppages, or any other similar event beyond the reasonable control of either party.

**DISPUTE RESOLUTION:** The parties will attempt to resolve any dispute out of or relating to this Agreement through friendly negotiations amongst the parties. If the matter is not resolved by negotiation, the matter will be submitted to mediation, in accordance with any statutory rules of mediation. If mediation is not successful in resolving the entire dispute, or is unavailable, any outstanding issues will be submitted to final and binding arbitration under the rules of the American Arbitration Association and will be done within Sarasota County, Florida. The arbitrator's award will be final, and judgement may be entered upon it by any court having proper jurisdiction.

**SEVERABILITY:** If any provision of this Agreement will be held to be invalid or unenforceable for any reason, the remaining provisions will continue to be valid and enforceable as if the invalid or unenforceable had never been contained within.

**NOTICE:** Any notice or communication required or permitted under this Agreement shall be sufficiently given if delivered in person or by certified or registered mail or via email, with receipt of reply, to the party entitled thereto at the address set forth in the opening portion of this Agreement.

**WAIVER OF CONTRACTUAL RIGHT:** The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

**CONSTRUCTION AND INTERPRETATION:** The rule requiring construction or interpretation against the drafter is waived. This document shall be deemed as if it were drafted by both parties in a mutual effort.

**ATTORNEY'S FEES TO PREVAILING PARTY:** In any action arising hereunder or any separate action pertaining to the validity of this Agreement, the prevailing party shall be awarded reasonable attorney's fees and costs, both in the trial court and appeal.

**ENTIRE AGREEMENT:** This Agreement contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. The Agreement supersedes any prior written or oral agreements between the parties.

# AGREEMENT FOR ENVIRONMENTAL SERVICES



Proposal Date: July 13, 2023

This Agreement is made effective by and between:

**“Client”**

Name: North Park Isles HOA  
Address: c/o Inframark  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607  
Phone: 813.873.7300 ext. 330  
Representative: Mr. Bryan Radcliff  
Email: Bryan.Radcliff@Inframark.com

**“Eco-Logic Services”**

Name: Eco-Logic Services LLC  
Address: PO Box 18204  
Sarasota, FL 34276  
Phone: (941) 302-1206  
Representative: Peter Nabor  
Email: Pete@Eco-Logic-Services.com

**Project:** North Park Isles

**Project Location:** Plant City, FL

**Fee Type:** Unit price per attached Scope of Services

**Retainer:** No

**Scope of Services:** Attached

**Special Conditions:**

- This document is a proprietary product produced by Eco-Logic Services and represents a considerable investment of resources with no compensation. Any reproduction, transmittal, or reuse of this document, or any portion thereof, by any third party without the express written consent of Eco-Logic Services is prohibited under penalty of legal action.
- All rates and fees shall be subject to renegotiation if this Agreement is not signed and returned within thirty days of date above.
- This Agreement with the attached Scope of Services and Terms and Conditions constitute the complete agreement between Eco-Logic Services and Client with respect to the scope of services hereunder.

**Eco-Logic Services LLC**

By: 

Print Name: Peter Nabor

Title: Principal / Senior Project Scientist

Date: July 13, 2023

**North Park Isles HOA**

By: 

Print Name: BRYAN RADCLIFF

Title: DISTRICT MANAGER

Date: 7-27-2023



# NORTH PARK ISLES



## 1.0 Initial Cleanup Services

Because the lakes are currently in need of an initial treatment, prior to the initiation of the lake maintenance services, Ecologic Services will perform an aggressive treatment targeting perimeter weeds and grasses. An option is also provided for trash pickup when we start the program to get the lakes cleaned to an acceptable condition.

## 2.0 Additional Services

Additional services requested by the Client will be provided and billed as agreed to in writing (including email) under this task. Significant items will be performed under an addendum to this Agreement. Additional Services may include water testing, manual removal of undesirable material, meetings, or other services not specifically detailed in this Scope of Services. Eco-Logic Services is pleased to provide these services, and any fees associated with this task will be incurred only at the request of, or with prior authorization of the Client.

## 3.0 Cost

Compensation for services rendered pursuant to this Agreement will be paid based on the following:

1.0	<b>Lake Management Services</b>	
	Initial treatment of lakes.....	1 event at \$7,350.00
	Initial trash pickup.....	1 event at \$2,850.00
2.0	<b>Additional Services.....</b>	<b>to be billed as requested</b>

Invoices will be submitted monthly based on the schedule of services and assumptions provided in this proposal. Additional services will be provided subject to additional compensation, based on verbal or written authorization by the Client. The Client shall pay all invoices within thirty days of receipt.

## 4.0 Assumptions of this Proposal

- 4.1 The Client will make provision for Eco-Logic Services to enter the work area as required to perform services under this Agreement.
- 4.2 Upon request or as required to perform the services under this Agreement, the Client will provide all relevant plans and permits.
- 4.3 This proposal was prepared using the best information available to us at the time this Scope was compiled. Additional materials or services will be provided for additional compensation through a written amendment to this Agreement.
- 4.4 This Agreement does not include permit modifications, negotiations with regulatory agencies, or corrective actions for compliance issues.
- 4.5 The selective use of copper-based algaecides and standard aquatic herbicides (including glyphosate) will be accepted as an appropriate maintenance methodology within the treatment areas. If these products are restricted, banned or otherwise not allowed to be used on the site, additional fees for alternative products will likely be required.

- 4.6 Cutting and/or removal of dead or undesirable plant material or algae is not included in this Agreement. If any hand removal is desired by the Client, or required by any agency, this service will be provided and billed as additional services as a contract addendum or as a separate Scope of Services.
- 4.7 No treatment of preserve areas is included in this proposal.
- 4.8 Native aquatic plants provide a host of benefits for stormwater ponds including stabilization of the bank to reduce erosion, providing habitat for wildlife, improving water quality, uptake of nutrients, and other factors. Therefore, the natural recruitment of native aquatic vegetation around the lake perimeters will be allowed to exist, unless directed by the Client. If it is later decided by the Client that this vegetation should be removed, manual removal of the material will require additional fees.
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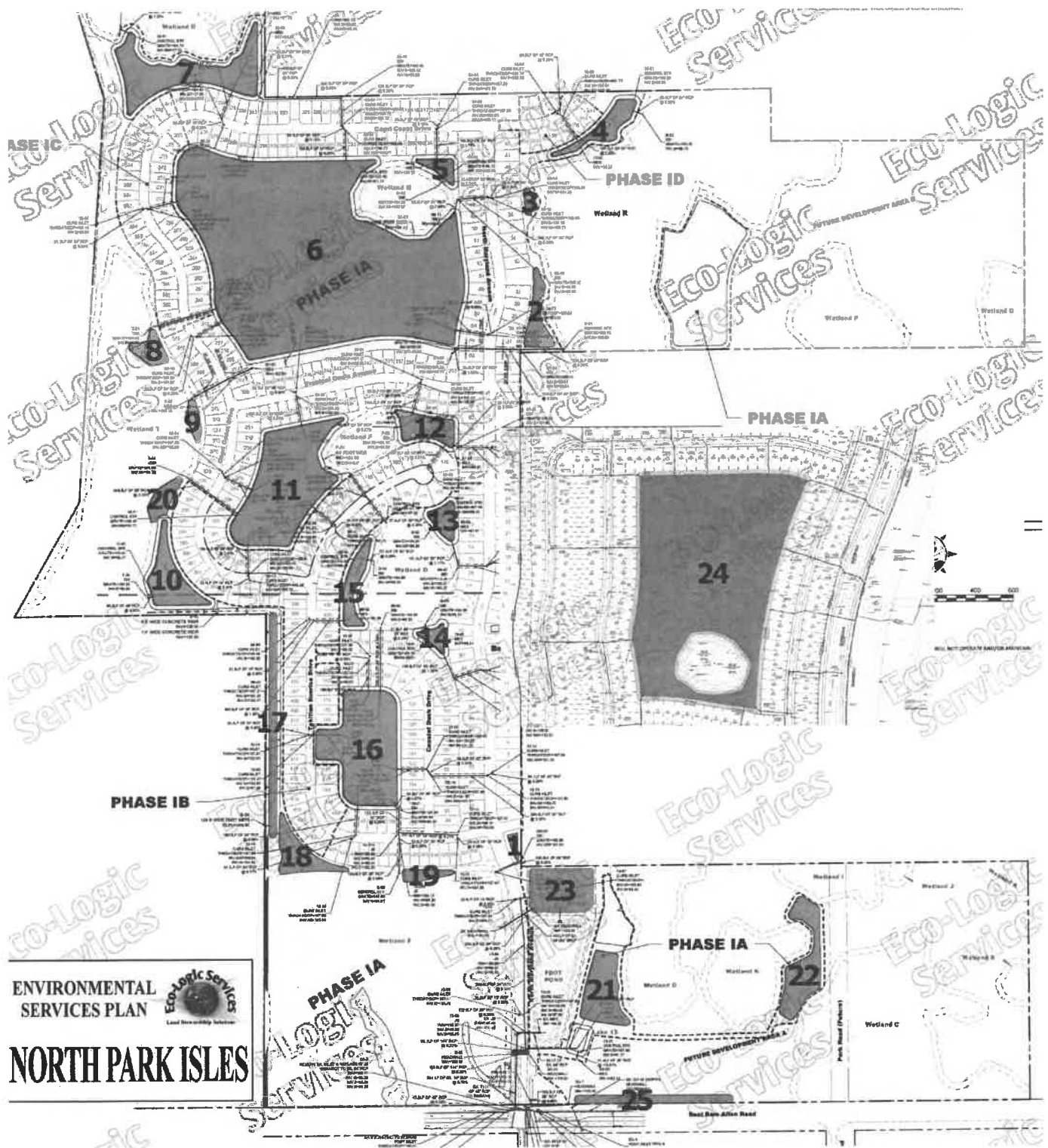


Figure 1. Site map for the North Park Isles community showing locations of the proposed work areas.

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## Surveillance System with Video Monitoring

### North Park Isle Amenity

3716 N. Maryland Avenue  
Plant City , FL 33565  
813-873-7300

**Prepared by:**

Frank Prete  
Vice President  
Frank@mysecuriteam.com  
813-978-1630



## Why Securiteam

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

## About Us

We are a Premier Security Solutions & Technology Integration Company Founded in 2005

Nationally recognized as a 2022 Top-100 Systems Integrator by SDM Magazine

Created our Proprietary Virtual Security Guard Service in 2012

We Customize State-of-the-Art Solutions that meet YOUR Specific Needs

Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor

Customer-Centric Business Culture Providing YOU with Exceptional Customer Service

Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating

Panasonic Diamond Level Security Solutions Provider

## What We Do

- Access Cards & Fobs
- Access Control Systems
- AV Systems
- Electronic Meeting Room Scheduler
- Digital Signage
- Guest Wi-Fi
- Low Voltage Cabling
- Music & Sound Distribution
- Monitored Surveillance Systems
- Security Systems
- Surveillance Systems
- Virtual Security Guard Service





## Summary of Qualifications

### Securiteam, Inc.

- Securiteam's main office and monitoring center is in Tampa, FL
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

## Key Personnel

### Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

### Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

### Technical Team

- 25+ Years technical industry experience

### Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience





## Advanced Analytics & Surveillance



Through industry leading partnerships and innovative design, Securiteam provides true preventative protection using advanced AI Technology. Video technology is constantly evolving. If you're looking for the highest resolution, intelligent analytics, professional design, or knowledgeable staff, Securiteam can provide the best solution to meet your needs. We partner with companies to provide class leading, innovative solutions through smarter object detection (Vehicle or person), advanced, pattern-based video searches, and self-learning analytics. The technologies used include better scenario-based alerts like intrusion, loitering, and unusual activity detection. Securiteam leads the way by providing the best technologies through strategic partnerships.

## Better-Than-Guard Level Security a Fraction of the cost

When Human presence is detected in an authorized area, the signal is sent to our state-of-the-art remote video monitoring center. Once the activity is verified by the remote officer, your custom predefined action plan is implemented which may include a live voice to the premises. The best part is that our cameras do not sleep, take breaks call out sick or ever get distracted.



## Limit False Alarms and Save Storage



Using scene adaptive intelligence and varied analytical profiles, Advanced analytics reduce remote and local guard costs by eliminating most nuisance alarms that occur with conventional video motion detection. Simply put, our partners technologies can identify the difference between a person, a bird and windblown leaves where simple video motion cannot.





## North Park Isle Amenity Surveillance System with Video Monitoring

### Surveillance System

**\$7,320.65**

1	SMART Series 8-Channel 8PoE 2TB NVR Bundle with Turing Bridge
5	SMART 4MP TwilightVision IR Turret IP Camera 2.8mm
5	SMART Series Turret & Fixed Dome Junction Box, White
1	NavePoint 9U Swing Gate Wallmount Rack with 18in Depth @\$193.00
2	1U A V Rack Shelf
1	Araknis Networks Single-WAN Gigabit VPN Router
1	Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports
1	Network Horn Speaker
0.1	23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket

### Project Summary

**TOTAL:**

**\$7,320.65**

**50% down with balance due upon substantial completion.**

**Event Based Video Monitoring \$500 monthly**


**Internet service required for remote connection.**


**\*If issues cannot be resolved remotely, emergency service requests will be on an on-call basis**

*\*Recurring service charges not included in the total install price*



## Product Details

	<p><b>SMART Series 8-Channel 8PoE 2TB NVR Bundle with Turing Bridge</b></p> <p>Face/Human/Vehicle AI and more with Turing SMART Series Cameras, Bridge, and Cloud First-Year Free Turing Vision Cloud AI Feature Access Support Ultra265/H.265/H.264 video formats 8-channel input; 8 POE Ports Up to 8MP input and 4K output 2TB Included; 2 SATA Max, up to 10TB for each HDD Best used with Turing SMART series IP Cameras Turing cloud-ready with Smart NVR series and Turing bridge/servers Support cloud upgrade</p>
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	<p><b>SMART 4MP TwilightVision IR Turret IP Camera 2.8mm</b></p> <p>People and Vehicle Search with SMART series NVR and Turing Vision Cloud Max. 4MP(2688x1520) resolution @30/25fps 2.8mm fixed lens TwilightVision allows for optimal image clarity in low light Smart IR up to 30m (98ft) Support 256 G microSD card IP67, WDR, PoE</p>
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	<p><b>SMART Series Turret &amp; Fixed Dome Junction Box, White</b></p> <p>Turing TP-EFDJB SMART Series Turret &amp; Fixed Dome Junction Box, White</p>
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	<p><b>NavePoint 9U Swing Gate Wallmount Rack with 18in Depth @\$193.00</b></p> <p>Use space efficiently with this NavePoint 9U swing gate wall-mounted rack for your standard 19" servers and AV and networking equipment. The dual-hinged front swing gate easily opens to a 180-degree angle for easy rear cable access from either side. Spring-load pivot pins provide for either left or right hinging, so you can choose what works for your build. Open design allows airflow and great overall access for equipment installation, servicing, and cable management.</p>
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	<p><b>1U A V Rack Shelf</b></p>
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### Araknis Networks Single-WAN Gigabit VPN Router

A compact form factor provides you with ultimate install flexibility without sacrificing performance. It features a single Gigabit WAN port and two Gigabit LAN ports to support today's internet speeds. Plus every Araknis router is fully embedded with OvrC Pro giving you full network visibility and intuitive troubleshooting tools.



### Araknis Networks 210 Series Websmart Gigabit Switch with Partial PoE and Front Ports

For installs that require PoE on a budget opt for the Araknis Networks 210-series switch. With it you get a sizable power budget and full PoE capability on all ports up to 30W. You can also take advantage of Websmart which allows you to control PoE and IP settings via OvrC. When it comes to operation this switch has it all including plug and play capability multiple mounting options and a sleek 1U.



### Network Horn Speaker

AXIS C1310-E Network Horn Speaker is perfect for indoor or outdoor use in most climates. It allows users to remotely warn off intruders before they commit a crime to deliver instructions during an emergency or to make general voice messages. Built-in memory supports pre-recorded messages or security personal can respond to notifications with live speak. Digital signal processing DSP ensures clear sound. Open standards support easy integration with network video access control analytics and VoIP supporting SIP. AXIS C1310-E is a standalone unit that can be placed almost anywhere which supports a flexible scalable and cost-effective approach to system design.



### 23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket

23 AWG 4 Pair Non-Shielded Plenum Category 6 White Jacket



# Terms, Scope, & Acceptance

Your satisfaction is important to us, and we plan to exceed your expectations!  
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of thirty days from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C power & electrical conduit
- Applicable internet or telephone communications services
- 50% down and balance upon substantial completion

DocuSigned by:  
Carlos de la Ossa      7/27/2023  
00009251E795401...  
 Accepted by \_\_\_\_\_ Date \_\_\_\_\_ Securiteam \_\_\_\_\_ DS  
CDO  
 I accept this proposal and authorize the work to be done and accept responsibility for payments due.

**SECURITEAM**  
**13745 N. Nebraska Avenue**  
**Tampa, Florida 33613**  
**1-813-909-7775**

**STANDARD COMMERCIAL SECURITY AGREEMENT**

Date: 7/27/2023

Subscriber's Name: North Park Isle Amenity

Site Telephone No.: 813-873-7300

Site Address: 3716 N. Maryland Avenue Plant City FL 33565

Billing Address: 2005 Pan Am Circle Ste 300 | Tampa, FL 33607

Billing Phone No.: 813-873-7300

1. SECURITEAM (hereinafter referred to as "SECURITEAM" or "ALARM COMPANY") agrees to sell, install, and program, at Subscriber's premises, and Subscriber agrees to buy an electronic security system consisting of the equipment and services described in the attached Proposal and/or Schedule of Equipment and Services.

Purchase Price: \$ 7,320 Approximate date work to begin \_\_\_\_\_  
Taxes: \$ N/A Estimated date work to be substantially completed \_\_\_\_\_  
Total: \$ 7,320  
Down Payment: \$ 3,660  
Balance due upon completion of installation: \$ 3,660

2. DESCRIPTION OF EQUIPMENT AND SERVICES:

Check Services Provided:

- Alarm Monitoring Center Services  Repair Service  Inspection  Remote Subscriber Access  
 Remote Gate Guard/Concierge Service (   hours per day)  
 Event Based Remote Video Monitoring (12 hours per day)  
 VSG Kiosk Entry System  Surveillance Camera Installation  Access Control Administration Service.  
 Alarm.com Self-Monitoring  Video Alarm Signal Verification  Other: (See Attached Schedule of Equipment and Services.)

3. **PASSCODE TO CPU SOFTWARE REMAINS PROPERTY OF SECURITEAM / TITLE TO EQUIPMENT:** Provided Subscriber performs this agreement for the full term, upon termination SECURITEAM shall at its option provide to Subscriber the passcode to the CPU software or change the passcode to the manufacturer's default code. Software programmed by SECURITEAM is the intellectual property of SECURITEAM and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright Laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties. Upon installation the Equipment shall be deemed Subscriber's personal property and shall not be considered a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by SECURITEAM. SECURITEAM's signs and decals remain the property of SECURITEAM and must be removed upon termination of this agreement.

4. CHECK BOX FOR APPROPRIATE SERVICES: Only services selected are included:

**SERVICES AND RECURRING CHARGES: All charges are billed in advance and are plus tax, if applicable [select one option]:**  
Billing shall be:  Monthly  Quarter Annually  Semi-Annually  Annually

(a) **ALARM MONITORING CENTER CHARGES:** Subscriber agrees to pay SECURITEAM:

(i) The sum of \$ \_\_\_\_\_, payable in advance for the installation and programming of the communication software and communication devices if separate from the alarm panel if not already installed.

(ii) The sum of \$ \_\_\_\_\_ per month for the monitoring of the Security System for the term of this agreement.

(b) **REPAIR SERVICE (Select i or ii)**

(i) Subscriber agrees to pay SECURITEAM on a per call basis. If this agreement provides for service on a per call basis, Subscriber agrees to pay SECURITEAM for all parts and labor at time of service. Subscriber is not obligated to call SECURITEAM for per call service and SECURITEAM is under no duty to provide service except its warranty service during warranty period. Service by anyone other than SECURITEAM during warranty period relieves SECURITEAM of any further obligations under the Limited Warranty. **Subscriber to initial for per call service option:** \_\_\_\_\_

(ii) Subscriber agrees to pay SECURITEAM for a Repair Service Plan for the security equipment the sum of \$ \_\_\_\_\_ per month for the term of this agreement.

(c) **INSPECTION AND TESTING:** Subscriber agrees to pay SECURITEAM \$ \_\_\_\_\_ per month for the term of this agreement for inspection service. If this option is selected SECURITEAM will make \_\_\_\_\_ inspection(s) per year. Unless otherwise noted in the Schedule of Equipment and Services inspection service includes testing of all accessible components to ensure proper working order. If the system is UL Certified, the inspection will comply with UL requirements. SECURITEAM will notify Subscriber 3 days in advance of inspection date. It is Subscriber's responsibility to reschedule or permit access. Testing at inspection tests only those components are in proper working order at time of inspection unless otherwise reported to Subscriber at time of inspection. Inspection does not include repair. If sprinkler alarm or other device monitoring water flow is inspected the inspection does not include inspection or testing of sufficiency of water supply, for which SECURITEAM has no responsibility or liability.

(d) **VIDEO ALARM SIGNAL VERIFICATION:** Subscriber agrees to pay SECURITEAM the sum of \$ \_\_\_\_\_ per month for the term of this agreement. If Subscriber selects Alarm Signal Verification as a service to be provided, or if Alarm Signal Verification is required by law, SECURITEAM or its designated Monitoring Center shall verify the alarm signal by electronic telephone communication, video verification or such other verification system deemed appropriate by SECURITEAM or as required by local law and only verified alarm conditions shall be communicated to police or fire department.

(e) **REMOTE SUBSCRIBER ACCESS / VIDEO STREAMING DATA [VSD] / CAMERAS / AUDIO / SELF-MONITORING:** Subscriber agrees to pay SECURITEAM the sum of \$ \_\_\_\_\_ per month for the term of this agreement. Select remote access / video / audio services to be provided:

- Access Control  Recording Device  Monitoring Center Remote Video / Audio Monitoring for Live Streaming  
 Video Clips Monitored Upon Alarm Activation Only  Verification Recorded Video Clips  Cloud Service Data Storage and Retrieval  
 Remote Access By Subscriber  Video Data to Subscriber's Smart Phone  Self-Monitoring  Audio  Other (describe): \_\_\_\_\_

(f) **ACCESS CONTROL ADMINISTRATION SERVICES:** Subscriber agrees to pay SECURITEAM the sum of \$ \_\_\_\_\_ per month for the term of this agreement. Select Access Control Administration services to be provided:

- Remote Access Administration  On-Site Administration  Data Storage  Data Backup

(g) **REMOTE GATE GUARD CONCIERGE SERVICE (RGGC):** Subscriber agrees to pay SECURITEAM the sum of \$ \_\_\_\_\_ per month for the term of this agreement tax payable for Remote Gate Guard Concierge Service. Upon receipt of a "Guest Arrival" signal, company or its designee Monitoring Center shall make every reasonable effort to verify the identity of, any individual(s). Subscriber acknowledges that COMPANY makes no representation that they will or can verify the identity of, nor motives of, any individual (s). Subscriber authorizes COMPANY or its designee communications center to remotely allow access of such individual(s) to Subscriber's premises. COMPANY'S sole responsibility, pertaining to allowing remote access to an individual, is to ask the individual to state their identity and purpose for wanting entry into the premises, attempt to remotely unlock a building access door, open a gate and/or record the video and audio signals received during the event. It may be necessary to hold the gate open due to but not limited to: inclement weather, unusually high traffic volume, loss of power or communication service. Subscriber agrees to provide company with an accurate resident/guest list.

(h) **EVENT BASED REMOTE VIDEO MONITORING (EBRVM):** Subscriber agrees to pay SECURITEAM the sum of \$ 500 per month for the term of this agreement for event based remote video monitoring services for equipment specified in the Schedule of Equipment and Services. EBRVM service consists of warning trespassers and notifying responsible parties and/or local authorities of any human activity in accordance with Securiteam approved, written instructions supplied by subscriber.

(i) **ALARM.COM SELF-MONITORING:** Subscriber agrees to pay SECURITEAM the sum of \$ \_\_\_\_\_ per month for the term of this agreement, for self-monitoring services. Self-Monitoring is provided by third party vendors who facilitate signals and data from Subscriber's alarm system to Subscriber's Internet or Cellular

connected device. Unless Subscriber has selected Monitoring Center Services, signals from Subscriber's security system will not be monitored by and no signals will be received by any professional Monitoring Center.

IN LIEU OF SEPARATE RECURRING CHARGES IN PARAGRAPHS 4(a)-(i) ABOVE, SUBSCRIBER SHALL PAY \$\_\_\_\_\_ PER MONTH WHICH INCLUDES ALL THE CHECKED SERVICES IN PARAGRAPHS 4(a)-(i).

**5. TERM OF AGREEMENT / RENEWAL:** The term of this agreement shall commence once the system is installed and last for a period of **three years** and shall automatically renew year to year thereafter under the same terms and conditions, unless either party gives written notice to the other of their intention not to renew the agreement at least 30 days prior to the expiration of any term. After the expiration of one year from the date hereof SECURITEAM shall be permitted from time to time to increase all charges by an amount not to exceed nine percent each year and Subscriber agrees to pay such increase. SECURITEAM may invoice Subscriber in advance monthly, quarterly, or annually at SECURITEAM's option. Unless otherwise specified herein, all recurring charges for 4(a)-(i) services shall commence on the first day of the month next succeeding the date hereof, all payments being due on the first day of the month.

**Delayed:** In the event the services provided in paragraph 4 of the Standard Commercial Security [the Agreement] Agreement are not intended to commence within one year from the date of execution of the Agreement, then the services and recurring charges specified in paragraph 4 of the Agreement shall commence upon activation of the system or 12 months from the date hereof, whichever is sooner. In the event the paragraph 4 services are delayed and do not commence on the first day of the month following execution of the Agreement then the term of the Agreement specified in paragraph 5 of the Agreement shall be extended by the period of delay so that the recurring charges for the full term shall be paid.

**6. MONITORING CENTER SERVICES:** Upon receipt of an alarm signal, video or audio transmission, from Subscriber's security system, SECURITEAM or its designee Monitoring Center shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department [First Responders] depending upon the type of signal received. Not all signals or transmissions will require notification to the authorities and Subscriber may obtain a written response policy from SECURITEAM. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of SECURITEAM or SECURITEAM's designee Monitoring Center and SECURITEAM does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals and transmissions are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication, and pass through communication networks wholly beyond the control of SECURITEAM and are not maintained by SECURITEAM except SECURITEAM may own the radio network, and SECURITEAM shall not be responsible for any failure which prevents transmission signals from reaching the Monitoring Center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish SECURITEAM with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List, SECURITEAM will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with SECURITEAM's notification obligation. All changes and revisions shall be supplied to SECURITEAM in writing. Subscriber authorizes SECURITEAM to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting Monitoring Center to monitor video or sound then upon receipt of an alarm signal, Monitoring Center shall monitor video or sound for so long as Monitoring Center, in its sole discretion, deems appropriate to confirm an alarm or emergency condition. If Subscriber requests SECURITEAM to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay SECURITEAM \$90.00 for each such service. SECURITEAM may, without prior notice, suspend or terminate its services, in SECURITEAM's sole discretion, in the event of civil unrest, rioting or natural disaster which renders monitoring or first responder response impractical, or in event of Subscriber's default in performance of this agreement or in event Monitoring Center facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms or runaway signals. Monitoring Center is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by SECURITEAM.

**7. REPAIR SERVICE:** Repair service pursuant to paragraph 4(b)(ii), includes all parts and labor, and SECURITEAM shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 9 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, water, insects, vermin, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without SECURITEAM's written consent.

**8. SUBSCRIBER REMOTE ACCESS:** If Remote Access is included in the Schedule of Equipment and Services to be installed and services provided by SECURITEAM, the equipment will transmit data via Subscriber's high speed Internet, cellular or radio communication service from remote device supplied by SECURITEAM or Subscriber's Internet or wireless connection device which is compatible with SECURITEAM's remote services. SECURITEAM will grant access to server permitting Subscriber to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed or, when system design permits, connect the system to the Internet, over which SECURITEAM has no control. The remote services server is provided either by SECURITEAM or a third party. SECURITEAM shall install the camera(s) in a permissible legal location in Subscriber's premises to permit Subscriber viewing. SECURITEAM shall have no responsibility for failure of data transmission, corruption or unauthorized access by hacking or otherwise and shall not monitor or view the camera data. Electronic data may not be encrypted and wireless components of the alarm system may not meet Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology [NIST] or any other established criteria for encryption and SECURITEAM shall have no liability for access to the alarm system by others.

**9. WIRELESS AND INTERNET ACCESS CAPABILITIES:** Subscriber is responsible for supplying high-speed Internet access and/or wireless services at Subscriber's premises. SECURITEAM does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system, SECURITEAM will authorize Subscriber access. SECURITEAM is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and SECURITEAM shall have no liability for such third party unauthorized access. SECURITEAM is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. SECURITEAM is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to Subscriber's system will be at Subscriber's expense. If Subscriber is Self-Monitoring, no signals will be received unless Subscriber has access to the selected mode of communication pathway such as cellular, radio or Internet service.

**10. ACCESS CONTROL SYSTEM OPERATION AND LIMITATIONS / ACCESS CONTROL ADMINISTRATION:** If Access Control is selected as a service to be provided and included in the Schedule of Equipment and Services, Access Control equipment shall be connected to a computer supplied by the Subscriber and connected to Subscriber's computer network. If data storage or backup is a selected service SECURITEAM or its designee shall store and/or backup data received from Subscriber's system for a period of one year. SECURITEAM shall have no liability for data corruption or inability to retrieve data even if caused by SECURITEAM's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Internet access is not provided by SECURITEAM and SECURITEAM has no responsibility for such access or IP address service. SECURITEAM shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever. If Access Control Administration is selected as a service to be provided SECURITEAM will maintain the data base for the operation of the Access Control System. Subscriber will advise SECURITEAM of all change in personnel and/or changes in access levels of authorization and restrictions, providing access card serial numbers or biometric data and such information that Subscriber deems necessary to identify personnel. All communication by Subscriber to SECURITEAM regarding personnel access must be in writing via email or fax to addresses designated by SECURITEAM. SECURITEAM shall have remote Internet access to the Subscriber's designated access control computer to program and make data base updates to the system. Subscriber is responsible for maintaining its computer and computer network and Internet access.

**11. a. AUDIO / VIDEO SYSTEM OPERATION AND LIMITATIONS:** If Audio / Video System is selected as a service to be provided and included in the Schedule of Equipment and Services, and if video equipment is attached to a recorder, it shall not be used for any other purpose. SECURITEAM shall be permitted to access and make changes to the system's operation on site and over the internet. If data storage is selected service, SECURITEAM shall store data received from Subscriber's system for one year. SECURITEAM shall have no liability for data corruption or inability to retrieve data even if caused by SECURITEAM's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Telephone or internet access is not provided by SECURITEAM and SECURITEAM has no responsibility for such access or IP address service. If system has remote access SECURITEAM is not responsible for the security or privacy of any wireless network system or router, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock outs. SECURITEAM shall have no liability for unauthorized access to the system through the internet or other communication networks or data corruption or loss for any reason whatsoever. If audio or video devices are installed, Subscriber has been advised to independently ascertain that the audio or video devices are used lawfully. SECURITEAM has made no representations and has provided no advice regarding the use of audio or video devices, and it is Subscriber's sole responsibility to use the camera and audio devices lawfully.

**b. THERMAL IMAGING DEVICES:** Thermal imaging technology is intended for initial body temperature assessment for triage use; the device is intended to be used for adjunctive diagnostic screening only, and elevated body temperature must be confirmed with another evaluation method. Subscriber requests installation of this equipment and understands the equipment is not manufactured by SECURITEAM and may not be cleared through the FDA 510(k) process. The parties agree that this equipment is not intended as a medical grade device for the diagnosis, treatment, cure or prevention of disease or medical condition, of any illness, and does not create an undue risk in light of the public health emergency. Any measurement produced by the device should not be solely or primarily relied upon to diagnose or exclude a diagnosis of COVID-19, or any other disease.



**LIMITED WARRANTY ON SALE**

13. In the event that any part of the security equipment becomes defective, SECURITEAM agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of thirty (30) days from the date of installation. SECURITEAM reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components, and components exceeding manufacturer's useful life. SECURITEAM is not the manufacturer of the equipment and other than SECURITEAM's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. **Except as set forth in this agreement, SECURITEAM makes no express warranties as to any matter whatsoever, including, without limitation to, unless prohibited by law, the condition of the equipment, its merchantability, or its fitness for any particular purpose and SECURITEAM shall not be liable for consequential damages.** No equipment provided by SECURITEAM is represented to be medical grade, FDA approved, or intended for use by a healthcare professional or healthcare facility or to diagnose, treat, cure or prevent a disease or medical condition unless explicitly stated in the Schedule of Equipment and Services and no equipment or services are intended to diagnose, treat, cure, prevent, mitigate or minimize the likelihood of communicable disease, infectious agent, bacteria, virus or any illness. SECURITEAM does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. SECURITEAM expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than SECURITEAM. Subscriber acknowledges that any affirmation of fact or promise made by SECURITEAM shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on SECURITEAM's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that SECURITEAM has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for SECURITEAM's breach of this agreement or negligence to any degree under this agreement is to require SECURITEAM to repair or replace, at SECURITEAM's option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted under paragraph 4(b)(ii) of this agreement. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, SECURITEAM will procure all permits required by local law and will provide a Certificate of Workman's Compensation prior to starting work.

**GENERAL PROVISIONS**

14. **DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL:** SECURITEAM shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including SECURITEAM's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of SECURITEAM, SECURITEAM shall have such additional time for performance as may be reasonably necessary under the circumstances. Subscriber agrees to pay SECURITEAM the sum of \$1,000 per day for each business day the work is re-scheduled or delayed by Subscriber or others engaged by Subscriber through no fault of SECURITEAM on less than 24 hour notice to SECURITEAM. If installation is delayed for more than one year from date hereof by Subscriber or other contractors engaged by Subscriber and through no fault of SECURITEAM, Subscriber agrees to pay an additional 5% of the contract Purchase Price upon installation. Subscriber assumes all risk of loss of material once delivered to the job site. Should SECURITEAM be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay SECURITEAM for such service or material.

15. **TESTING OF SECURITY SYSTEM:** The parties hereto agree that the security equipment, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to test the operation of the security equipment and to notify SECURITEAM if any equipment is in need of repair. Service, if provided, is pursuant to paragraphs 4 and 7. SECURITEAM shall not be required to service the security equipment unless it has received notice from Subscriber, and upon such notice, SECURITEAM shall, during the warranty or repair service plan period, service the security equipment to the best of its ability within 36 hours, exclusive of Saturday, Sunday and legal holidays, during the business hours of 9 a.m. and 5 p.m. Subscriber agrees to test and inspect the security equipment and to advise SECURITEAM of any defect, error or omission in the security equipment. In the event Subscriber complies with the terms of this agreement and SECURITEAM fails to repair the security equipment within 36 hours after notice is given, excluding Saturdays, Sundays, and legal holidays, Subscriber agrees to send notice that the security equipment is in need of repair to SECURITEAM, in writing, by certified or registered mail, return receipt requested, and Subscriber shall not be responsible for payments due while the security equipment remains inoperable. In any lawsuit between the parties in which the condition or operation of the security equipment is in issue, the Subscriber shall be precluded from raising the issue that the security equipment was not operating unless the Subscriber can produce a post office certified or registered receipt signed by SECURITEAM, evidencing that warranty service was requested by Subscriber.

16. **CARE AND SERVICE OF SECURITY SYSTEM:** Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration of the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included in warranty or service under paragraph 4(b) (ii) and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connected with the security system as originally installed without SECURITEAM's written consent.

17. **ALTERATION OF PREMISES FOR INSTALLATION:** SECURITEAM is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in SECURITEAM's sole discretion for the installation and service of the security system, and SECURITEAM shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the security system, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

18. **SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE:** Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, Internet connection, high-speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by SECURITEAM.

19. **LIEN LAW:** SECURITEAM or any subcontractor engaged by SECURITEAM to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

20. **INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS:** Subscriber agrees to defend, advance expenses for litigation and arbitration, including investigation, legal and expert witness fees, indemnify and hold harmless SECURITEAM, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by SECURITEAM's performance, negligence or failure to perform any obligation under or in furtherance of this agreement or failure to detect, mitigate or respond to any communicable disease, infectious agent, bacteria or virus. Parties agree that there are no third-party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against SECURITEAM or SECURITEAM's subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to assign this agreement without written consent of SECURITEAM, which shall not unreasonably be withheld. SECURITEAM shall have the right to assign this agreement to a company licensed to perform the services and shall be relieved of any obligations herein upon such assignment.

21. **EXCULPATORY CLAUSE:** SECURITEAM and Subscriber agree that SECURITEAM is not an insurer and no insurance coverage is offered herein. The equipment and SECURITEAM's services are designed to detect and reduce certain risks of loss, though SECURITEAM does not guarantee that no loss or damage will occur. No equipment provided by SECURITEAM is represented to be medical grade, FDA approved, or intended for use by a healthcare professional or healthcare facility or to diagnose, treat, cure or prevent disease or medical condition unless explicitly stated in the Schedule of Equipment and Services and no equipment or services are intended to diagnose, treat, cure, prevent, mitigate or minimize the likelihood of communicable disease, infectious agent, bacteria, virus or illness. SECURITEAM is not assuming liability, and, therefore, Subscriber agrees SECURITEAM, shall not be liable to Subscriber or any other third party, and Subscriber covenants not to sue SECURITEAM, for any loss, economic or non-economic, business loss or interruption, consequential damages, in contract or tort, data corruption or inability to retrieve data, personal injury, health condition or property damage sustained by Subscriber or others as a result of equipment failure, human error, burglary, theft, hold-up, fire, smoke, water, any communicable disease, infectious agent, bacteria, virus, illness or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by SECURITEAM's breach of contract, negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty, except for gross negligence and willful misconduct.

22. **INSURANCE / ALLOCATION OF RISK:** Subscriber shall maintain a policy of Comprehensive General Liability and Property Insurance for liability, casualty, fire, theft, and property damage under which Subscriber is named as insured and SECURITEAM is named as additional insured and which shall on a primary and non-contributing basis cover any loss or damage SECURITEAM's services are intended to detect to one hundred percent of the insurable value or potential risk. The parties intend that the Subscriber assume all potential risk and damage that may arise by reason of failure of the equipment, or SECURITEAM's services and that Subscriber will look to its own insurance carrier for any loss or assume the risk of loss. SECURITEAM shall not be responsible for any portion of any loss or damage which is recovered or recoverable by Subscriber from insurance covering such loss or damage or for such loss or damage against which Subscriber is indemnified or insured. Subscriber and all those claiming rights under Subscriber waive all rights against SECURITEAM and its subcontractors for loss or damages caused by perils intended to be detected by SECURITEAM's services or covered by insurance to be obtained by Subscriber, except such rights as Subscriber or others may have to the proceeds of insurance.

23. **LIMITATION OF LIABILITY:** SUBSCRIBER AGREES THAT, EXCEPT FOR SECURITEAM'S GROSS NEGLIGENCE AND WILLFUL MISCONDUCT, SHOULD THERE ARISE ANY LIABILITY ON THE PART OF SECURITEAM AS A RESULT OF SECURITEAM'S BREACH OF THIS CONTRACT, NEGLIGENT PERFORMANCE TO ANY DEGREE OR NEGLIGENT FAILURE TO PERFORM ANY OF SECURITEAM'S OBLIGATIONS PURSUANT TO THIS AGREEMENT OR ANY OTHER LEGAL DUTY, EQUIPMENT FAILURE, HUMAN ERROR, OR STRICT PRODUCTS LIABILITY, WHETHER ECONOMIC OR NON-ECONOMIC, IN CONTRACT OR IN TORT, THAT SECURITEAM'S LIABILITY SHALL BE LIMITED TO THE SUM OF \$500.00. IF SUBSCRIBER WISHES TO INCREASE SECURITEAM'S AMOUNT OF LIMITATION OF LIABILITY, SUBSCRIBER MAY, AS A MATTER OF RIGHT, AT ANY TIME, BY ENTERING INTO A SUPPLEMENTAL AGREEMENT, OBTAIN A HIGHER LIMIT BY PAYING AN ANNUAL PAYMENT CONSISTANT WITH SECURITEAM'S INCREASED LIABILITY. THIS SHALL NOT BE CONSTRUED AS INSURANCE COVERAGE AND NOTWITHSTANDING THE FOREGOING SECURITEAM'S LIABILITY SHALL NOT EXCEED ITS AVAILABLE INSURANCE COVERAGE.

SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS EXCULPATORY CLAUSE, INDEMNITY, INSURANCE, AND ALLOCATION OF RISK AND LIMITATION OF LIABILITY PROVISIONS.

24. **LEGAL ACTION / BREACH / LIQUIDATED DAMAGES / AGREEMENT TO BINDING ARBITRATION:** The parties agree that due to the nature of the services to be provided by SECURITEAM, the payments to be made by the Subscriber for the term of this agreement form an integral part of SECURITEAM's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix SECURITEAM's actual damages. Therefore, in the event Subscriber defaults in any payment or charges to be paid to SECURITEAM, Subscriber shall be immediately liable for any unpaid installation and invoiced charges plus 80% of the balance of all payments for the entire term of this agreement as LIQUIDATED DAMAGES and SECURITEAM shall be permitted to terminate all its services, including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Subscriber of any obligation herein. Interest on any past due amount shall accrue at the rate of 18 percent per annum or the highest legal rate permitted by law, whichever is the lesser, and Subscriber agrees to pay such interest until such time the indebtedness is paid in full and such interest rate shall be included in any judgment.

**SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS A LIQUIDATED DAMAGE CLAUSE.**  
**SUBSCRIBER MAY BRING CLAIMS AGAINST SECURITEAM ONLY IN SUBSCRIBER'S INDIVIDUAL CAPACITY, AND NOT AS A CLASS ACTION PLAINTIFF OR CLASS ACTION MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE PROCEEDING. ANY DISPUTE BETWEEN THE PARTIES OR ARISING OUT OF THIS AGREEMENT, INCLUDING ISSUES OF ARBITRABILITY, SHALL, AT THE OPTION OF ANY PARTY, BE DETERMINED BY BINDING AND FINAL ARBITRATION BEFORE A SINGLE ARBITRATOR ADMINISTERED BY ARBITRATION SERVICES INC., ITS SUCCESSORS OR ASSIGNS, PURSUANT TO ITS ARBITRATION RULES AT WWW.ARBITRATIONSERVICESINC.COM AND THE FEDERAL ARBITRATION ACT, EXCEPT THAT NO PUNITIVE OR CONSEQUENTIAL DAMAGES MAY BE AWARDED.** The arbitrator shall be bound by the terms of this agreement, and shall on request of a party, conduct proceedings by telephone, video or submission of papers. A party requesting in-person discovery, in-person hearing or a transcript of the discovery proceeding or hearing, shall pay for the cost of such transcript and arbitrator fees charged in connection with the discovery request and in-person hearing, which may be allocated among the parties by the arbitrator in the final award. By agreeing to this arbitration provision the parties waive their right to a trial before a judge or jury, waive their right to appeal the arbitration award and waive their right to participate in a class action. In the event of any litigation between the parties they waive the right to a jury trial unless prohibited by law. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address designated in this agreement, on file with an agency of the state, or any other address provided by the party in writing to the party making service. The parties submit to the jurisdiction and laws of Florida, except for arbitration which is governed by the FAA and the arbitration rules. Any action or arbitration between the parties must be commenced within one year of the accrual of the cause of action or shall be barred. The prevailing party in any litigation or arbitration is entitled to recover its legal fees, costs and disbursements from the other party, together with interest on any amount found due as provided hereinabove. In the event a party commences a proceeding to confirm an arbitration award, the prevailing party shall be entitled to attorney fees, costs and disbursements for such proceeding. All actions, arbitration or proceedings by either party must be based on the provisions of this agreement and any other action that Subscriber may have or bring against SECURITEAM in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement.

**SUBSCRIBER ACKNOWLEDGES THAT THIS AGREEMENT CONTAINS AN AGREEMENT TO ARBITRATE DISPUTES AND THAT ARBITRATION IS BINDING AND FINAL AND THAT SUBSCRIBER IS WAIVING SUBSCRIBER'S RIGHT TO TRIAL IN A COURT OF LAW AND OTHER RIGHTS.**

25. **SECURITEAM'S RIGHT TO SUBCONTRACT SPECIAL SERVICES:** Subscriber agrees that SECURITEAM is authorized and permitted to subcontract any services to be provided by SECURITEAM to third parties who may be independent of SECURITEAM, and that SECURITEAM shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties. Subscriber appoints SECURITEAM to act as Subscriber's agent with respect to such third parties, except that SECURITEAM shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to SECURITEAM's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and Monitoring Center of SECURITEAM.

26. **MOLD, OBSTACLES AND HAZARDOUS CONDITIONS:** Subscriber shall notify SECURITEAM in writing of any undisclosed, concealed or hidden conditions in any area where installation is planned, and Subscriber shall be responsible for removal of such conditions. In the event SECURITEAM discovers the presence of suspected asbestos or other hazardous material, SECURITEAM shall stop all work immediately and notify Subscriber. It shall be Subscriber's sole obligation to remove such conditions from the premises, and if the work is delayed due to the discovery of suspected asbestos or other hazardous material or conditions then an extension of time to perform the work shall be allowed and Subscriber agrees to compensate SECURITEAM for any additional expenses caused by the delay but not less than \$1000.00 per day until work can resume. If SECURITEAM, in its sole discretion, determines that continuing the work poses a risk to SECURITEAM or its employees or agents, SECURITEAM may elect to terminate this agreement on 3 day notice to Subscriber and Subscriber shall compensate SECURITEAM for all services rendered and material provided to date of termination. SECURITEAM shall be entitled to remove all its equipment and uninstalled equipment and material from the job site. Under no circumstances shall SECURITEAM be liable to Subscriber for any damage caused by mold or hazardous conditions or remediation thereof.

27. **NON-SOLICITATION:** Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of SECURITEAM assigned by SECURITEAM to perform and who performs any service for or on behalf of Subscriber during the term of this agreement, any renewals thereof and for a period of 2 years thereafter. In the event of Subscriber's violation of this provision, in addition to injunctive relief, SECURITEAM shall recover from Subscriber an amount equal to such employee's salary based on the average three months preceding employee's termination of employment with SECURITEAM, times twelve, together with SECURITEAM's counsel and expert witness fees.

28. **FALSE ALARMS / PERMIT FEES / WITNESS FEES:** Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse SECURITEAM for any fees or fines relating to permits or false alarms. SECURITEAM shall have no liability for permit fees, false alarms, false alarm fines, the manner in which police or fire department responds, or the refusal of the police or fire department to respond. In the event of termination of police or fire department response this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. In the event Subscriber or any third party subpoenas or summons SECURITEAM requiring any services or appearances, Subscriber agrees to pay SECURITEAM \$150 per hour for such services and appearances. Subscriber shall reimburse SECURITEAM for any Monitoring Center charges for excessive, run-a-way or false alarm signals.

29. **SECURITY INTEREST / COLLATERAL:** To secure Subscriber's obligations under this agreement Subscriber grants SECURITEAM a security interest in the security equipment installed by SECURITEAM and SECURITEAM is authorized to file a financing statement.

30. **CREDIT INVESTIGATION:** Subscriber and any guarantor authorize SECURITEAM to conduct credit investigations from time to time to determine Subscriber's and guarantor's credit worthiness.

31. **FULL AGREEMENT / SEVERABILITY:** This agreement along with the Schedule of Equipment and Services constitute the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document or agreement, whether executed prior to, concurrently with or subsequent to this agreement the terms of this agreement shall govern. Should any provision of this agreement be deemed void, the remaining parts shall be enforceable.

**SUBSCRIBER ACKNOWLEDGES RECEIVING A FULLY EXECUTED COPY OF THIS AGREEMENT AND SCHEDULE OF EQUIPMENT AND SERVICES AT TIME OF EXECUTION.**

**SECURITEAM:**

By: \_\_\_\_\_  
Signature

**SUBSCRIBER:**

*Carlos de la Ossa* Vice Chairman  
Subscriber Signature by Authorized Officer Title of Person Signing

Carlos de la Ossa  
Print Name of Subscriber Tax ID or EIN

Subscriber's Email Address: \_\_\_\_\_





# ESTIMATE

**JNJ Amenity Services**

7804 Davie Ray Dr, Zephyrhills, FL 33540,

UNITED STATES

Phone: +1 813-781-8999;

services@jnjcleanservices.com

**Estimate No#:** 0045

**Estimate Date:** Jul 21, 2023

**\$700.00**

**ESTIMATED AMOUNT**

## BILL TO

c/o Inframark, LLC

North Park Isle CDD

2005 Pan Am Circle Ste 300, Tampa, FL

33607, UNITED STATES

bryan.radcliff@inframark.com

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	Restrooms Clean and sanitize 8 toilets, 3 urinals, and 6 sinks. Sweep and/or mop floors. Supply all toilet paper, paper towels, hand soap and trash bags.	2	\$185.00	\$370.00
2	Pool deck Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use. Pick up any trash around pool deck.	1	\$120.00	\$120.00
3	Trash Remove and replace 3 large trash bags.	3	\$30.00	\$90.00
4	Kitchen area Wipe down all counters, sink and refrigerator on the outside. Sweep and/or mop floors.	1	\$120.00	\$120.00
			Subtotal	\$700.00
			Shipping	\$0.00
			<b>TOTAL</b>	<b>\$700.00 USD</b>

## NOTES TO CUSTOMER

Estimate for North Park Isle community.

## TERMS AND CONDITIONS

1. All supplies will be provided by JNJ.
2. Services will take place (2) times a week, (8) days a month.
3. \*\*JNJ does not provide services on weekends and/or major holidays unless it is an emergency.
4. Deep cleaning services are an additional cost that will be added to the invoice as needed. Inframark will be notified when it is needed and once approved, services will be provided and additional costs will be added to that months invoice.
5. Additional and/or emergency services provided by JNJ will be assessed as they occur and added to the next months invoice.
6. This proposal will begin on date set by Inframark, if approved.
7. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the 15th of each month.
8. Inframark can submit payment by check, credit card, or direct deposit.
9. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.



BRYAN RADCLIFF - PM  
7-24-2023

**FIRST AMENDMENT TO THE MANAGEMENT  
AND FINANCIAL SERVICES AGREEMENT BETWEEN  
NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT AND INFRAMARK, LLC.**

**THIS AMENDMENT** is entered into and executed on August 1, 2023, as set forth by and between North Park Isle Community Development District (“DISTRICT”) and Inframark, LLC.

**WHEREAS**, District Management Services, LLC, d/b/a Meritus Districts and DISTRICT entered into a management and financial services contract on August 2, 2018 (the “Original Agreement”), where Meritus Districts would provide district management services to the DISTRICT, and

**WHEREAS**, on January 1, 2022, the Original Agreement was assigned to Inframark, LLC (“MANAGER”); and

**WHEREAS** the MANAGER and DISTRICT now wish to amend the Agreement by adding field services and adjusting the compensation; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The scope of services set forth in Exhibit A of the Agreement are hereby amended to include the field services set forth below;
  - a. Empty the DISTRICT’s six (6) trash/dog station receptacles with new, commercial grade liners twice per week; and
  - b. Dispose of all trash and bags from the six (6) trash/dog station receptacles off-site.
2. The DISTRICT shall pay MANAGER \$27,048.00 annually for the field services set forth in Section 1 of this First Amendment, which shall be paid in equal monthly installments of \$2,254.00. MANAGER shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice.
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

***(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)***

**IN WITNESS WHEREOF**, the parties hereto have duly executed this First Amendment as of this \_\_\_\_\_ day of July 2023.

Inframark, LLC

North Park Isle Community Development  
District

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

(Print)

(Print)

Title: Chris Tarase –President Community  
Management Services

Title: \_\_\_\_\_, Chairperson

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

**June 01, 2023, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, June 01, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

**1. CALL TO ORDER**

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Thursday, June 01, 2023, at 2:11 p.m.**

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

Nicholas “Nick” Dister	Chairman
Carlos de la Ossa	Vice-Chair
Ryan Motko	Supervisor

**Staff Members Present:**

Angie Grunwald	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer
Gary Schwartz	Field Manager, Inframark

There were no audience members present.

**2. PUBLIC COMMENTS**

There were no residents present.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2023-05; Approving FY 2024 Proposed Budget & Setting Public Hearing**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2023-05 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**B. Acceptance of Board of Supervisor Resignation – Steve Luce**

The Board reviewed and discussed the resignation for Steve Luce for North Park Isle CDD.

MOTION TO:	Accept the resignation from Steve Luce for North Park Isle CDD.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2023-06; Redesignation of Officers**

The Board reviewed and discussed the redesignation of offices with same slate Nicholas Dister as Chairman and Carlos de la Ossa as Vice-Chair. The remaining Board of Supervisors will remain as Assistant Secretary for North Park Isle CDD.

MOTION TO:	Approve Resolution 2023-06 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

The Board discussed appointing Albert Viera to serve on the Board of Supervisors for North Park Isle CDD.

MOTION TO:	Appoint Albert Viera to serve seat on the Board of Supervisors for North Park Isle CDD.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

Mr. Radcliff administered the Oath of Office to newly appointed supervisor Albert Viera.

86 **D. Consideration of Resolution 2023-07; Authorization of Spending Limits**

87  
88 The Board reviewed and proceeded to table the resolution until the next meeting in July.  
89

90 **E. General Matters of the District**

91  
92 There were no general matters at this time.  
93

94 **4. CONSENT AGENDA ITEMS**

- 95 **A. Consideration of Board of Supervisor’s Meeting Minutes of the Regular Meeting**  
96 **May 04, 2023,**  
97 **B. Consideration of Operation and Maintenance Expenditures April 2023**  
98 **C. Review of Financial Statements Month Ending April 30, 2023**  
99

100 The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting  
101 held on 05/04/2023, O & M Expenditures for April 2023 and the Financial Statements for the  
102 month ending 04/30/2023).  
103

MOTION TO:	Approve Consent Agenda Items from A through C.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

110  
111 **5. STAFF REPORTS**

- 112 **A. District Counsel**  
113 **B. District Engineer**  
114 **i. Community Inspection Report**  
115 **C. District Manager**  
116

117 Mr. Radcliff noted the amenity center to reopen by end of June and a possible walk through the  
118 following week. Mr. de la Ossa confirmed the reopening.  
119

120 The Community Inspection Report was provided to the Board for review.  
121

122 Mr. Schwartz briefly discussed items from the community inspection report to the Board.  
123

124 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

125  
126 There were no supervisors request or comments.  
127  
128  
129  
130

131 **7. ADJOURNMENT**  
132

133	MOTION TO:	Adjourn the meeting at 2:16 P.M.
134	MADE BY:	Supervisor Motko
135	SECONDED BY:	Supervisor Dister
136	DISCUSSION:	None further
137	RESULT:	Called to Vote: Motion PASSED
138		3/0 - Motion Passed Unanimously

139  
140 *\*Please note the entire meeting is available on disc.*

141  
142 *\*These minutes were done in summary format.*

143  
144 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
145 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
146 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
147 *based.*

148  
149 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
150 **noticed meeting held on \_\_\_\_\_.**

151  
152  
153  
154 \_\_\_\_\_  
155 **Signature**

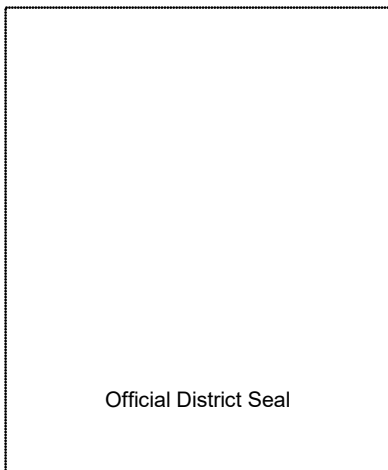
154 \_\_\_\_\_  
155 **Signature**

156  
157 \_\_\_\_\_  
158 **Printed Name**

156  
157 \_\_\_\_\_  
158 **Printed Name**

159 **Title:**  
160  **Secretary**  
161  **Assistant Secretary**

159 **Title:**  
160  **Chairman**  
161  **Vice Chairman**



*Recorded by Records Administrator*

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

\_\_\_\_\_  
*Date*



**NORTH PARK ISLE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CYPRESS CREEK AQUATICS, INC.	1246	\$2,363.00		AQUATIC MAINT. MAY 2023
INFRAMARK LLC	93724	\$4,929.17		DISTRICT INVOICE APRIL 2023
<b>Monthly Contract Subtotal</b>		<b>\$7,292.17</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 050423	\$200.00		SUPERVISOR FEE 05/04/23
KELLY ANN EVANS	KE 050423	\$200.00		SUPERVISOR FEE 05/04/23
NICHOLAS J. DISTER	ND 050423	\$200.00		SUPERVISOR FEE 05/04/23
RYAN MOTKO	RM 050423	\$200.00		SUPERVISOR FEE 05/04/23
STEVEN K. LUCE	SL 050423	\$200.00		SUPERVISOR FEE 05/04/23
STRALEY ROBIN VERICKER	23041	\$964.20		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,964.20</b>		
<b>Utilities</b>				
TECO	05152023-1600	\$310.85		ELECTRICITY SERVICE 04/11/23 - 05/09/23
TECO	05152023-3537	\$30.39		ELECTRICITY SERVICE 04/11/23 - 05/09/23
TECO	05152023-6724 A	\$176.79		ELECTRICITY SERVICE 04/11/23 - 05/09/23
TECO	221008971253 051523	\$527.37		ELECTRICITY SERVICE 04/25/23 - 05/09/23
TECO	221008971600 050123	\$233.92	\$1,279.32	ELECTRICITY SERVICE 03/21/23 - 04/10/23
<b>Utilities Subtotal</b>		<b>\$1,279.32</b>		
<b>Regular Services</b>				
NEPTUNE MULTI SERVICES LLC	0053340	\$845.00		TRASH PICK UP APRIL
NEPTUNE MULTI SERVICES LLC	0053341	\$360.00	\$1,205.00	PET STATIONS APRIL
NORTH PARK ISLE CDD	04112023-1	\$20.22		SERIES 2019 - FY 23 TAX DIST. ID 606
STANTEC CONSULTING SERVICES	2077354	\$221.50		SERVICES THROUGH 04/21/23
<b>Regular Services Subtotal</b>		<b>\$1,446.72</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$11,982.41</b>		

<b>NORTH PARK ISLE CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary

Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576  
 352-877-4463



# Invoice

Date	Invoice #
5/1/2023	1246

Bill To
North Park Isles CDD c/o Meritus Corp 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	May Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	2,363.00	2,363.00

<b>Total</b>	\$2,363.00
--------------	------------



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#93724

**DATE**

4/28/2023

**BILL TO**

North Park Isle CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2301

**NET TERMS**

Net 30

**PO#****DUE DATE**

5/28/2023

Services provided for the Month of: April 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,666.67		2,666.67
Accounting Services	1	Ea	562.50		562.50
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	600.00		600.00
<b>Subtotal</b>					<b>4,929.17</b>

<b>Subtotal</b>	\$4,929.17
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,929.17

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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

North Park Isle CDD  
 MEETING DATE: May 04, 2023

DMS: *[Signature]* *Bryan Rodriguez*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

*Cd10 050423*

North Park Isle CDD  
MEETING DATE: May 04, 2023

DMS: *[Signature]* Bryan R. 01/12/27

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

KE 050423

North Park Isle CDD  
MEETING DATE: May 04, 2023

DMS: *[Signature]* *Bryan B. 05/04/23*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> <i>Carlos de la Ossa</i>	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Ryan Motko	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Nick Dister	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Kelly Evans	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Steve Luce	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00

*ND 050423*

North Park Isle CDD  
MEETING DATE: May 04, 2023

DMS:  Bryan Rindler

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

Rm 050423



North Park Isle CDD  
MEETING DATE: May 04, 2023

DMS:  Bryan R. 05/04/23

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

SL 050423

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

May 03, 2023

Client: 001509

Matter: 000001

Invoice #: 23041

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/16/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$140.00
3/16/2023	KCH	PREPARE LETTER/NOTICE OF TERMINATION OF AQUATICS MAINTENANCE AGREEMENT TO CYPRESS CREEK AQUATICS.	0.5	\$152.50
3/20/2023	KCH	REVIEW AQUATIC MAINTENANCE AGREEMENT WITH CYPRESS CREEK AQUATICS; FINALIZE TERMINATION LETTER.	0.5	\$152.50
4/4/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/6/2023	WAS	PREPARE FOR, TRAVEL TO AND ATTEND BOARD OF SUPERVISORS MEETING.	0.3	\$91.50
4/9/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$112.50
4/14/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
Total Professional Services			3.5	\$961.50

**DISBURSEMENTS**

<b>Date</b>	<b>Description of Disbursements</b>	<b>Amount</b>
4/15/2023	Photocopies	\$2.70
	Total Disbursements	\$2.70
	Total Services	\$961.50
	Total Disbursements	\$2.70
	Total Current Charges	\$964.20
	Previous Balance	\$4,076.50
	<i>Less Payments</i>	<i>(\$4,076.50)</i>
	<b>PAY THIS AMOUNT</b>	<b>\$964.20</b>

*Please Include Invoice Number on all Correspondence*



**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
HAZY SEA DRIVE, SOLAR  
PLANT CITY, FL 33565

**Statement Date:** May 15, 2023

**Amount Due:** \$528.45

**Due Date:** June 05, 2023

**Account #:** 221008971600

**Account Summary**



**Current Service Period:** April 11, 2023 - May 09, 2023

Previous Amount Due	\$233.92
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$16.32
Previous Statement Balance*	\$217.60
<b>Current Month's Charges – Due by June 05, 2023</b>	<b>\$310.85</b>

**Total Amount Due \$528.45**

*\*Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.*

00000086-0000916-Page 15 of 26

Received  
MAY 19 2023



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.



**DOWNED IS DANGEROUS!**

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

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

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 221008971600

**Due Date:** June 05, 2023



**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](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$528.45

**Payment Amount:** \$ \_\_\_\_\_

667433193819

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

66743319381922100897160000000000528450



**Service For:**  
HAZY SEA DRIVE  
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600  
Statement Date: May 15, 2023  
Charges Due: June 05, 2023

**Service Period:** Apr 11, 2023 - May 09, 2023

**Rate Schedule:** LS-2 Customer Specified Lighting

### Charge Details

### Important Messages

<b>⚡ Electric Charges</b>	
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>	
Lighting Energy Charge	\$0.00
Monthly Charge	\$310.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
<b>Lighting Charges</b>	<b>\$310.85</b>

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

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

**Total Current Month's Charges** **\$310.85**

**More clean energy to you.** Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [TampaElectric.com/SolarSavingsForYou](http://TampaElectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

<b>💰 Miscellaneous Credits</b>	
Sales Tax Credit	-\$16.32
<b>Total Current Month's Credits</b>	<b>-\$16.32</b>

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

### Ways To Pay Your Bill

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Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://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.



**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
1620 E SAM ALLEN RD, ENTR  
PLANT CITY, FL 33565

**Statement Date:** May 15, 2023

**Amount Due:** \$30.39

**Due Date:** June 05, 2023

**Account #:** 221008673537

**Account Summary**



<b>Current Service Period:</b> April 11, 2023 - May 09, 2023	
Previous Amount Due	\$33.46
Payment(s) Received Since Last Statement	-\$33.46
<b>Current Month's Charges</b>	<b>\$30.39</b>
<b>Amount Due by June 05, 2023</b>	<b>\$30.39</b>

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

**Your Energy Insight**



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

**Received**  
MAY 19 2023

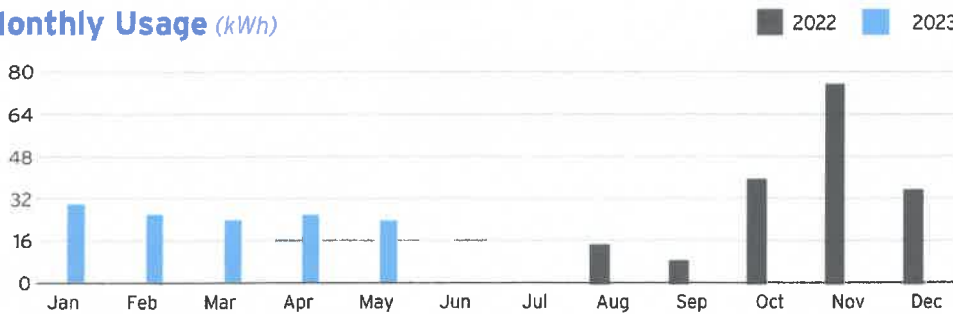


**DOWNED IS DANGEROUS!**

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

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

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 221008673537

**Due Date:** June 05, 2023



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$30.39

**Payment Amount:** \$ \_\_\_\_\_

690889914277

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6908899142772210086735370000000030398



**Service For:**  
 1620 E SAM ALLEN RD  
 ENTR, PLANT CITY, FL 33565

Account #: 221008673537  
 Statement Date: May 15, 2023  
 Charges Due: June 05, 2023

## Meter Read

**Meter Location:** ENTRANCE

**Service Period:** Apr 11, 2023 - May 09, 2023

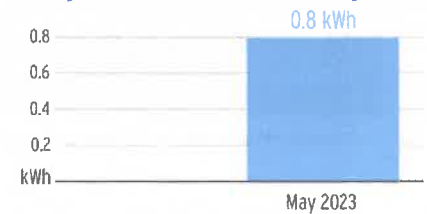
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000869434	05/09/2023	301	277	24 kWh	1	29 Days

## Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	24 kWh @ \$0.07990/kWh	\$1.92
Fuel Charge	24 kWh @ \$0.05239/kWh	\$1.26
Storm Protection Charge	24 kWh @ \$0.00400/kWh	\$0.10
Clean Energy Transition Mechanism	24 kWh @ \$0.00427/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.01061/kWh	\$0.25
Florida Gross Receipt Tax		\$0.65
<b>Electric Service Cost</b>		<b>\$26.03</b>
Franchise Fee		\$1.70
Municipal Public Service Tax		\$2.66
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$30.39</b>

## Avg kWh Used Per Day



## Important Messages

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

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

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**Total Current Month's Charges \$30.39**

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- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

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**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

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**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
1603 BERMUDA BREEZE CT, IRR  
PLANT CITY, FL 33563

**Statement Date:** May 15, 2023

**Amount Due:** \$176.79

**Due Date:** June 05, 2023  
**Account #:** 221008636724

**Account Summary**

**Current Service Period:** April 11, 2023 - May 09, 2023

Previous Amount Due	\$124.99
Payment(s) Received Since Last Statement	-\$124.99
<b>Current Month's Charges</b>	<b>\$176.79</b>

**Amount Due by June 05, 2023 \$176.79**

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

**Your Energy Insight**

Your average daily kWh used was **70.59% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

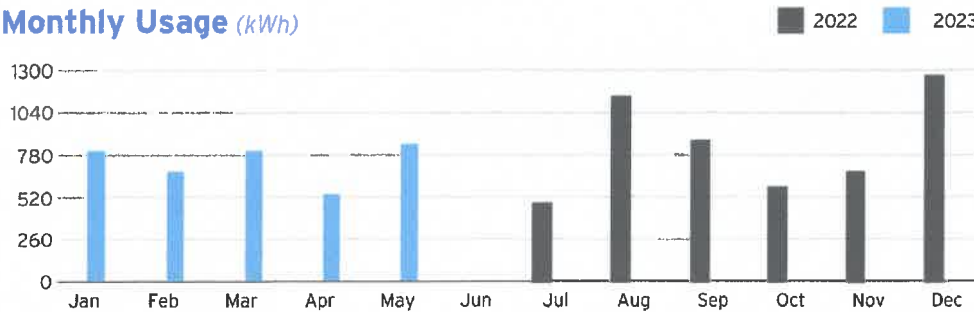
*Received*  
*MAY 19 2023*



**DOWNED IS DANGEROUS!**

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

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

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



**Account #:** 221008636724  
**Due Date:** June 05, 2023

**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](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$176.79

**Payment Amount:** \$ \_\_\_\_\_

690889914276

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

6908899142762210086367240000000176797





**Service For:**  
1603 BERMUDA BREEZE CT  
IRR, PLANT CITY, FL 33563

Account #: 221008636724  
Statement Date: May 15, 2023  
Charges Due: June 05, 2023

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Apr 11, 2023 - May 09, 2023

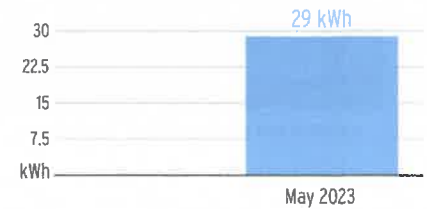
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	05/09/2023	8,679	7,828		851 kWh	1	29 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	851 kWh @ \$0.07990/kWh	\$67.99
Fuel Charge	851 kWh @ \$0.05239/kWh	\$44.58
Storm Protection Charge	851 kWh @ \$0.00400/kWh	\$3.40
Clean Energy Transition Mechanism	851 kWh @ \$0.00427/kWh	\$3.63
Storm Surcharge	851 kWh @ \$0.01061/kWh	\$9.03
Florida Gross Receipt Tax		\$3.86
<b>Electric Service Cost</b>		<b>\$154.24</b>
Franchise Fee		\$10.10
Municipal Public Service Tax		\$12.45
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$176.79</b>

## Avg kWh Used Per Day



## Important Messages

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

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**Total Current Month's Charges \$176.79**

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## Ways To Pay Your Bill

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Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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

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**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
 C/O MERITUS CORP  
 3716 N MARYLAND AVE  
 PLANT CITY, FL 33565

**Statement Date:** May 15, 2023

**Amount Due:** \$527.34

**Due Date:** June 05, 2023  
**Account #:** 221008971253

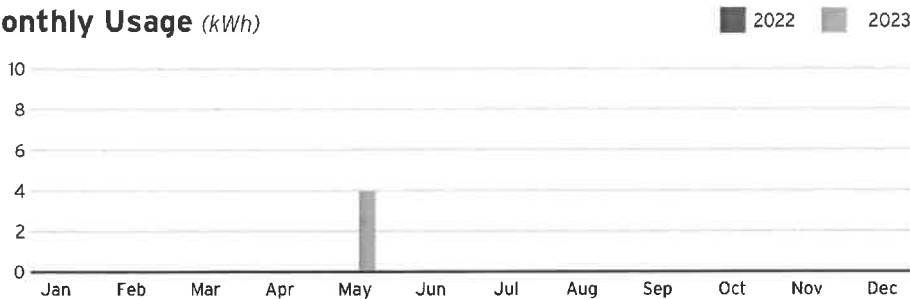
**Account Summary**

<b>Current Service Period:</b> April 25, 2023 - May 09, 2023	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$527.34</b>
<b>Amount Due by June 05, 2023 \$527.34</b>	

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



**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 221008971253  
**Due Date:** June 05, 2023

**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](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$527.34

**Payment Amount:** \$ \_\_\_\_\_

667433193818

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

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

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

6674331938182210089712530000000527346



**Service For:**  
3716 N MARYLAND AVE  
PLANT CITY, FL 33565

Account #: 221008971253  
Statement Date: May 15, 2023  
Charges Due: June 05, 2023

## Meter Read

**Meter Location:** AMENITY CENTER

**Service Period:** Apr 25, 2023 - May 09, 2023

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

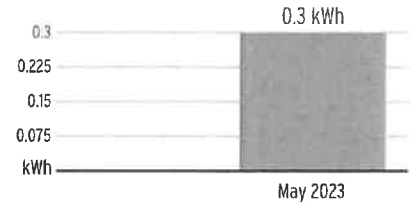
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000799286	05/09/2023	4	0	4 kWh	1	15 Days

## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	15 days @ \$0.75000	\$11.25
Energy Charge	4 kWh @ \$0.07990/kWh	\$0.32
Fuel Charge	4 kWh @ \$0.05239/kWh	\$0.21
Storm Protection Charge	4 kWh @ \$0.00400/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00427/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.01061/kWh	\$0.04
Florida Gross Receipt Tax		\$0.30
<b>Electric Service Cost</b>		<b>\$12.16</b>
Franchise Fee		\$0.80
Municipal Public Service Tax		\$1.28
State Tax		\$1.10
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$15.34</b>

<b>Other Fees and Charges</b>	
Electric Security Deposit	\$400.00
Elec Connection Chrg Initial	\$112.00
<b>Total Other Fees and Charges</b>	<b>\$512.00</b>

## Avg kWh Used Per Day



## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

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

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

**Help for those with special needs.** Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management

Billing information continues on next page →

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**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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

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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.



**Service For:**  
3716 N MARYLAND AVE  
PLANT CITY, FL 33565

Account #: 221008971253  
Statement Date: May 15, 2023  
Charges Due: June 05, 2023

**Charge Details** *Continued...*

**Total Current Month's Charges** **\$527.34**

agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](http://FloridaDisaster.org) to learn more.

**More clean energy to you.** Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [TampaElectric.com/SolarSavingsForYou](http://TampaElectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.

# ACCOUNT INVOICE

tampaelectric.com |

**Received**

Statement Date: 05/01/2023  
Account: 221008971600

**MAY 04 2023**

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
HAZY SEA DRIVE, SOLAR  
PLANT CITY, FL 33565

Current month's charges:	\$233.92
Total amount due:	\$233.92
Payment Due By:	05/22/2023

### Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$233.92</b>
<b>Total Amount Due</b>	<b>\$233.92</b>

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



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

Log in at **TECOaccount.com** today!

00001177-0003841-Page 1 of 5

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

## Yard project?

### Avoid damage and fines

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

**CALL**  
811

**WAIT** two business days

**Start DIGGING!**

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

#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008971600

Current month's charges:	\$233.92
Total amount due:	\$233.92
Payment Due By:	05/22/2023
<b>Amount Enclosed</b>	\$ _____

600000543137

00001177 01 AV 0.47 33607 FTECO105012323272210 00000 02 01000000 015 01 5896 003

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

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

6000005431372210089716000000000233920

**Account:** 221008971600  
**Statement Date:** 05/01/2023  
**Current month's charges due** 05/22/2023

**Details of Charges – Service from 03/21/2023 to 04/10/2023**

Service for: HAZY SEA DRIVE, SOLAR, PLANT CITY, FL 33565

**Rate Schedule: LS-2 Customer Specified Lighting**

**Lighting Service Items LS-2 (Bright Choices) for 21 days**

Lighting Energy Charge	\$0.00
Monthly Charge	\$217.60
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
State Tax	\$16.32
<b>Lighting Charges</b>	<b>\$233.92</b>

**Total Current Month's Charges** \$233.92

00001177-0003842-Page 3 of 6

**Important Messages**

**Welcome to Tampa Electric!**

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

**Prorated Bill**

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





# Neptune Multi services LLC

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

# Invoice

**Invoice No:** 0053340  
**Date:** 05/17/2023  
**Terms:** NET 0  
**Due Date:** 05/17/2023

**Bill To:** North Park CDD  
 heather.dilley@inframark.com,  
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash pick up April Service 7,14,21,28 2023  Heather Dilley Requested more than our 3 hour service to extract more trash from pond using our Kayaking service.	13	\$65.00	\$845.00

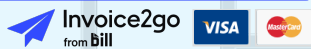
### Payment Instructions

Zelle @8133257684  
 Cashapp \$neptunejku

Subtotal	\$845.00
TAX 0%	\$0.00
<b>Total</b>	<b>\$845.00</b>
Paid	\$0.00

**Balance Due \$845.00**

**Pay Now**



Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053340 on 05/17/2023

Balance Due \$845.00

Paid \_\_\_\_\_

Received From: North Park CDD

Card Type				
Cardholder's Name	_____			
Card Number	<input type="text"/>	<input type="text"/>	<input type="text"/>	CVV <input type="text"/>
Expiry Date	<input type="text"/>	/	<input type="text"/>	
Signature	<input type="text"/>			







# Neptune Multi services LLC

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

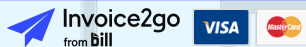
# Invoice

**Invoice No:** 0053341  
**Date:** 05/17/2023  
**Terms:** NET 0  
**Due Date:** 05/17/2023

**Bill To:** North Park CDD  
 heather.dilley@inframark.com,  
 inframark@avidbill.com

Description	Quantity	Rate	Amount
pet stations service April 7,14,21,28	5	\$65.00	\$325.00
dog stations bags	1	\$35.00	\$35.00
<b>Payment Instructions</b> Zelle @8133257684 Cashapp \$neptunejku			Subtotal \$360.00
			TAX 0% \$0.00
			Total \$360.00
			Paid \$0.00
			<b>Balance Due \$360.00</b>

Pay Now



Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053341 on 05/17/2023

Balance Due \$360.00

Paid

Received From: North Park CDD

Card Type			
Cardholder's Name	_____		
Card Number	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	CVV	<input type="text"/> <input type="text"/> <input type="text"/>
Expiry Date	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/>		
Signature	<input type="text"/>		



**CHECK REQUEST FORM**  
**North Park Isle**

**Date:** 5/12/2023

**Invoice#:** 04112023-1

**Vendor#:** V00028

**Vendor Name:** North Park Isle

**Pay From:** Truist Acct# 8942

**Description:** Series 2019 - FY 23 Tax Dist. ID 606

**Code to:** 200.103200.1000

**Amount:** \$20.22

**Requested By:** 5/12/2023  
Teresa Farlow

# NORTH PARK ISLE CDD DISTRICT CHECK REQUEST

**Today's Date** 4/11/2023  
**Check Amount** **\$20.22**  
**Payable To** North Park Isle CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 606  
**Special Instructions** Do not mail. Please give to Eric Davidson

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

*Eric*

\_\_\_\_\_  
Authorization

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

# NORTH PARK ISLE CDD

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

Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	
385,776.00	36.061%
Net DS	0.360600
684,002.28	63.939%
Net Total	1.000000%
1,069,778.28	100.00000%

Date Received	Amount Received	36.06%		36.06%		63.94%		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	63.94%	63.94%			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	-	1296	
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	-	1296	
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	-	1300	
12/6/2022	388,829.03	140,216.82	140,216.82	248,612.21	248,612.21	-	602	-	1296	
12/13/2022	471,478.59	170,021.33	170,021.33	301,457.26	301,457.26	-	604	-	1301	
1/5/2023	138,091.83	49,797.71	49,797.71	88,294.12	88,294.12	-	606	-	1305	
2/3/2023	2,876.30	1,037.23	1,037.23	1,839.07	1,839.07	-	610	-	1312	
4/11/2022	31.63	11.41	11.41	20.22	20.22	-		-		
		-	-	-	-	-		-		
		-	-	-	-	-		-		
		-	-	-	-	-		-		
		-	-	-	-	-		-		
		-	-	-	-	-		-		
		-	-	-	-	-		-		
		-	-	-	-	-		-		
		-	-	-	-	-		-		
<b>TOTAL</b>	1,066,112.20		384,453.96	681,658.24	681,658.24					
<b>Net Total on Roll</b>	1,069,778.28		385,776.00		684,002.28					
<b>Collection Surplus / (Deficit)</b>	(3,666.08)		(1,322.04)		(2,344.04)					

**Invoice Number** 2077354  
**Invoice Date** May 4, 2023  
**Purchase Order** 215614807  
**Customer Number** 150688  
**Project Number** 215614807

**Bill To**

North Park Isle Community Development District  
 Accounts Payable  
 c/o Inframark  
 210 North University Drive, Suite 702  
 Coral Springs FL 33071  
 United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

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**Project** North Park Isle CDD - District Engineering Services  
 Project Manager Stewart, Tonja L For Period Ending **April 21, 2023**  
 Current Invoice Total (USD) 221.50

Process requisitions

**Top Task** 2023 2023 FY General Consulting

**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Olszewski, Cynthia (Cyndi)	0.50	139.00	69.50
Nurse, Vanessa M	1.00	152.00	152.00
<b>Subtotal Professional Services</b>	<u>1.50</u>		<u>221.50</u>

---

Top Task Subtotal	2023 FY General Consulting	221.50
<b>Total Fees &amp; Disbursements</b>		<u>221.50</u>
<b>INVOICE TOTAL (USD)</b>		<b>221.50</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

**NORTH PARK ISLE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CYPRESS CREEK AQUATICS, INC.	1254	\$2,363.00		AQUATIC MAINT. JUNE 2023
INFRAMARK LLC	96845	\$4,930.07		DISTRICT INVOICE JUNE 2023
YELLOWSTONE LANDSCAPE	TM 545098	\$10,189.28		LANDSCAPE MAINT. JUNE 2023
<b>Monthly Contract Subtotal</b>		<b>\$17,482.35</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 060123	\$200.00		SUPERVISOR FEE 06/01/23
NICHOLAS J. DISTER	ND 060123	\$200.00		SUPERVISOR FEE 06/01/23
RYAN MOTKO	RM 060123	\$200.00		SUPERVISOR FEE 06/01/23
STRALEY ROBIN VERICKER	23172	\$852.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,452.50</b>		
<b>Utilities</b>				
GIG FIBER LLC	1540	\$10,450.00		SOLAR LIGHT LEASE AGREEMENT OCTOBER 2022
GIG FIBER LLC	1571	\$10,450.00		SOLAR LIGHT LEASE AGREEMENT NOVEMBER 2022
GIG FIBER LLC	1631	\$10,450.00		SOLAR LIGHT LEASE AGREEMENT JANUARY 2023
GIG FIBER LLC	1660	\$10,450.00		SOLAR LIGHT LEASE AGREEMENT FEBRUARY 2023
GIG FIBER LLC	1705	\$10,450.00		SOLAR LIGHT LEASE AGREEMENT MARCH 2023
GIG FIBER LLC	1735	\$10,450.00		SOLAR LIGHT LEASE AGREEMENT APRIL 2023
GIG FIBER LLC	1792	\$10,450.00		SOLAR LIGHT LEASE AGREEMENT MAY 2023
GIG FIBER LLC	1835	\$10,500.00	\$83,650.00	SOLAR LIGHT LEASE AGREEMENT JUNE 2023
TECO	221008636724 061423	\$96.10		ELECTRICICTY SERVICE 05/10/23-06/08/23
TECO	221008673537 061423	\$37.31		ELECTRICICTY SERVICE 05/10/23-06/08/23
TECO	221008971253 061423	\$213.47		ELECTRICITY SERVICES 05/10/23-06/08/23
TECO	221008971600 061423	\$278.21	\$625.09	ELECTRICICTY SERVICE 05/10/23-06/08/23
<b>Utilities Subtotal</b>		<b>\$84,275.09</b>		
<b>Regular Services</b>				
CYPRESS CREEK AQUATICS, INC.	1257	\$475.00		AQUATIC MAINT. MARCH - ADDITIONAL PONDS
NORTH PARK ISLE CDD	06062023-1	\$330.93		SERIES 2019 FY23 TAX DIST ID 624
NORTH PARK ISLE CDD	06162023-1	\$3,995.31	\$4,326.24	SERIES 2019 FY23 TAX DIST ID 626 TAX CERT SALE
STANTEC CONSULTING SERVICES	2090999	\$266.00		DISTRICT ENGINEER SERVICES
<b>Regular Services Subtotal</b>		<b>\$5,067.24</b>		

<p><b>NORTH PARK ISLE CDD</b>  <b>Summary of Operations and Maintenance Invoices</b></p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Additional Services</b>				
YELLOWSTONE LANDSCAPE	TM 541443	\$1,275.00		UP ROOTED PINE TREE
YELLOWSTONE LANDSCAPE	TM 541444	\$545.00	\$1,820.00	FALLEN PINE
<b>Additional Services Subtotal</b>		<b>\$1,820.00</b>		
<b>TOTAL</b>		<b>\$110,097.18</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
 Signature:

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary



Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576  
 352-877-4463



# Invoice

Date	Invoice #
6/1/2023	1254

Bill To
North Park Isles CDD c/o Meritus Corp 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	June Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	2,363.00	2,363.00

<b>Total</b>	\$2,363.00
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# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#96845

**DATE**

6/23/2023

**BILL TO**

North Park Isle CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2301

**NET TERMS**

Net 30

**PO#****DUE DATE**

7/23/2023

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,666.67		2,666.67
Accounting Services	1	Ea	562.50		562.50
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	100.00		100.00
B/W Copies	6	Ea	0.15		0.90
Dissemination Services	1	Ea	600.00		600.00
<b>Subtotal</b>					<b>4,930.07</b>

<b>Subtotal</b>	\$4,930.07
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,930.07

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

INVOICE #	INVOICE DATE
TM 545098	6/15/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

North Park Isles CDD  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Property Name:** North Park Isles CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 15, 2023

**Invoice Amount:** \$10,189.28

Description	Current Amount
Monthly Landscape Maintenance June 2023	\$10,189.28

**Invoice Total** \$10,189.28

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

North Park Isle CDD  
MEETING DATE: June 01, 2023

DMS: BRYAN MADCUTT



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas "Nick" Dister	✓	Salary Accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans	—	Salary Accepted	\$200.00
Vacant	—	Salary Accepted	\$200.00

Cd10 060123

North Park Isle CDD  
MEETING DATE: June 01, 2023

DMS: RYAN MOTKO



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas "Nick" Dister	✓	Salary Accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans	—	Salary Accepted	\$200.00
Vacant	—	Salary Accepted	\$200.00

ND 060123

North Park Isle CDD  
MEETING DATE: June 01, 2023

DMS: BRYAN RANDOLPH



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas "Nick" Dister	✓	Salary Accepted	\$200.00
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Kelly Evans	—	Salary Accepted	\$200.00
Vacant	—	Salary Accepted	\$200.00

Rm 060123

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

June 05, 2023

Client: 001509

Matter: 000001

Invoice #: 23172

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/21/2023	LB	REVIEW SUPERVISOR OF ELECTIONS CORRESPONDENCE RE QUALIFIED NUMBER OF ELECTORS IN THE DISTRICT; REVIEW DISTRICT'S CURRENT BOARD SUPERVISORS; UPDATE 2024 ELECTION SPREADSHEET TO UPDATE QUALIFIED ELECTORS AND BOARD SUPERVISORS INFORMATION.	0.3	\$52.50
4/27/2023	JMV	TELEPHONE CALLS FROM H. DILLEY RE: CDD PROCUREMENT PROCEDUES; REVIEW AGREEMENT.	0.7	\$262.50
5/3/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/4/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
5/4/2023	KCH	REVIEW AGENDA AND ATTEND BOS MEETING IN PERSON.	0.5	\$162.50
5/15/2023	JMV	REVIEW COMMUNICATION FROM C. DE LA OSSA; TELEPHONE CALL WITH C. DE LA OSSA.	0.3	\$112.50
Total Professional Services			2.5	\$852.50

June 05, 2023  
Client: 001509  
Matter: 000001  
Invoice #: 23172

Page: 2

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Total Services	\$852.50	
Total Disbursements	\$0.00	
Total Current Charges		\$852.50
Previous Balance		\$964.20
<i>Less Payments</i>		<i>(\$964.20)</i>
<b>PAY THIS AMOUNT</b>		<b>\$852.50</b>

***Please Include Invoice Number on all Correspondence***



**Gig Fiber, LLC**  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1540  
**Invoice Date:** 10/01/22  
**Amount Due:** \$10,450.00

**Bill To:**

North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
10/31/22	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar Light Lease Agreement - Oct 2022	209	\$50.00	\$10,450.00

**Subtotal:** \$10,450.00  
**Sales Tax:** **\$0.00**  
**Total:** \$10,450.00  
**Payments:** \$0.00  
**Amount Due:** \$10,450.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1571  
**Invoice Date:** 11/01/22  
**Amount Due:** \$10,450.00

**Bill To:**  
 \_\_\_\_\_  
 North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**  
 \_\_\_\_\_  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
12/01/22	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar Light Lease Agreement - Nov 2022	209	\$50.00	\$10,450.00

**Subtotal:** \$10,450.00  
**Sales Tax:** **\$0.00**  
**Total:** \$10,450.00  
**Payments:** \$0.00  
**Amount Due:** \$10,450.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1631  
**Invoice Date:** 01/01/23  
**Amount Due:** \$10,450.00

**Bill To:**  
 \_\_\_\_\_  
 North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**  
 \_\_\_\_\_  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
01/31/23	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar Light Lease Agreement - Jan 2023	209	\$50.00	\$10,450.00

**Subtotal:** \$10,450.00  
**Sales Tax:** **\$0.00**  
**Total:** \$10,450.00  
**Payments:** \$0.00  
**Amount Due:** \$10,450.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1660  
**Invoice Date:** 02/01/23  
**Amount Due:** \$10,450.00

**Bill To:**

North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
02/28/23	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar Light Lease Agreement - February 2023	209	\$50.00	\$10,450.00

**Subtotal:** \$10,450.00  
**Sales Tax:** **\$0.00**  
**Total:** \$10,450.00  
**Payments:** \$0.00  
**Amount Due:** \$10,450.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1705  
**Invoice Date:** 03/01/23  
**Amount Due:** \$10,450.00

**Bill To:**

North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
03/31/23	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar Light Lease Agreement - March 2023	209	\$50.00	\$10,450.00

<b>Subtotal:</b>	\$10,450.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$10,450.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$10,450.00</b>

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1735  
**Invoice Date:** 04/01/23  
**Amount Due:** \$10,450.00

**Bill To:**

North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
04/30/23	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar light lease agreement - Apr 2023	209	\$50.00	\$10,450.00

<b>Subtotal:</b>	\$10,450.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$10,450.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$10,450.00</b>

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1792  
**Invoice Date:** 05/01/23  
**Amount Due:** \$10,450.00

**Bill To:**

North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
05/31/23	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar light lease agreement - May 2023	209	\$50.00	\$10,450.00

<b>Subtotal:</b>	\$10,450.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$10,450.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$10,450.00</b>

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Gig Fiber, LLC**  
 2502 N Rocky Point Dr  
 Ste 1000  
 Tampa, FL 33607  
 813-800-5323

# INVOICE



**Invoice #:** 1835  
**Invoice Date:** 06/01/23  
**Amount Due:** \$10,500.00

**Bill To:**

North Park Isle CDD  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

**Ship To:**

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607  
 UNITED STATES

Due Date	Terms
06/30/23	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar light lease agreement - June 2023	210	\$50.00	\$10,500.00

<b>Subtotal:</b>	\$10,500.00
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Total:</b>	\$10,500.00
<b>Payments:</b>	\$0.00
<b>Amount Due:</b>	<b>\$10,500.00</b>

To pay online, go to <https://app02.us.bill.com/p/streetleaf>





**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
 C/O MERITUS CORP  
 1603 BERMUDA BREEZE CT, IRR  
 PLANT CITY, FL 33563

**Statement Date:** June 14, 2023

**Amount Due:** \$96.10

**Due Date:** July 05, 2023  
**Account #:** 221008636724

Received

JUN 23 2023

**Account Summary**

**Your Energy Insight**



Your average daily kWh used was **13.79% higher** than it was in your previous period.

**Current Service Period:** May 10, 2023 - June 08, 2023

Previous Amount Due	\$176.79
Payment(s) Received Since Last Statement	-\$176.79
Miscellaneous Credits	-\$108.15
Credit balance after payments and credits	-\$108.15
<b>Current Month's Charges</b>	<b>\$204.25</b>

**Amount Due by July 05, 2023 \$96.10**

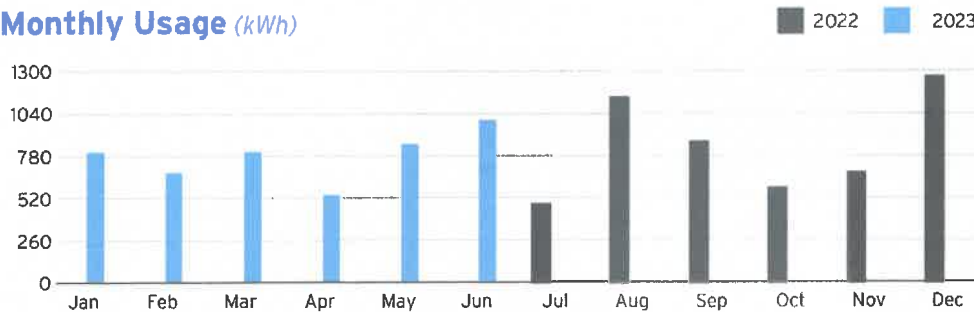
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

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**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**REPORT A POWER OUTAGE**

**USE ANY OPTION BELOW:**

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).  
 \*\* 12-digit account number and zip code required.

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



**Account #:** 221008636724  
**Due Date:** July 05, 2023

**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**  
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$96.10

**Payment Amount:** \$ \_\_\_\_\_

662494973086

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

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

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

6624949730862210086367240000000096106



**Service For:**  
 1603 BERMUDA BREEZE CT  
 IRR, PLANT CITY, FL 33563

Account #: 221008636724  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** May 10, 2023 - Jun 08, 2023

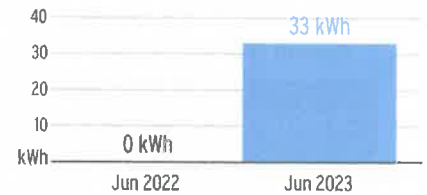
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	06/08/2023	9,680		8,679		1,001 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,001 kWh @ \$0.07990/kWh	\$79.98
Fuel Charge	1,001 kWh @ \$0.05239/kWh	\$52.44
Storm Protection Charge	1,001 kWh @ \$0.00400/kWh	\$4.00
Clean Energy Transition Mechanism	1,001 kWh @ \$0.00427/kWh	\$4.27
Storm Surcharge	1,001 kWh @ \$0.01061/kWh	\$10.62
Florida Gross Receipt Tax		\$4.46
<b>Electric Service Cost</b>		<b>\$178.27</b>
Franchise Fee		\$11.68
Municipal Public Service Tax		\$14.30
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$204.25</b>

## Avg kWh Used Per Day



## Important Messages

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

**Total Current Month's Charges**

**\$204.25**

Miscellaneous Credits	
Sales Tax Credit	-\$0.21
Deposit Refund	-\$107.00

Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.



**Service For:**  
1603 BERMUDA BREEZE CT  
IRR, PLANT CITY, FL 33563

Account #: 221008636724  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

**Charge Details** *Continued...*



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

Interest for Cash Security Deposit - Electric	-\$0.94
<b>Total Current Month's Credits</b>	<b>-\$108.15</b>

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# READY FOR STORM SEASON?

## WE ARE.

Tampa Electric provides 99.98% service reliability in blue skies and gray by working year-round to strengthen our system against extreme weather events, such as hurricanes and tropical storms. We're investing \$150 million a year, for the next 10 years, in our Storm Protection Plan to increase reliability. This ongoing effort enables us to restore power when outages do occur, faster and with less overall cost.

### What are we doing to deliver reliable always-on power?

- Strengthening exposed equipment by replacing wood with steel and concrete.
- Converting targeted overhead lines to underground.
- Modernizing our equipment and substations.
- Increasing our tree inspection and trimming.
- Installing smart self-healing technology.

Self-healing technology automatically reroutes electric service around outages.



Minimizing the number of customers impacted and reducing outages and momentary flickers by **50-60** percent.

**STORM PROTECTION PLAN**  
*Reliable Energy - Rain or Shine*



Visit [TampaElectric.com/SPP](http://TampaElectric.com/SPP) for more details on our proactive reliability efforts.



**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
1620 E SAM ALLEN RD, ENTR  
PLANT CITY, FL 33565

**Statement Date:** June 14, 2023

**Amount Due:** \$37.31

**Due Date:** July 05, 2023

**Account #:** 221008673537

Received

JUN 23 2023

**Account Summary**

**Current Service Period:** May 10, 2023 - June 08, 2023

Previous Amount Due	\$30.39
Payment(s) Received Since Last Statement	-\$30.39
Miscellaneous Credits	-\$1.93
Credit balance after payments and credits	-\$1.93
<b>Current Month's Charges</b>	<b>\$39.24</b>

**Amount Due by July 05, 2023 \$37.31**

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

**Your Energy Insight**

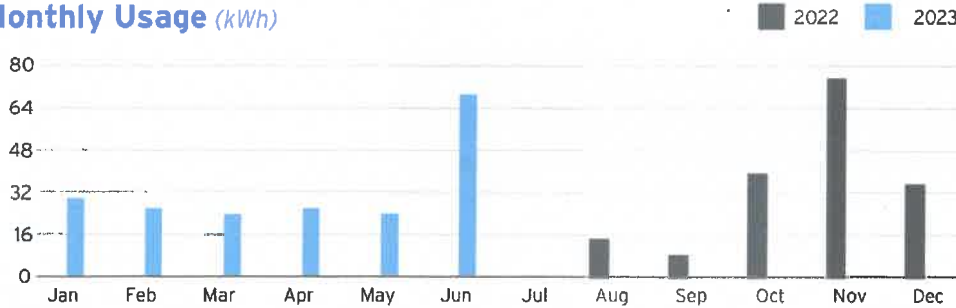
Your average daily kWh used was **150% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

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**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

**REPORT A POWER OUTAGE**

**USE ANY OPTION BELOW:**

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).  
\*\* 12-digit account number and zip code required.



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

**Account #:** 221008673537

**Due Date:** July 05, 2023



**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$37.31

**Payment Amount:** \$ \_\_\_\_\_

662494973087

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

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

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

6624949730872210086735370000000000037314





**Service For:**  
 1620 E SAM ALLEN RD  
 ENTR, PLANT CITY, FL 33565

Account #: 221008673537  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

## Meter Read

**Meter Location:** ENTRANCE

**Service Period:** May 10, 2023 - Jun 08, 2023

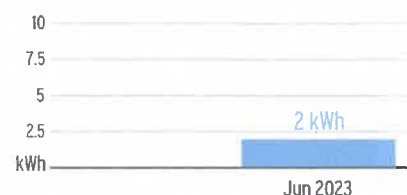
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000869434	06/08/2023	370		301		69 kWh	1	30 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	69 kWh @ \$0.07990/kWh	\$5.51
Fuel Charge	69 kWh @ \$0.05239/kWh	\$3.61
Storm Protection Charge	69 kWh @ \$0.00400/kWh	\$0.28
Clean Energy Transition Mechanism	69 kWh @ \$0.00427/kWh	\$0.29
Storm Surcharge	69 kWh @ \$0.01061/kWh	\$0.73
Florida Gross Receipt Tax		\$0.84
<b>Electric Service Cost</b>		<b>\$33.76</b>
Franchise Fee		\$2.21
Municipal Public Service Tax		\$3.27
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$39.24</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges \$39.24**

Miscellaneous Credits	
Sales Tax Credit	-\$1.93
<b>Total Current Month's Credits</b>	<b>-\$1.93</b>

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

## Ways To Pay Your Bill

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- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://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](http://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
- 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.



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
 C/O MERITUS CORP  
 3716 N MARYLAND AVE  
 PLANT CITY, FL 33565

**Statement Date:** June 14, 2023

**Amount Due:** \$211.24

**Due Date:** July 05, 2023  
**Account #:** 221008971253

Received  
 JUN 23 2023

**Account Summary**

**Current Service Period:** May 10, 2023 - June 08, 2023

Previous Amount Due	\$527.34
Payment(s) Received Since Last Statement	-\$527.37
Miscellaneous Credits	-\$2.20
Credit balance after payments and credits	-\$2.23
<b>Current Month's Charges</b>	<b>\$213.47</b>

**Amount Due by July 05, 2023 \$211.24**

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

**Your Energy Insight**

Your average daily kWh used was **11566.67% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

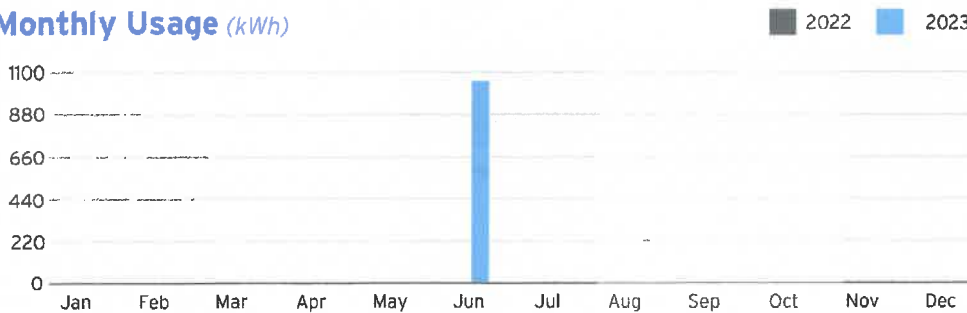
**REPORT A POWER OUTAGE**

**USE ANY OPTION BELOW:**

- Log into [TECOaccount.com](https://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](https://TampaElectric.com/OutageMap)
- Text **OUT** to **27079\***
- Call **877-588-1010\*\***

\* If we don't recognize your number, register at [TECOaccount.com](https://TECOaccount.com).  
 \*\* 12-digit account number and zip code required.

**Monthly Usage (kWh)**



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



**Account #:** 221008971253

**Due Date:** July 05, 2023

**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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$211.24

**Payment Amount:** \$ \_\_\_\_\_

677309745067

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

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

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

6773097450672210089712530000000211245

0000040-000043-Page 7 of 22



**Service For:**  
 3716 N MARYLAND AVE  
 PLANT CITY, FL 33565

Account #: 221008971253  
 Statement Date: June 14, 2023  
 Charges Due: July 05, 2023

**Meter Read**

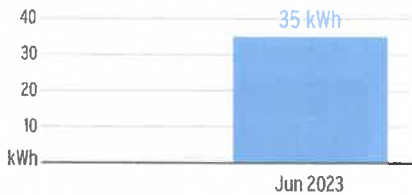
**Meter Location:** AMENITY CENTER  
**Service Period:** May 10, 2023 - Jun 08, 2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	06/08/2023	1,057		4		1,053 kWh	1	30 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,053 kWh @ \$0.07990/kWh	\$84.13
Fuel Charge	1,053 kWh @ \$0.05239/kWh	\$55.17
Storm Protection Charge	1,053 kWh @ \$0.00400/kWh	\$4.21
Clean Energy Transition Mechanism	1,053 kWh @ \$0.00427/kWh	\$4.50
Storm Surcharge	1,053 kWh @ \$0.01061/kWh	\$11.17
Florida Gross Receipt Tax		\$4.66
<b>Electric Service Cost</b>		<b>\$186.34</b>
Franchise Fee		\$12.21
Municipal Public Service Tax		\$14.92
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$213.47</b>

**Avg kWh Used Per Day**



**Important Messages**

**Total Current Month's Charges \$213.47**

<b>Miscellaneous Credits</b>	
Sales Tax Credit	-\$2.20
<b>Total Current Month's Credits</b>	<b>-\$2.20</b>

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

**Ways To Pay Your Bill**

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.

00000040-0000434-Page 8 of 22





**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
HAZY SEA DRIVE, SOLAR  
PLANT CITY, FL 33565

**Statement Date:** June 14, 2023

**Amount Due:** \$278.21

**Due Date:** July 05, 2023

**Account #:** 221008971600

Received  
JUN 23 2023

**Account Summary**

**Current Service Period:** May 10, 2023 - June 08, 2023

Previous Amount Due	\$528.45
Payment(s) Received Since Last Statement	-\$544.77
Miscellaneous Credits	-\$16.32
Credit balance after payments and credits	-\$32.64
<b>Current Month's Charges</b>	<b>\$310.85</b>

**Amount Due by July 05, 2023 \$278.21**

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

**REPORT A POWER OUTAGE**

**USE ANY OPTION BELOW:**

- Log into [TECOaccount.com](http://TECOaccount.com)
- Report and check status at [TampaElectric.com/OutageMap](http://TampaElectric.com/OutageMap)
- Text OUT to 27079\*
- Call 877-588-1010\*\*

\* If we don't recognize your number, register at [TECOaccount.com](http://TECOaccount.com).

\*\* 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

**Account #:** 221008971600

**Due Date:** July 05, 2023



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$278.21

**Payment Amount:** \$ \_\_\_\_\_

677309745068

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

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

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

677309745068221008971600000000278210

00000040-0000432- Page 3 of 22





Service For:  
HAZY SEA DRIVE  
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600  
Statement Date: June 14, 2023  
Charges Due: July 05, 2023

Service Period: May 10, 2023 - Jun 08, 2023

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details

### Important Messages

	<b>Electric Charges</b>	
	<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$310.85
	Lighting Fuel Charge	\$0.00
	Storm Protection Charge	\$0.00
	Clean Energy Transition Mechanism	\$0.00
	Storm Surcharge	\$0.00
	Florida Gross Receipt Tax	\$0.00
	<b>Lighting Charges</b>	<b>\$310.85</b>

**Total Current Month's Charges \$310.85**

	<b>Miscellaneous Credits</b>	
	Sales Tax Credit	-\$16.32
	<b>Total Current Month's Credits</b>	<b>-\$16.32</b>

00000040-0000432- Page 4 of 22

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

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mall 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](http://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](http://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

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Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576  
 352-877-4463



# Invoice

Date	Invoice #
3/9/2023	1257

Bill To
North Park Isles CDD c/o Meritus Corp 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	Aquatic Maintenance - March Additional Ponds	475.00	475.00

<b>Total</b>	\$475.00
--------------	----------



## *Aquatic Management Agreement Amendment No. 1*

**Client Name/Address:**

North Park Isles CDD  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Contractor:**

Cypress Creek Aquatics  
30435 Commerce Dr.  
P.O. Box 1196  
San Antonio, FL 33576

***Master Agreement: North Park Isles CDD***

Amendment No. 1: 3-1-2023

This amendment is effective on 3-1-2023 and will become part of the above-referenced Master Agreement once accepted by the Client. Except as specifically amended herein, all terms and conditions associated with **Master Agreement** between Cypress Creek Aquatics and the Client dated May 14, 2021 will remain in effect.

**Amendment:**

Cypress Creek Aquatics shall begin maintaining ponds numbered 21 thru 24 as identified on the site map of this addendum labeled as Exhibit A.

**Revised Compensation:**

The Client shall pay the Contractor an additional **\$475.00** per month for its services and work as defined by this Amendment No. 1 beginning March 1<sup>st</sup> 2023.

In addition, Client shall pay a onetime fee for the Initial Treatment of these four (4) ponds to be performed in February of 2023.

Initial Treatment: \$1,715.00                      Due within thirty (30) days of submittal

**PRESENTED BY:**

Cypress Creek Aquatics Inc.

By/Date: Tracey Souers                      2-15-2023  
Tracey Souers

**ACCEPTED BY:**

CLIENT

By/Date: Heather Dilleig                      2/16/23  
Printed Name/Title Heather Dilleig CDD Mgr.  
\_\_\_\_ Owner  Agent

**CHECK REQUEST FORM**  
**North Park Isle**

**Date:** 6/19/2023

**Invoice#:** 06062023-1

**Vendor#:** V00028

**Vendor Name:** North Park Isle

**Pay From:** Truist Acct# 8942

**Description:** Series 2019 - FY 23 Tax Dist. ID 624

**Code to:** 200.103200.1000

**Amount:** \$330.93

**Requested By:** Teresa Farlow 6/19/2023  

---

**NORTH PARK ISLE CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 6/6/2023  
**Check Amount** \$330.93  
**Payable To** North Park Isle CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 624  
**Special Instructions** Do not mail. Please give to Eric Davidson

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

*Eric*  
\_\_\_\_\_  
Authorization

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

# NORTH PARK ISLE CDD

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

Dollar Amounts	Fiscal Year 2023 Percentages
385,776.00	36.061%
684,002.28	63.939%
1,069,778.28	100.00000%

Net O&M  
Net DS  
Net Total

Date Received	Amount Received	36.06%		63.94%		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			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	1296
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	1296
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	1300
12/6/2022	388,829.03	140,216.82	140,216.82	248,612.21	248,612.21	-	602	1296
12/13/2022	471,478.59	170,021.33	170,021.33	301,457.26	301,457.26	-	604	1301
1/5/2023	138,091.83	49,797.71	49,797.71	88,294.12	88,294.12	-	606	1305
2/3/2023	2,876.30	1,037.23	1,037.23	1,839.07	1,839.07	-	610	1312
4/11/2022	31.63	11.41	11.41	20.22	20.22	-	Interest	1359
6/6/2023	517.58	186.65	186.65	330.93	330.93	-	624	
6/16/2023	6,248.65	2,253.34	2,253.34	3,995.31	3,995.31	-	626	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	1,072,878.43	386,893.95	386,893.95	685,984.48	685,984.48	-		
<b>Net Total on Roll</b>	1,069,778.28	385,776.00	385,776.00		684,002.28			
<b>Collection Surplus / (Deficit)</b>	3,100.15	1,117.95	1,117.95		1,982.20			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - dated 06-16-2023 - Run 06/15/2023 12:20PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Delinquent	626	DN022146	SHERWOOD MANOR CDD	106,195.38	0.00	0.00	3,185.87	0.00	109,381.25	2,187.63	107,193.62
Real Estate Delinquent	626	DN022147	BOYETTE PARK CDD	3,714.70	0.00	0.00	111.45	0.00	3,826.15	76.52	3,749.63
Real Estate Delinquent	626	DN022149	CYPRESS MILL CDD	6,847.51	0.00	0.00	205.43	0.00	7,052.94	141.05	6,911.89
Real Estate Delinquent	626	DN022150	SPENCER CREEK	6,083.42	0.00	0.00	182.50	0.00	6,265.92	125.32	6,140.60
Real Estate Delinquent	626	DN022151	SHELL POINT CDD	9,982.98	0.00	0.00	299.50	0.00	10,282.48	205.65	10,076.83
Real Estate Delinquent	626	DN022152	CREEK PRESERVE CDD	2,994.90	0.00	0.00	89.85	0.00	3,084.75	61.69	3,023.06
Real Estate Delinquent	626	DN022153	BELMONT II CDD	14,606.83	0.00	0.00	438.21	0.00	15,045.04	300.90	14,744.14
Real Estate Delinquent	626	DN022154	FISHHAWK RANCH CDD	51,163.12	0.00	0.00	1,534.89	0.00	52,698.01	1,053.96	51,644.05
Real Estate Delinquent	626	DN022155	LYNWOOD CDD	2,255.63	0.00	0.00	67.67	0.00	2,323.30	46.47	2,276.83
Real Estate Delinquent	626	DN022157	NORTH PARK ISLE CDD	6,190.48	0.00	0.00	185.69	0.00	6,376.17	127.52	6,248.65
Real Estate Delinquent	626	DN022158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	340.04	0.00	11,674.96	233.50	11,441.46
Real Estate Delinquent	626	DN022159	HAWKSTONE CDD	14,789.18	0.00	0.00	443.64	0.00	15,231.82	304.63	14,927.19
Real Estate Delinquent	626	DN022160	BERRY BAY CDD	17,466.58	0.00	0.00	524.01	0.00	17,990.59	359.82	17,630.77
Real Estate Delinquent	626	DN022161	SOUTH CREEK CDD	2,495.24	0.00	0.00	74.86	0.00	2,570.10	51.40	2,518.70
Real Estate Delinquent	626	DN022165	MANGROVE POINT AND MANGROVE MANOR CDD	1,663.11	0.00	0.00	49.89	0.00	1,713.00	34.26	1,678.74
Real Estate Delinquent	626	DNPCFGFA	FLORIDA GREEN FINANCE AUTHORITY	37,651.48	0.00	0.00	1,129.51	0.00	38,780.99	775.62	38,005.37
Real Estate Delinquent	626	DNPCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,227.59	0.00	0.00	246.83	0.00	8,474.42	169.49	8,304.93
Real Estate Delinquent	626	DNPCPACE	FLORIDA PACE FUNDING AGENCY	16,686.67	0.00	0.00	500.60	0.00	17,187.27	343.74	16,843.53
Real Estate Delinquent	626	DNPCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	34,412.57	0.00	0.00	1,032.37	0.00	35,444.94	708.90	34,736.04
Real Estate Delinquent	626	DR021015	PORT AUTHORITY	208,252.70	0.00	0.00	6,246.99	0.00	214,499.69	4,289.99	210,209.70
Real Estate Delinquent	626	DS010001	SCHOOL - LOCAL	6,676,316.15	0.00	0.00	200,290.41	0.00	6,876,606.56	6,876,606.56	6,876,606.56
Real Estate Delinquent	626	DS010002	SCHOOL - STATE	9,619,481.27	0.00	0.00	288,586.10	0.00	9,908,067.37	9,908,067.37	9,908,067.37



Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 05-01-2023 to 05-31-2023 dated 06-06-2023 - Run 06/04/2023 10:30PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
624	DN022141	FNSD 00141	K-BAR II CDD	3,508.34	0.00	0.00	105.25	0.00	3,613.59	72.28	3,541.31
624	DN022142	FNSD 00142	WATERSET CENTRAL CDD	2,842.21	0.00	0.00	85.27	0.00	2,927.48	58.55	2,868.93
624	DN022143	FNSD 00143	TOUCHSTONE CDD	6,595.62	0.00	0.00	197.87	0.00	6,793.49	135.87	6,657.62
624	DN022144	FNSD 00144	VENTANA CDD	2,957.37	0.00	0.00	88.72	0.00	3,046.09	60.92	2,985.17
624	DN022146	FNSD 00146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	74.09	0.00	2,543.75	50.87	2,492.88
624	DN022151	FNSD 00151	SHELL POINT CDD	5,989.80	0.00	0.00	179.70	0.00	6,169.50	123.39	6,046.11
624	DN022152	FNSD 00152	CREEK PRESERVE CDD	6,988.10	0.00	0.00	209.64	0.00	7,197.74	143.96	7,053.78
624	DN022153	FNSD 00153	BELMONT II CDD	4,705.79	0.00	0.00	141.18	0.00	4,846.97	96.94	4,750.03
624	DN022154	FNSD 00154	FISHHAWK RANCH CDD	14,256.66	0.00	0.00	427.74	0.00	14,684.40	293.69	14,390.71
624	DN022157	FNSD 00157	NORTH PARK ISLE CDD	298.47	0.00	0.00	24.71	204.96	528.14	10.56	517.58
624	DNPCFGFA	FNSD PCFGFA	FLORIDA GREEN FINANCE AUTHORITY	3,456.89	0.00	0.00	103.71	0.00	3,560.60	71.21	3,489.39
624	DNPCFRED	FNSD PCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,082.24	0.00	0.00	242.37	0.00	8,324.61	166.49	8,158.12
624	DNPCPACE	FNSD PCPACE	FLORIDA PACE FUNDING AGENCY	3,395.70	0.00	0.00	101.87	0.00	3,497.57	69.95	3,427.62
624	DNPCYGRN	FNSD PCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	17,715.14	0.00	0.00	532.77	0.00	18,247.91	364.96	17,882.95
624	DR000001	RRS	REVENUE RECOVERY SOLUTIONS INC	0.00	159,201.44	0.00	0.00	0.00	159,201.44		159,201.44
624	DR021015	FA400	PORT AUTHORITY	55,143.45	0.00	36.81	1,885.26	109.05	57,169.66	1,143.37	56,026.29
624	DS010001	FA320	SCHOOL - LOCAL	1,700,333.78	0.00	532.68	55,437.45	3,080.31	1,759,223.08		1,759,223.08
624	DS010002	FA330	SCHOOL - STATE	2,451,090.82	0.00	902.65	80,864.84	4,446.84	2,537,072.96		2,537,072.96
624	DT021005	FA410	HILLS CO TRANSIT AUTHORITY	320,292.36	0.00	147.42	10,580.25	589.25	331,580.02	6,631.61	324,948.41
624	DW021020	FA500	WATER MANAGEMENT	146,332.72	0.00	85.09	5,015.00	293.43	153,713.02	3,074.29	150,638.73
624	DW021023	FA510	WATER MANAGEMENT N	12.11	0.00	6.06	26.49	0.00	44.66	0.89	43.77
624	DW021030	FA520	WATER MANAGEMENT H	37.36	0.00	18.68	74.39	0.00	130.43	2.60	127.83

**CHECK REQUEST FORM**  
**North Park Isle**

**Date:** 6/19/2023

**Invoice#:** 06162023-1

**Vendor#:** V00028

**Vendor Name:** North Park Isle

**Pay From:** Truist Acct# 8942

**Description:** Series 2019 - FY 23 Tax Dist. ID 626 tax cert sale

**Code to:** 200.103200.1000

**Amount:** \$3,995.31

**Requested By:** 6/19/2023  
Teresa Farlow

**NORTH PARK ISLE CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 6/16/2023  
**Check Amount** \$3,995.31  
**Payable To** North Park Isle CDD  
**Check Description** Series 2019 - FY 23 Tax Dist. ID 626 (TAX REEL SALE)  
**Special Instructions** Do not mail. Please give to Eric Davidson

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

Eric  
Authorization

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

# NORTH PARK ISLE CDD

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

Dollar Amounts	Fiscal Year 2023 Percentages
385,776.00	36.061%
684,002.28	63.939%
1,069,778.28	100.00000%

Net O&M  
Net DS  
Net Total

Date Received	Amount Received	36.06%		63.94%		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			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	1296
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	1296
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	1300
12/6/2022	388,829.03	140,216.82	140,216.82	248,612.21	248,612.21	-	602	1296
12/13/2022	471,478.59	170,021.33	170,021.33	301,457.26	301,457.26	-	604	1301
1/5/2023	138,091.83	49,797.71	49,797.71	88,294.12	88,294.12	-	606	1305
2/3/2023	2,876.30	1,037.23	1,037.23	1,839.07	1,839.07	-	610	1312
4/11/2022	31.63	11.41	11.41	20.22	20.22	-	Interest	1359
6/6/2023	517.58	186.65	186.65	330.93	330.93	-	624	
6/16/2023	6,248.65	2,253.34	2,253.34	3,995.31	3,995.31	-	626	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	1,072,878.43	386,893.95	386,893.95	685,984.48	685,984.48	-		
<b>Net Total on Roll</b>	1,069,778.28				684,002.28			
<b>Collection Surplus / (Deficit)</b>	3,100.15		1,117.95		1,982.20			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - dated 06-16-2023 - Run 06/15/2023 12:20PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Delinquent	626	DN022146	SHERWOOD MANOR CDD	106,195.38	0.00	0.00	3,185.87	0.00	109,381.25	2,187.63	107,193.62
Real Estate Delinquent	626	DN022147	BOYETTE PARK CDD	3,714.70	0.00	0.00	111.45	0.00	3,826.15	76.52	3,749.63
Real Estate Delinquent	626	DN022149	CYPRESS MILL CDD	6,847.51	0.00	0.00	205.43	0.00	7,052.94	141.05	6,911.89
Real Estate Delinquent	626	DN022150	SPENCER CREEK	6,083.42	0.00	0.00	182.50	0.00	6,265.92	125.32	6,140.60
Real Estate Delinquent	626	DN022151	SHELL POINT CDD	9,982.98	0.00	0.00	299.50	0.00	10,282.48	205.65	10,076.83
Real Estate Delinquent	626	DN022152	CREEK PRESERVE CDD	2,994.90	0.00	0.00	89.85	0.00	3,084.75	61.69	3,023.06
Real Estate Delinquent	626	DN022153	BELMONT II CDD	14,606.83	0.00	0.00	438.21	0.00	15,045.04	300.90	14,744.14
Real Estate Delinquent	626	DN022154	FISHAWK RANCH CDD	51,163.12	0.00	0.00	1,534.89	0.00	52,698.01	1,053.96	51,644.05
Real Estate Delinquent	626	DN022155	LYNWOOD CDD	2,255.63	0.00	0.00	67.67	0.00	2,323.30	46.47	2,276.83
Real Estate Delinquent	626	DN022157	NORTH PARK ISLE CDD	6,190.48	0.00	0.00	185.69	0.00	6,376.17	127.52	6,248.65
Real Estate Delinquent	626	DN022158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	340.04	0.00	11,674.96	233.50	11,441.46
Real Estate Delinquent	626	DN022159	HAWKSTONE CDD	14,788.18	0.00	0.00	443.64	0.00	15,231.82	304.63	14,927.19
Real Estate Delinquent	626	DN022160	BERRY BAY CDD	17,466.58	0.00	0.00	524.01	0.00	17,990.59	359.82	17,630.77
Real Estate Delinquent	626	DN022161	SOUTH CREEK CDD	2,495.24	0.00	0.00	74.86	0.00	2,570.10	51.40	2,518.70
Real Estate Delinquent	626	DN022165	MANGROVE POINT AND MANGROVE MANOR CDD	1,663.11	0.00	0.00	49.89	0.00	1,713.00	34.26	1,678.74
Real Estate Delinquent	626	DNPCFGFA	FLORIDA GREEN FINANCE AUTHORITY	37,651.48	0.00	0.00	1,129.51	0.00	38,780.99	775.62	38,005.37
Real Estate Delinquent	626	DNPCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,227.59	0.00	0.00	246.83	0.00	8,474.42	169.49	8,304.93
Real Estate Delinquent	626	DNPCPACE	FLORIDA PACE FUNDING AGENCY	16,686.67	0.00	0.00	500.60	0.00	17,187.27	343.74	16,843.53
Real Estate Delinquent	626	DNPCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	34,412.57	0.00	0.00	1,032.37	0.00	35,444.94	708.90	34,736.04
Real Estate Delinquent	626	DR021015	PORT AUTHORITY	208,252.70	0.00	0.00	6,246.99	0.00	214,499.69	4,289.99	210,209.70
Real Estate Delinquent	626	DS010001	SCHOOL - LOCAL	6,676,316.15	0.00	0.00	200,250.41	0.00	6,876,606.56	6,876,606.56	6,876,606.56
Real Estate Delinquent	626	DS010002	SCHOOL - STATE	9,619,481.27	0.00	0.00	288,586.10	0.00	9,908,067.37	9,908,067.37	9,908,067.37

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 05-01-2023 to 05-31-2023 dated 06-06-2023 - Run 06/04/2023 10:30PM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
624	DN022141	FNSD 00141	K-BAR II CDD	3,508.34	0.00	0.00	105.25	0.00	3,613.59	72.28	3,541.31
624	DN022142	FNSD 00142	WATERSET CENTRAL CDD	2,842.21	0.00	0.00	85.27	0.00	2,927.48	58.55	2,868.93
624	DN022143	FNSD 00143	TOUCHSTONE CDD	6,595.62	0.00	0.00	197.87	0.00	6,793.49	135.87	6,657.62
624	DN022144	FNSD 00144	VENTANA CDD	2,957.37	0.00	0.00	88.72	0.00	3,046.09	60.92	2,985.17
624	DN022146	FNSD 00146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	74.09	0.00	2,543.75	50.87	2,492.88
624	DN022151	FNSD 00151	SHELL POINT CDD	5,989.80	0.00	0.00	179.70	0.00	6,169.50	123.39	6,046.11
624	DN022152	FNSD 00152	CREEK PRESERVE CDD	6,988.10	0.00	0.00	209.64	0.00	7,197.74	143.96	7,053.78
624	DN022153	FNSD 00153	BELMONT II CDD	4,705.79	0.00	0.00	141.18	0.00	4,846.97	96.94	4,750.03
624	DN022154	FNSD 00154	FISHHAWK RANCH CDD	14,256.66	0.00	0.00	427.74	0.00	14,684.40	293.69	14,390.71
624	DN022157	FNSD 00157	NORTH PARK ISLE CDD	298.47	0.00	0.00	24.71	204.96	528.14	10.56	517.58
624	DNPCFGFA	FNSD PCFGFA	FLORIDA GREEN FINANCE AUTHORITY	3,456.89	0.00	0.00	103.71	0.00	3,560.60	71.21	3,489.39
624	DNPCFRED	FNSD PCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	8,082.24	0.00	0.00	242.37	0.00	8,324.61	166.49	8,158.12
624	DNPCFACE	FNSD PCFACE	FLORIDA PACE FUNDING AGENCY	3,395.70	0.00	0.00	101.87	0.00	3,497.57	69.95	3,427.62
624	DNPCYGRN	FNSD PCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	17,715.14	0.00	0.00	532.77	0.00	18,247.91	364.96	17,882.95
624	DR000001	RRS	REVENUE RECOVERY SOLUTIONS INC	0.00	159,201.44	0.00	0.00	0.00	159,201.44		159,201.44
624	DR021015	FA400	PORT AUTHORITY	55,143.45	0.00	36.81	1,885.26	109.05	57,169.66	1,143.37	56,026.29
624	DS010001	FA320	SCHOOL - LOCAL	1,700,333.78	0.00	532.68	55,437.45	3,080.31	1,759,223.08		1,759,223.08
624	DS010002	FA330	SCHOOL - STATE	2,451,090.82	0.00	902.65	80,864.84	4,446.84	2,537,072.96		2,537,072.96
624	DT021005	FA410	HILLS CO TRANSIT AUTHORITY	320,292.36	0.00	147.42	10,560.25	589.25	331,580.02	6,631.61	324,948.41
624	DW021020	FA500	WATER MANAGEMENT	148,332.72	0.00	85.09	5,015.00	293.43	153,713.02	3,074.29	150,638.73
624	DW021023	FA510	WATER MANAGEMENT N	12.11	0.00	6.06	26.49	0.00	44.66	0.89	43.77
624	DW021030	FA520	WATER MANAGEMENT H	37.36	0.00	18.68	74.39	0.00	130.43	2.60	127.83

<b>Invoice Number</b>	2090999
<b>Invoice Date</b>	June 12, 2023
<b>Purchase Order</b>	215614807
<b>Customer Number</b>	150688
<b>Project Number</b>	215614807

**Bill To**

North Park Isle Community Development District  
 Accounts Payable  
 c/o Inframark  
 210 North University Drive, Suite 702  
 Coral Springs FL 33071  
 United States

**Please Remit To**

Stantec Consulting Services Inc. (SCSI)  
 13980 Collections Center Drive  
 Chicago IL 60693  
 United States

<b>Project</b>	<b>North Park Isle CDD - District Engineering Services</b>		
Project Manager	Stewart, Tonja L	For Period Ending	<b>May 26, 2023</b>
Current Invoice Total (USD)	266.00		

Process requisitions

**Top Task**                      **2023**                      **2023 FY General Consulting**

**Professional Services**

<b>Category/Employee</b>		<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
	Nurse, Vanessa M	1.75	152.00	266.00
	<b>Subtotal Professional Services</b>	<u>1.75</u>		<u>266.00</u>

Top Task Subtotal	2023 FY General Consulting	266.00
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<b>Total Fees &amp; Disbursements</b>	<u>266.00</u>
<b>INVOICE TOTAL (USD)</b>	<b>266.00</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (262) 241-8222    [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.



## INVOICE

INVOICE #	INVOICE DATE
TM 541443	6/5/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

North Park Isles CDD  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Property Name:** North Park Isles CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 5, 2023

**Invoice Amount:** \$1,275.00

Description	Current Amount
Up rooted pine trees removal	
Arbor	\$1,275.00

**Invoice Total** **\$1,275.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**





## INVOICE

INVOICE #	INVOICE DATE
TM 541444	6/5/2023
TERMS	PO NUMBER
Net 30	

**Bill To:**

North Park Isles CDD  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

**Property Name:** North Park Isles CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 5, 2023

**Invoice Amount:** \$545.00

Description	Current Amount
Fallen Pine behind 3537 N. Maryland.	
Arbor	\$545.00

**Invoice Total** **\$545.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

**Should you have any questions or inquiries please call (386) 437-6211.**

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2023

Prepared by:



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

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 168,069	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,069
Due From Other Funds	-	8,281	9,134	-	-	-	-	17,415
Investments:								
General Account	-	-	-	1	-	-	-	1
Acq. & Construction - Amenity	-	-	-	-	89	-	-	89
Acq. & Construction - Master	-	-	-	-	109,360	-	-	109,360
Acquisition & Construction Account	-	-	-	1,259	1,621	-	-	2,880
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	199,636	598	-	-	-	-	200,234
Deposits	1,460	-	-	-	-	-	-	1,460
Fixed Assets								
Construction Work In Process	-	-	-	-	-	24,450,850	-	24,450,850
Amount Avail In Debt Services	-	-	-	-	-	-	1,235,754	1,235,754
Amount To Be Provided	-	-	-	-	-	-	24,778,305	24,778,305
<b>TOTAL ASSETS</b>	<b>\$ 169,529</b>	<b>\$ 590,555</b>	<b>\$ 415,928</b>	<b>\$ 1,260</b>	<b>\$ 111,070</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 51,753,251</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 18,199	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,199
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	7,961	9,154	-	-	17,415
<b>TOTAL LIABILITIES</b>	<b>18,499</b>	<b>-</b>	<b>-</b>	<b>7,961</b>	<b>9,154</b>	<b>-</b>	<b>26,014,059</b>	<b>26,049,673</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	590,555	415,928	-	-	-	-	1,006,483
Capital Projects	-	-	-	-	101,916	-	-	101,916
Unassigned:	151,030	-	-	(6,701)	-	24,450,850	-	24,595,179
<b>TOTAL FUND BALANCES</b>	<b>151,030</b>	<b>590,555</b>	<b>415,928</b>	<b>(6,701)</b>	<b>101,916</b>	<b>24,450,850</b>	<b>-</b>	<b>25,703,578</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 169,529</b>	<b>\$ 590,555</b>	<b>\$ 415,928</b>	<b>\$ 1,260</b>	<b>\$ 111,070</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 51,753,251</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 387,095	\$ (83,789)	82.21%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
<b>TOTAL REVENUES</b>	<b>470,884</b>	<b>412,528</b>	<b>(58,356)</b>	<b>87.61%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,200	6,800	43.33%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	5,400	1,800	75.00%
District Counsel	10,000	9,508	492	95.08%
District Engineer	5,000	2,162	2,838	43.24%
District Manager	32,000	24,000	8,000	75.00%
Accounting Services	6,750	5,063	1,687	75.01%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	27	123	18.00%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	3,137	146	95.55%
Legal Advertising	2,040	3,789	(1,749)	185.74%
Bank Fees	175	175	-	100.00%
Website Administration	1,800	900	900	50.00%
Office Supplies	100	-	100	0.00%
<b>Total Administration</b>	<b>98,884</b>	<b>69,968</b>	<b>28,916</b>	<b>70.76%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	5,000	3,415	1,585	68.30%
<b>Total Garbage/Solid Waste Services</b>	<b>5,000</b>	<b>3,415</b>	<b>1,585</b>	<b>68.30%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	-	5,000	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>Other Physical Environment</u></b>				
Waterway Management	43,000	24,147	18,853	56.16%
Field Services	12,000	9,000	3,000	75.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	94,022	35,978	72.32%
Amenity Center Pest Control	1,500	-	1,500	0.00%
Janitorial Services & Supplies	8,000	-	8,000	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Monument, Entrance & Wall	5,000	-	5,000	0.00%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	15,000	5,009	9,991	33.39%
Irrigation Maintenance	10,000	-	10,000	0.00%
<b>Total Other Physical Environment</b>	<b>252,000</b>	<b>132,178</b>	<b>119,822</b>	<b>52.45%</b>
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	110,000	97,269	12,731	88.43%
<b>Total Road and Street Facilities</b>	<b>110,000</b>	<b>97,269</b>	<b>12,731</b>	<b>88.43%</b>
<b>TOTAL EXPENDITURES</b>	<b>470,884</b>	<b>302,830</b>	<b>168,054</b>	<b>64.31%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	109,698	109,698	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>41,332</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 151,030</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2019 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20,335	\$ 20,335	0.00%
Special Assmnts- Tax Collector	-	686,284	686,284	0.00%
Special Assmnts- Prepayment	-	46,049	46,049	0.00%
Special Assmnts- CDD Collected	762,684	120,374	(642,310)	15.78%
<b>TOTAL REVENUES</b>	<b>762,684</b>	<b>873,042</b>	<b>110,358</b>	<b>114.47%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	537,684	541,763	(4,079)	100.76%
<b>Total Debt Service</b>	<b>762,684</b>	<b>766,763</b>	<b>(4,079)</b>	<b>100.53%</b>
<b>TOTAL EXPENDITURES</b>	<b>762,684</b>	<b>766,763</b>	<b>(4,079)</b>	<b>100.53%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	106,279	106,279	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,820)	(2,820)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,820)</b>	<b>(2,820)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 103,459	\$ 103,459	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>487,096</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 590,555</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2021 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 13,213	\$ 13,213	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
<b>TOTAL REVENUES</b>	<b>807,581</b>	<b>513,297</b>	<b>(294,284)</b>	<b>63.56%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	506,563	(3,982)	100.79%
<b>Total Debt Service</b>	<b>807,581</b>	<b>831,563</b>	<b>(23,982)</b>	<b>102.97%</b>
<b>TOTAL EXPENDITURES</b>	<b>807,581</b>	<b>831,563</b>	<b>(23,982)</b>	<b>102.97%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(318,266)	(318,266)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,041)	(2,041)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,041)</b>	<b>(2,041)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (320,307)</u>	<u>\$ (320,307)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>736,235</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 415,928</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2019 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,630	\$ 2,630	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,630</b>	<b>2,630</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></b>				
Improvements Other Than Bldgs	-	390,602	(390,602)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>390,602</b>	<b>(390,602)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	6,770	(6,770)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>6,770</b>	<b>(6,770)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>397,372</b>	<b>(397,372)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(394,742)	(394,742)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	2,820	2,820	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,820</b>	<b>2,820</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (391,922)	\$ (391,922)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>385,221</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (6,701)</b>		



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2021 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,730	\$ 6,730	0.00%
Developer Contribution	-	61,305	61,305	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>68,035</b>	<b>68,035</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></b>				
Improvements Other Than Bldgs	-	107,631	(107,631)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>107,631</b>	<b>(107,631)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	153,458	(153,458)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>153,458</b>	<b>(153,458)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>261,089</b>	<b>(261,089)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(193,054)	(193,054)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	2,041	2,041	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,041</b>	<b>2,041</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (191,013)	\$ (191,013)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>292,929</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 101,916</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>24,450,850</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,450,850</u></b>		

# NORTH PARK ISLE CDD

## Bank Reconciliation

Bank Account No. 8942 TRUIST- GF OPERATING  
 Statement No. 06-23  
 Statement Date 6/30/2023

<b>G/L Balance (LCY)</b>	168,069.22	<b>Statement Balance</b>	252,744.31
<b>G/L Balance</b>	168,069.22	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	168,069.22	<b>Subtotal</b>	252,744.31
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	84,675.09
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	168,069.22	<b>Ending Balance</b>	168,069.22
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
5/18/2023	Payment	1354	INFRAMARK LLC	4,929.17	4,929.17	0.00
5/24/2023	Payment	1359	NORTH PARK ISLE CDD	20.22	20.22	0.00
6/1/2023	Payment	1361	KELLY ANN EVANS	200.00	200.00	0.00
6/1/2023	Payment	1362	NEPTUNE MULTI SERVICES LLC	1,205.00	1,205.00	0.00
6/1/2023	Payment	1363	STANTEC CONSULTING SERVICES	221.50	221.50	0.00
6/1/2023	Payment	1364	TECO	527.37	527.37	0.00
6/8/2023	Payment	1365	DON HARRISON ENTERPRISES LLC	687.85	687.85	0.00
6/15/2023	Payment	1366	CARLOS DE LA OSSA	200.00	200.00	0.00
6/15/2023	Payment	1367	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00
6/15/2023	Payment	1368	INFRAMARK LLC	4,929.17	4,929.17	0.00
6/15/2023	Payment	1371	STRALEY ROBIN VERICKER	852.50	852.50	0.00
6/15/2023	Payment	1372	YELLOWSTONE LANDSCAPE	1,820.00	1,820.00	0.00
6/21/2023	Payment	1373	NORTH PARK ISLE CDD	4,326.24	4,326.24	0.00
Total Checks				22,282.02	22,282.02	0.00
<b>Deposits</b>						
6/6/2023		JE000197	Special Assmnts- Tax Collector	G/L 517.58	517.58	0.00
6/16/2023		JE000198	Special Assmnts- Tax Collector	G/L 6,248.65	6,248.65	0.00
Total Deposits				6,766.23	6,766.23	0.00
<b>Outstanding Checks</b>						
6/15/2023	Payment	1369	NICHOLAS J. DISTER	200.00	0.00	200.00
6/15/2023	Payment	1370	RYAN MOTKO	200.00	0.00	200.00
6/22/2023	Payment	1375	GIG FIBER LLC	83,650.00	0.00	83,650.00
6/29/2023	Payment	1376	TECO	625.09	0.00	625.09
<b>Total Outstanding Checks.....</b>				<b>84,675.09</b>		<b>84,675.09</b>