NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

MAY 02, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300 TAMPA. FL 33067

Board of Supervisors Carlos de la Ossa, Chair Nicholas Dister, Vice-Chairman Ryan Motko, Assistant Secretary Kelly Evans, Assistant Secretary Albert Viera, Assistant Secretary District Staff
Brian Lamb, District Secretary
Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, May 02, 2024, at 2:00 p.m.

The Regular Meeting of North Park Isle Community Development District will be held on May 02, 2024, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you plan to call into the meeting.

Join the meeting now

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF **Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#

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

REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT
- 3. BUSINESS ITEMS
 - A. Consideration of Resolution 2024-01; Approving FY 2025 Proposed Budget & Setting Public Hearing
 - B. Annual Notice of Qualified Electors *Under Separate Cover*
 - C. Consideration of Resolution 2024-02; Announcing Landowner Election
 - D. Consideration of RFP for Landscape Maintenace and Irrigation Services

4. CONSENT AGENDA

- A. Approval of Minutes of the March 07, 2024 Regular Meeting
- B. Consideration of Operation and Maintenance February March 2024
- C. Acceptance of the Financials and Approval of the Check Register for March 2024

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

*Next regularly scheduled meeting is **June 06, 2024** at 2:00 p.m.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the North Park Isle Community Development District ("**District**") prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Proposed Budget**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

- 1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 11, 2024

HOUR: 2:00 p.m.

LOCATION: Offices of Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607

- 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Plant City, Florida, at least 60 days prior to the hearing set above.
- 4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

- 5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 2, 2024.

Attest:	North Park Isle Community Development District
Print Name:	Print Name:
Print Name:	Print Name:
Secretary / Assistant Secretary	Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Budget Overview

Fiscal Year 2025

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Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

	Α	DOPTED	A	CTUAL	Р	ROJECTED		TOTAL			ANNUAL
	В	UDGET		THRU		April-	PR	OJECTED	% +/(-)		BUDGET
ACCOUNT DESCRIPTION		FY 2024		3/31/24		10/1/2024		FY 2024	Budget		FY 2025
REVENUES											
Interest - Investments	\$	-	\$	_	9	\$ -	\$	-	0%	\$	-
Operations & Maintenance Assmts - On Roll	•	386,285	•	417,882		<u>-</u>	·	417,882	8%	•	431,630
Special Assessments - CDD Collected		503,540		797,130		_		797,130	58%		458,195
Rental Income		-		200		-		200	0%		-
Other Miscellaneous Revenues		-		375		-		375	0%		-
TOTAL REVENUES	\$	889,825	\$′	1,215,587	,	\$ -	\$	1,215,587		\$	889,825
EXPENDITURES											
Financial and Administrative											
Supervisor Fees	\$	12,000	\$	5,000	9	7,000	\$	12,000	0%	\$	12,000
Onsite Staff		35,000		2,000		33,000		35,000	0%		35,000
District Management		36,000		16,000		20,000		36,000	0%		36,000
Field Management		12,000		5,200		6,800		12,000	0%		12,000
Accounting Services		6,750		3,375		3,375		6,750	0%		6,750
Website Admin Services		1,500		600		900		1,500	0%		1,500
District Engineer		5,000		425		4,575		5,000	0%		5,000
District Counsel		10,000		7,557		2,443		10,000	0%		10,000
Trustees Fees		8,100		4,041		4,059		8,100	0%		8,100
Auditing Services		6,000		2,100		3,900		6,000	0%		6,000
Postage, Phone, Faxes, Copies		500		582		-		582	16%		500
Mailings		2,500		-		2,500		2,500	0%		2,500
Legal Advertising		7,000		1,012		5,988		7,000	0%		7,000
Bank Fees		250		-		250		250	0%		250
Dues, Licenses & Fees		175		175		-		175	0%		175
Onsite Office Supplies		100		-		100		100	0%		100
Website ADA Compliance		1,500		1,500		-		1,500	0%		1,500
Disclosure Report		7,200		3,600		3,600		7,200	0%		7,200
Email Hosting	_	-	_	-		-	_	-	0%	_	-
Total Financial and Administrative	\$	151,575	\$	53,167	9	98,490	\$	151,657		\$	151,575
Insurance											
General Liability	\$	3,800	\$	-	9	•	\$	3,800	0%	\$	3,800
Public Officials Insurance		3,100		2,656		444		3,100	0%		3,100
Property & Casualty Insurance		50,000		18,458		31,542		50,000	0%		50,000
Deductible		2,500		-		2,500		2,500	0%		2,500
Total Insurance	\$	59,400	\$	21,114	9	38,286	\$	59,400		\$	59,400
Utility Services											
Electric Utility Services	\$	15,000	\$	1,720	9		\$	15,000	0%	\$	15,000
Street Lights		130,000		94,890		35,110		130,000	0%		130,000
Amenity Internet		-				-			0%		- 0.500
Water/Waste		3,500		8,725		- 40.000	_	8,725	149%		3,500
Total Utility Services		148,500	\$	105,335	4	48,390	\$	153,725		\$	148,500
Amenity	_		_			•	_			_	
Pool Monitor	\$	-	\$	-		\$ -	\$	-	0%	\$	-
Pools R&M		20,000		510		19,490		20,000	0%		20,000

Summary of Revenues, Expenditures and Changes in Fund Balances

•	2025
Janitorial - Contract - - - - 0% Janitorial - Supplies/Other 10,800 1,393 9,407 10,800 0% Garbage Dumpster - Rental/Collection 7,500 - 7,500 7,500 0% Amenity Pest Control 2,000 - 2,000 2,000 0% Amenity R&M 11,500 5,044 6,456 11,500 0% Amenity Furniture R&M - - - - 0% Access Control R&M - - - - 0% Key Card Distribution 2,000 175 1,825 2,000 0% Key Card Distribution 2,000 175 1,825 2,000 0% Dog Waste Station Service and Supplies 9,000 - 9,000 9,000 9,000 0% Entrance Monuments, Gates, Walls R&M 2,800 - 2,800 2,800 0% Sidewalk, Pavement, Signage R&M - - - - - 0%	2025
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MISC 15,000 9,939 5,061 15,000 0%	18,000
· · · · · · · · · · · · · · · · · · ·	15,000
	-
Holiday Decorations 15,000 - 15,000 15,000 0%	15,000
Recreation Equipment Maintenance 0%	-
Total Amenity \$ 154,800 \$ 30,882 \$ 124,918 \$ 155,800 \$	154,800
Landscape and Pond Maintenace	
Landscape Maintenance - Contract \$ 186,500 \$ 104,325 \$ 82,175 \$ 186,500 0% \$	186,500
Landscaping - R&M 10,000 5,900 4,100 10,000 0%	10,000
Landscaping - Mulch 20,000 7,450 12,550 20,000 0%	20,000
Landscaping - Annuals 15,000 1,494 13,506 15,000 0%	15,000
Landscaping - Plant Replacement Program 15,000 11,827 3,173 15,000 0%	15,000
Irrigation Maintenance 15,000 989 14,011 15,000 0%	15,000
Aquatics - Contract 3,000 - 3,000 3,000 0%	3,000
Aquatics - Plant Replacement 2,000 - 2,000 2,000 0%	2,000
Waterway Management Program 44,000 26,725 17,275 44,000 0%	44,000
R&M Wetland 0%	-
Mitigation Area 2,500 - 2,500 2,500 0%	2,500
Wildlife Control 0%	-
Total Landscape and Pond Maintenance \$ 313,000 \$ 158,710 \$ 154,290 \$ 313,000 \$	313,000
Page 1970	
Reserves	
Reserves \$ 62,550 \$ - \$ 62,550 \$ 62,550 0% \$	62,550
Total Reserve \$ 62,550 \$ - \$ 62,550 \$ \$	62,550
TOTAL EXPENDITURES \$ 889,825 \$ 369,208 \$ 526,924 \$ 896,132 \$	

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

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

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities - Other

Utility expenses not otherwise specified in above categories.

Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace - Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping - Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics - Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics - Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Debt Service Budgets

Fiscal Year 2025

Series 2019 Bonds Fiscal Year 2025

REVENUES	
CDD Debt Service Assessments	\$ 678,975
TOTAL REVENUES	\$ 678,975
EXPENDITURES	
Series 2019 May Bond Principal Payment	\$ 215,000
Series 2019 May Bond Interest Payment	\$ 234,138
Series 2019 November Bond Interest Payment	\$ 229,838
TOTAL EXPENDITURES	\$ 678,975
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 10,265,000
Principal Payment Applied Toward Series 2019 Bonds	\$ 215,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 10,050,000

North Park Isle CDD 2019 Special Assessment Revenue Bonds, Series 2019 (Assessment Area One)

Period				nue Bonds, Se					
Ending	Во	nd Balance		Principal	Coupon		Interest	D	ebt Service
Enaing									
5/1/2025	\$	10,265,000	\$	215,000	4.000%	\$	234,138	\$	449,138
11/1/2025	\$	10,050,000	Ψ	213,000	4.00070	\$	229,838	\$	229,838
5/1/2026	\$	10,050,000	\$	225,000	4.000%	\$	229,838	\$	454,838
11/1/2026	\$	9,825,000	Ψ	223,000	4.000 /0	\$	225,338	Ψ \$	225,338
5/1/2027	\$	9,825,000	\$	235,000	4.000%	\$	225,338	\$	460,338
11/1/2027	\$	9,525,000	Φ	233,000	4.000 /6	\$	220,638	φ \$	220,638
5/1/2028	\$	9,590,000	\$	245,000	4.000%	\$	220,638	φ \$	465,638
11/1/2028	φ		Φ	245,000	4.000 /6	\$	·		
5/1/2029	\$ \$	9,345,000	\$	255,000	4.000%	Ф \$	215,738 215,738	\$ \$	215,738
11/1/2029	φ	9,345,000	Φ	255,000	4.000%		·		470,738
	\$	9,090,000	φ	265 000	4.0000/	\$	210,638	\$	210,638
5/1/2030	\$	9,090,000	\$	265,000	4.000%	\$	210,638	\$	475,638
11/1/2030	\$	8,825,000	Φ	075 000	4.5000/	\$	205,338	\$	205,338
5/1/2031	\$	8,825,000	\$	275,000	4.500%	\$	205,338	\$	480,338
11/1/2031	\$	8,550,000	Φ.	000 000	4.5000/	\$	199,150	\$	199,150
5/1/2032	\$	8,550,000	\$	290,000	4.500%	\$	199,150	\$	489,150
11/1/2032	\$	8,260,000	•		4 =000/	\$	192,625	\$	192,625
5/1/2033	\$	8,260,000	\$	300,000	4.500%	\$	192,625	\$	492,625
11/1/2033	\$	7,960,000	_			\$	185,875	\$	185,875
5/1/2034	\$	7,960,000	\$	315,000	4.500%	\$	185,875	\$	500,875
11/1/2034	\$	7,645,000	_			\$	178,788	\$	178,788
5/1/2035	\$	7,645,000	\$	330,000	4.500%	\$	178,788	\$	508,788
11/1/2035	\$	7,315,000	_			\$	171,363	\$	171,363
5/1/2036	\$	7,315,000	\$	345,000	4.500%	\$	171,363	\$	516,363
11/1/2036	\$	6,970,000				\$	163,600	\$	163,600
5/1/2037	\$	6,970,000	\$	360,000	4.500%	\$	163,600	\$	523,600
11/1/2037	\$	6,610,000				\$	155,500	\$	155,500
5/1/2038	\$	6,610,000	\$	380,000	4.500%	\$	155,500	\$	535,500
11/1/2038	\$	6,230,000				\$	146,950	\$	146,950
5/1/2039	\$	6,230,000	\$	395,000	4.500%	\$	146,950	\$	541,950
11/1/2039	\$	5,835,000				\$	138,063	\$	138,063
5/1/2040	\$	5,835,000	\$	415,000	4.500%	\$	138,063	\$	553,063
11/1/2040	\$	5,420,000				\$	128,725	\$	128,725
5/1/2041	\$	5,420,000	\$	435,000	4.750%	\$	128,725	\$	563,725
11/1/2041	\$	4,985,000				\$	118,394	\$	118,394
5/1/2042	\$	4,985,000	\$	455,000	4.750%	\$	118,394	\$	573,394
11/1/2042	\$	4,530,000				\$	107,588	\$	107,588
5/1/2043	\$	4,530,000	\$	475,000	4.750%	\$	107,588	\$	582,588
11/1/2043	\$	4,055,000				\$	96,306	\$	96,306
5/1/2044	\$	4,055,000	\$	500,000	4.750%	\$	96,306	\$	596,306
11/1/2044	\$	3,555,000				\$	84,431	\$	84,431
5/1/2045	\$	3,555,000	\$	525,000	4.750%	\$	84,431	\$	609,431
11/1/2045	\$	3,030,000		•		\$	71,963	\$	71,963
5/1/2046	\$	3,030,000	\$	550,000	4.750%	\$	71,963	\$	621,963
11/1/2046	\$	2,480,000	•	,		\$	58,900	\$	58,900
5/1/2047	\$	2,480,000	\$	575,000	4.750%	\$	58,900	\$	633,900
11/1/2047	\$	1,905,000	*	2.3,000		\$	45,244	\$	45,244

Continued

Period Ending	Во	nd Balance	Principal	Coupon	Interest	I	Debt Service
5/1/2048	\$	1,905,000	\$ 605,000	4.750%	\$ 45,244	\$	650,244
11/1/2048	\$	1,300,000			\$ 30,875	\$	30,875
5/1/2049	\$	1,300,000	\$ 635,000	4.750%	\$ 30,875	\$	665,875
11/1/2049	\$	665,000			\$ 15,794	\$	15,794
5/1/2050	\$	665,000	\$ 665,000	4.750%	\$ 15,794	\$	680,794
			\$ 10,265,000		\$ 7,429,450	\$	17,694,450

Series 2021 Bonds Fiscal Year 2025

REVENUES	
CDD Debt Service Assessments	\$ 812,391
TOTAL REVENUES	\$ 812,391
EXPENDITURES	
LAI LINDITOREO	
Series 2021 May Bond Interest Payment	\$ 243,696
Series 2021 November Bond Principal Payment	\$ 325,000
Series 2021 November Bond Interest Payment	\$ 243,696
TOTAL EXPENDITURES	\$ 812,391
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 13,605,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 325,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 13,280,000

North Park Isle Community Development District Special Assessment Revenue Bonds, Series 2021 (Assessment Area Two)

Period	0	ustatnding						
Ending	_	Balance		Principal	Coupon	Interest	Del	bt Service
				•				
5/1/2025	\$	13,605,000				\$ 243,696	\$	243,696
11/1/2025	\$	13,605,000	\$	325,000	2.450%	\$ 243,696	\$	568,696
5/1/2026	\$	13,280,000	*	3_3,555		\$ 239,714	\$	239,714
11/1/2026	\$	13,280,000	\$	330,000	2.450%	\$ 239,714	\$	569,714
5/1/2027	\$	12,950,000	*	223,222		\$ 235,672	\$	235,672
11/1/2027	\$	12,950,000	\$	340,000	3.000%	\$ 235,672	\$	575,672
5/1/2028	\$	12,610,000	•	,		\$ 230,572	\$	230,572
11/1/2028	\$	12,610,000	\$	350,000	3.000%	\$ 230,572	\$	580,572
5/1/2029	\$	12,260,000	•	,		\$ 225,322	\$	225,322
11/1/2029	\$	12,260,000	\$	360,000	3.000%	\$ 225,322	\$	585,322
5/1/2030	\$	11,900,000	•	,		\$ 219,922	\$	219,922
11/1/2030	\$	11,900,000	\$	370,000	3.000%	\$ 219,922	\$	589,922
5/1/2031	\$	11,530,000		,		\$ 214,372	\$	214,372
11/1/2031	\$	11,530,000	\$	380,000	3.000%	\$ 214,372	\$	594,372
5/1/2032	\$	11,150,000		,		\$ 208,672	\$	208,672
11/1/2032	\$	11,150,000	\$	395,000	3.375%	\$ 208,672	\$	603,672
5/1/2033	\$	10,755,000		,		\$ 202,006	\$	202,006
11/1/2033	\$	10,755,000	\$	405,000	3.375%	\$ 202,006	\$	607,006
5/1/2034	\$	10,350,000		•		\$ 195,172	\$	195,172
11/1/2034	\$	10,350,000	\$	420,000	3.375%	\$ 195,172	\$	615,172
5/1/2035	\$	9,930,000		•		\$ 188,084	\$	188,084
11/1/2035	\$	9,930,000	\$	435,000	3.375%	\$ 188,084	\$	623,084
5/1/2036	\$	9,495,000				\$ 180,744	\$	180,744
11/1/2036	\$	9,495,000	\$	450,000	3.375%	\$ 180,744	\$	630,744
5/1/2037	\$	9,045,000				\$ 173,150	\$	173,150
11/1/2037	\$	9,045,000	\$	465,000	3.375%	\$ 173,150	\$	638,150
5/1/2038	\$	8,580,000				\$ 165,303	\$	165,303
11/1/2038	\$	8,580,000	\$	480,000	3.375%	\$ 165,303	\$	645,303
5/1/2039	\$	8,100,000				\$ 157,203	\$	157,203
11/1/2039	\$	8,100,000	\$	495,000	3.375%	\$ 157,203	\$	652,203
5/1/2040	\$	7,605,000				\$ 148,850	\$	148,850
11/1/2040	\$	7,605,000	\$	510,000	3.375%	\$ 148,850	\$	658,850
5/1/2041	\$	7,095,000				\$ 140,244	\$	140,244
11/1/2041	\$	7,095,000	\$	530,000	3.375%	\$ 140,244	\$	670,244
5/1/2042	\$	6,565,000				\$ 131,300	\$	131,300
11/1/2042	\$	6,565,000	\$	545,000	4.000%	\$ 131,300	\$	676,300
5/1/2043	\$	6,020,000				\$ 120,400	\$	120,400
11/1/2043	\$	6,020,000	\$	570,000	4.000%	\$ 120,400	\$	690,400
5/1/2044	\$	5,450,000				\$ 109,000	\$	109,000
11/1/2044	\$	5,450,000	\$	590,000	4.000%	\$ 109,000	\$	699,000
5/1/2045	\$	4,860,000				\$ 97,200	\$	97,200
11/1/2045	\$	4,860,000	\$	615,000	4.000%	\$ 97,200	\$	712,200
5/1/2046	\$	4,245,000				\$ 84,900	\$	84,900
11/1/2046	\$	4,245,000	\$	640,000	4.000%	\$ 84,900	\$	724,900
5/1/2047	\$	3,605,000				\$ 72,100	\$	72,100

Series 2021 Debt Service

Continued

Period	С	ustatnding						
Ending		Balance	Pr	incipal	Coupon	Interest	D	ebt Service
11/1/2047	\$	3,605,000	\$	665,000	4.000%	\$ 72,100	\$	737,100
5/1/2048	\$	2,940,000				\$ 58,800	\$	58,800
11/1/2048	\$	2,940,000	\$	690,000	4.000%	\$ 58,800	\$	748,800
5/1/2049	\$	2,250,000				\$ 45,000	\$	45,000
11/1/2049	\$	2,250,000	\$	720,000	4.000%	\$ 45,000	\$	765,000
5/1/2050	\$	1,530,000				\$ 30,600	\$	30,600
11/1/2050	\$	1,530,000	\$	750,000	4.000%	\$ 30,600	\$	780,600
5/1/2051	\$	780,000				\$ 15,600	\$	15,600
11/1/2051	\$	780,000	\$	780,000	4.000%	\$ 15,600	\$	795,600
			\$	13,605,000		\$ 8,267,195	\$	21,872,195

Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Supporting Budget Schedules

Fiscal Year 2025

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

	Assessment Area One- Series 2019																
			General Fund		Debt S	Serv	ice Series 2	019			Tota	al As	sessmen	ts per	Unit		
		FY 2025	FY 2024	Dollar		FY 2025		FY 2024				FY 2025	F	Y 2024	Do	ollar	Percent
Product	Units			Change											Ch	ange	Change
Single Family 50'	395	\$ 900.00	\$ 900.00	\$ 0.00	\$	1,595.75	\$	1,595.75	\$	-	\$	2,495.75	\$	2,495.75	\$	0.00	0%
Single Family 60'	96	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$	1,914.90	\$	1,914.90	\$	-	\$	2,994.90	\$	2,994.90	\$	0.00	0%
	491					_											

						Ass	sessmer	t Ar	ea Two- Seri	es 2	2021									
			(O&N	I Per Unit			Debt Service Series 2021						Total Assessments per Unit						
		FY	2025	F	Y 2024	D	ollar		FY 2025		FY 2024				FY 2025		FY 2024	D	ollar	Percent
Product	Units					Ch	ange											Cł	nange	Change
Single Family 40'	54	\$	720.00	\$	720.00	\$	0.00	\$	1,200.00	\$	1,200.00	\$	-	\$	1,920.00	\$	1,920.00	\$	0.00	0%
Single Family 50'	424	\$	900.00	\$	900.00	\$	0.00	\$	1,500.00	\$	1,500.00	\$	-	\$	2,400.00	\$	2,400.00	\$	0.00	0%
Single Family 60'	62	\$ 1,	,080.00	\$ ^	1,080.00	\$	0.00	\$	1,800.00	\$	1,800.00	\$	-	\$	2,880.00	\$	2,880.00	\$	0.00	0%
	540								•		•				•					

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR 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;

WHEREAS, the District was established on July 23, 2018 by Ordinance No. 17-2018 as amended by Ordinance No. 21-2020 of the City Plant City, Florida Board of City Commissioners;

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board seats 3, 4 and 5, are set to expire in November 2024; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect 3 members of the Board, to Board seats 3, 4 and 5, will be held on Tuesday November 5, 2024, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.
- **Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.
- **Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.
- **Section 4.** This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 2, 2024.

Attest:	North Park Isle Community Development District
Print Name:	Print Name:
Secretary/ Assistant Secretary	Chair/ Vice Chair of the Board of Supervisors

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the North Park Isle Community Development District

Notice is hereby given to the public and all landowners within the North Park Isle Community Development District (the "District"), comprised of approximately 523.614 acres in the City of Plant City located in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 5, 2024

Time: 2:00 p.m.

Place: The Offices of Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

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

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

Bryan Radcliff	, District Manager
Run Date(s): _	

Instructions Relating to Landowners' Meeting of the North Park Isle Community Development District for the Election of Members of the Board of Supervisors

Date: Tuesday November 5, 2024

Time: 2:00 p.m.

Location: The Offices of Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("**District**") has been established and the landowners have held their initial election, there shall be subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors of the District ("**Board**") every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners' meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy.

At the landowners' meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 19, 2024.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

North Park Isle Community Development District Landowners' Meeting – November 5, 2024

described herein, hereby constitutes		2	owner of the lands lder") for and on
behalf of the undersigned, to vote as p Development District to be held at Off 33607, on November 5, 2024, at 2:00 platted acres of land and/or platted lo	roxy at the meeting of the lan fices of Inframark located at 2 p.m., and at any adjournment ts owned by the undersigned	downers of the North Par 2005 Pan Am Circle, Suit ats thereof, according to landowner that the under	te 300, Tampa, FL the number of un- ersigned would be
entitled to vote if then personally pres thing that may be considered at said m of Supervisors. Said Proxy Holder ma or determined at the time of solicitation	eeting including, but not limity vote in accordance with his	ted to, the election of ments or her discretion on all r	nbers of the Board natters not known
Any proxy heretofore given b continue in full force and effect from adjournment or adjournments thereof presented at the landowners' meeting	the date hereof until the conc but may be revoked at any	lusion of the landowners time by written notice of	' meeting and any of such revocation
Printed Name of Legal Owner	Signature of Legal Owner	Date	
Address/Legal/or Parcel ID #		f Un-platted Acreage/ or # of Platted Lots	Authorized Votes
[Insert above the street address of identification number of each parce incorporated by reference to an attack	l. If more space is needed,		•
	To	tal Number of Authoriz	ed Votes:
NOTFS.			

- 1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
- 2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
- 3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
- 4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

North Park Isle Community Development District

Landowners' Meeting - November 5, 2024

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the North Park Isle Community Development District and described as follows:

Address/Leg	gal/or Parcel ID #		# of Un-platted Acreage/ or # of Platted Lots	
[Insert above identification	the street address of each parcel number of each parcel. If more s by reference to an attachment her	l, the legal space is ne		
		7	Total Number of Authorized	Votes:
I do cast my v	otes as a Landowner as follows:			
	Name of Candidate	Numb	per of Votes	
Seat				
Seat				
Seat				
Date:	Si	gnature: _		
	Pr	rinted Name	e:	

Official Ballot for Proxy Holders

North Park Isle Community Development District

Landowners' Meeting - November 5, 2024

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the North Park Isle Community Development District and described in the attached proxies.

			llot: 		d out by District Staff prior to being returned to th
Total Nu	mber of Un- mber of Pla mber of Aut	tted Lo	ts d Votes		-
I do cast n			, ,	·	er for certain Landowners, as follows: Number of Votes
Seat		nme of (Candidate		er for certain Landowners, as follows: Number of Votes ———

	Lawnca	are Maintenance	<u>Irrigation</u>		<u>Fertilization</u>		Pest Control		Cost-Share - Park Blvd		<u>TOTAL</u>	
Down to Earth	\$	147.575.00	\$	16.848.00	\$	14.248.00	Co	mbined w/Fert	\$	9,357.00	\$	188,028.00
LMP	\$,	\$	18,408.00	•	23,487.00		6,051.00	\$21,690 (half)	3,337.00	\$	228,972.00
<u>United</u>	\$	163,116.00	\$	18,288.00	\$	23,147.00	\$	8,173.00	\$13,602 (half)		\$	212,724.00
<u>Sunrise</u>	\$	320,808.00	\$	16,848.00	\$	93,000.00	\$	3,200.00	Half Included in	n Maintenance	\$	433,856.00
<u>Juniper</u>	\$	178,400.00	\$	24,000.00	\$	34,500.00	\$	12,000.00	NOT INC	CLUDED	\$	248,900.00
Pine Lake	\$	172,503.00	\$	11,362.00	\$	12,785.00	\$	9,536.00	\$	23,228.00	\$	229,414.00



NORTH PARK ISLE CDD

LANDSCAPE | IRRIGATION | CONSTRUCTION | GOLF



Bryan Radcliff Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607 Email: Bryan.Radcliff@Inframark.com Phone: 813.873.7300 ext. 330 Proposal issued: 29 April 2024

Proposal valid for 60 days



4/29/2024

North Park Isle

3520 N Maryland Ave, Plant City, FL 33565

RE: North Park Isle CDD Landscape and Irrigation Maintenance Request for Proposal

Dear Bryan,

I personally want to thank you for considering Down To Earth as your Landscape Maintenance partner and for inviting us to participate in your RFP. We are confident that the following information will help to make the best decision and appreciate all the time you have taken to ensure we are submitting the most accurate proposal that reflects the expectations of the community.

Down To Earth Landscape and Irrigation has been in business for more than 30 years and we pride ourselves on providing superior service that brings "Natural Joy" to our customers. We understand the high standards our customers require and constantly seek to be the "Service Provider of Choice" in the green industry by delivering uncompromising quality that will exceed your expectations. There are many choices for your landscape management services, but what makes Down To Earth different is our ICARE values.

INTEGRITY

• We act with honesty, transparency, and reliability, always doing what is right for our customers, our environment, and our teams.

COMMUNITY

 We are one team that respects and cares for each other, continuously striving to beautify and improve the communities we serve.

ACCOUNTABILITY

• We meet our commitments to each other and to our valued customers and act if we fall short of expectations.

RELENTLESSNESS

 We are constant in our efforts to provide solutions to customers and to satisfy their needs.

EXCELLENCE

 We strive to deliver best in class quality and safety while improving our services and results every day.

Thank you for your consideration and we look forward to the opportunity of working with you to achieve your landscape vision and experiencing the Down To Earth Difference!

Respectfully,

Bryce Haake
Business Development Manager
(727) 710-1265
bryce.haake@down2earthinc.com



COMPANY OVERVIEW

WHO WE ARE AND WHAT MAKES US DIFFERENT



EXPERIENCE THE DOWN TO EARTH DIFFERENCE

Down To Earth Landscape & Irrigation is a premier, fullservice landscape company proudly providing maintenance, irrigation, design, and construction services serving multiple regions across Florida.



Specializing in large-scale commercial, residential, and resort services, we deliver unparalleled service and unmatched quality from design and installation to ongoing maintenance.



ABOUT US

Founded in 1989 as a landscape & irrigation installation company, DTE expanded to include a landscape maintenance division and golf division to meet the increasing demand from our clients. Today, Down To Earth continues to grow with over 1,400 team members that operate out of 15 branch locations and 30+ golf courses.

OUR GOAL

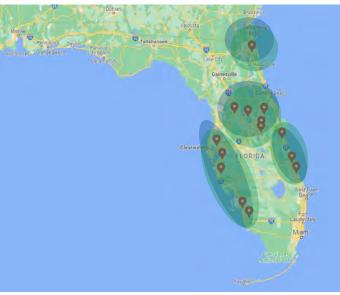
Down To Earth's goal for all three divisions is to approach it with the same business strategy and principles that have made the company a success for 30+ years: surround yourself with great people that demonstrate our "ICARE" values and offer a service that brings "Natural Joy" to our customers.

CERTIFIED & EXPERIENCED

- Certified State Licensed Irrigation Contractor
- Certified Golf Course Superintendents
- Certified State Licensed Pest Control Operators
- Certified Rain Bird Maxicom Operator
- Certified Arborists
- Certified Horticulturists
- Certified Employees in Maintenance of Traffic
- Green Industries Best Management Practices
- On-Staff Mechanics (Certified Diesel Mechanics and 2-Cycle Mechanics)

450+ VEHICLES

- Maintenance/Construction Trucks
- Irrigation Vans
- Enclosed Trailers/Dump Trailers
- Large Semi-Trucks, Goose Neck Trucks



Map Data ©2022 Google, INGEI

LOCATIONS

CENTRAL

Lake Nona Mount Dora Orlando Sanford

The Villages

NORTH

Jacksonville

SOUTHEAST

Vero Beach Fort Pierce Viera

SOUTHWEST

Sarasota Ruskin Fort Myers Naples Tampa



COMPANY SAFETY PLAN

OUR NUMBER ONE PRIORITY



THE TEAM THAT CARES

Down To Earth understands that safety is the number one priority for both you and our employees. All personnel wear the following necessary protective equipment during the performance of their duties:

- DTE branded protective clothing, reflective, high visibility shirts, and safety vests.
- Protective eye wear or face shields
- Respiratory protection
- Gloves
- Ear/Hearing protection

Down To Earth personnel will adhere to all local, state, and federal safety guidelines and will observe all safety precautions when performing services on property, roadways and rights-of- way. The following measures will be employed when active in these areas:

- Safe location of parked vehicles
- Use of safety cones/signage
- Flag personnel as necessary

HIRING PROGRAM

- Mandatory drug screening prior to employment – zero-tolerance policy.
- Each new employee must complete our "Green Vest Training" program that focuses on the safe operation of all equipment and machinery.

PREVENTATIVE MAINTENANCE PROGRAM

 Participate in weekly "toolbox talks" to review the correct maintenance procedures and inspect current equipment.

SAFETY TRAINING PROGRAM

- Employees participate in scheduled equipment training programs demonstrating the correct way to operate machinery and tools utilized for day-to-day job activities.
- Fertilizer/Pest Control Applicators take the Florida Best Management Practices Class and stay current on all continuing education units.
- Weekly Safety topic as well as scheduled Safety bulletins to raise awareness and reinforce training.
- Equipment is cleaned and maintained daily which includes sharpening mower blades and servicing equipment to ensure proper working order.
- Weekly Vehicle Condition Report to ensure that all repairs and maintenance have been completed.
- Monthly Branch & Site Audits to ensure compliance.



LICENSES, CERTIFICATIONS, & INSURANCE BONDING











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To deliver the very best customer service, we currently hold the following licenses, certifications, and insurance bonding:

late in it

- BMP Certified

 Florida Green Industries
- Florida Department of Agriculture and Consumer Services, Certificate of Nursery Registration
- Florida Department of Agriculture and Consumer Services Certified Pest Control Operator
- Florida Department of Agriculture and Consumer Services Registered Pest Control Firm for Down to Earth Lawn Care
- Florida Department of Agriculture and Consumer Services, License as Dealer in Agriculture Products
- Florida Department of Environmental Protection
- Florida Irrigation Society, Completion Irrigation Auditing Training Course
- Florida Nursery, Growers and Landscape Association (FNGLA) Certified Horticulture Professional (FCHP)
- FNGLA Certified Horticulturalists Florida Nursery, Growers and Landscape Association (FNGLA) Florida Certified Landscape Contractor (FCLC)
- International Society of Arboriculture (ISA), Certified Arborist
- Irrigation Association (CLIA) Certified Landscape Irrigation Auditor
- John Deere Green Tech, Rain Master Eagle iCentral Control System
- Paige Irrigation, Certificate of Completion Irrigation Wires & Cables and Proper Splicing Methods
- Professional Lawn Care Association of America, Certified Turfgrass Professional
- Rain Bird Certified Maxicom Operator, Maxicom Software Level 1 and 2, Maxicom Hardware Level 1 & 2

All certificates & licenses are available upon request.



APPROACH TO SERVICES

AN OVERVIEW OF WHAT WE DO & HOW WE DO IT



We are driven by bringing natural joy to every client and property we service.

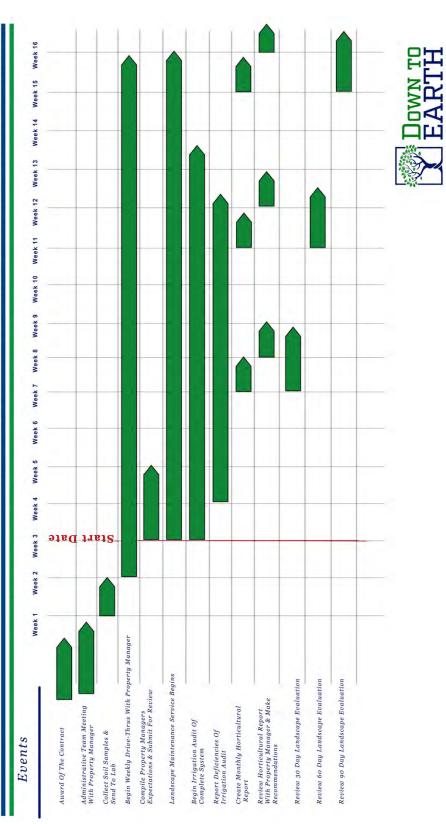


LANDSCAPE & IRRIGATION



MANAGEMENT TIMELINE







MOWING

Each turf variety is mowed based on area and site conditions to prescribed heights.

TRIMMING & EDGING

Performed around beds, curbs, streets, trees, and buildings.

IRRIGATION

From system installation to regular checks & audits and ongoing maintenance of the irrigation system.

FERTILIZATION

Property specific blends are applied using proper fertilization techniques by licensed professionals.

INSPECTIONS & MANAGEMENT

Regular inspections are performed to examine the condition of the landscape and identify solutions to potential problems.

PEST & WEED CONTROL

Property will be treated chemically to effectively control insect infestation and disease in line with BMP guidelines.

TREE PRUNING

Trees shall be maintained with clear trunks to facilitate proper growth and provide 12'-15' clearance.

MULCHING

Applied to beds and/or bare grounds to moderate soil temperature and retain moisture for healthy plants.

ANNUAL FLOWERS

Proper spacing will utilized per plant species variety to ensure proper growth.

DESIGN & INSTALL

In house capability to provide full design and install of new material to bring your vision to life.

STORM PREPARATION & REPARATION

In cases of storms or natural disasters, we can provide help to prepare and repair landscapes if requested. For more details of our services, FAQs, and services beyond maintenance services we offer, please visit www.dtelandscape.com/all-services/

Note: Detailed scope of services included with pricing and contract.



STATE OF THE ART SERVICE

LATEST TECHNOLOGY



- Down To Earth leverages the latest technology and our expert staff to deliver best-in-class service with a commitment to stay on the cutting-edge of landscaping, irrigation systems, fertilization & pesticide practices, and systems.
- Down To Earth actively partners with our suppliers, industry associations, universities, and technology providers to incorporate their products into our services or provide feedback to help the industry including drones and autonomous mowers.







UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (UF/IFAS)

 We work with the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) to enhance our fertilization formulas and schedules to allow for custom blends based on soil samples, water quality, water availability and climate.

INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORISTS

 When it comes to tree care. Down To Earth remains at the forefront of botanical practices to optimize proper pruning and trimming. We have implemented a bestin-class hybrid approach utilizing the expertise of in-house and vendorpartnered International Society of Arboriculture (ISA) Certified Arborists.

INTEGRATED PEST MANAGEMENT (IPM)

 We have an industryleading pest control program based on Integrated Pest Management (IPM) principles - a sustainable, sciencebased process that combines biological, physical, and chemical tools to identify, manage and reduce threats from pests in a way that minimizes overall economic, health and environmental risks.



DISASTER & STORM RELIEF PROTOCOL

Down To Earth understands firsthand the unpredictability of the weather. There have been many occasions throughout the years where we have offered immediate disaster and storm relief, in addition to frost protection services to our clients. Our extensive resources allow us to act quickly and address any issues efficiently and in a timely manner.



SUPPLEMENTAL CREWS

 Supplemental to our current maintenance teams, we have additional enhancement resources that can be made available to restore your property to pre-disaster condition. Furthermore, if necessary, our Construction Division employees are working in Florida year-round and can always offer additional help.

NECESSARY EQUIPMENT

 While adequate manpower is essential, having the necessary equipment is vitally important in these types of extreme situations.
 DTE has a deep inventory of equipment including loaders and dump trucks that can be redeployed statewide to meet the demands of any emergency.

PREVENTATIVE MEASURES

 For more than 30 years, our track record has proven that we will do everything possible to protect our clients' interests and eliminate potential problems during hurricanes, storms, and frost by implementing preventative measures such as pre-storm tree trimming, removal of loose debris, and use of frost cloths.



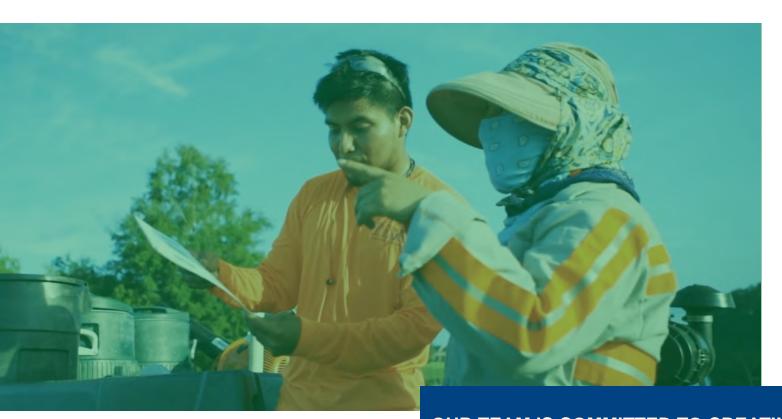
When disaster strikes, you can count on Down To Earth to keep your property safe, healthy, and operating smoothly.

Please note this is an additional service. Refer to scope of services for a list of all services within the agreement.



PERSONNEL

MEET THE TEAM



Our highly skilled and trained landscape technicians will be onsite to care for your property each day, supported by our staff of certified horticulturalists, arborists, pest control operators, and irrigation specialists.

OUR TEAM IS COMMITTED TO CREATING
THE HEALTHIEST AND MOST VIBRANT
LANDSCAPE FOR YOU



YOUR DEDICATED LANDSCAPE TEAM

Down To Earth approaches each project with the same strategy and principles that have made us successful for 30 years: surround yourself with great personnel and offer services that exceed client expectations.



REGIONAL OPERATIONS LEADER

- MATT LOBODA
- Leads the region and provides support and resources to branch teams.

BRANCH MANAGER

- CHRISTOPHER LABENZ
- Leads multiple field teams and is responsible for the operations for your property.

ACCOUNT MANAGER

- LOUIS SHEEHAN
- Manages the on-site maintenance crews as the primary onsite point of contact.

IRRIGATION MANAGER

- SHAWN HATHCOAT
- Works with your assigned Account Manager and irrigation tech to ensure proper water management and operation.

BUSINESS DEVELOPMENT

- BRYCE HAAKE
- Provides key information on services to ensure a smooth onboarding process.



MAINTENANCE PROJECTS & REFERENCES



Channing Park 10901 LANI LANE, LITHIA, FL 33547



Two Rivers Master Planned Community 35127 Brackett Bend Rd, Zephyrhills, FL 33541



Ruth Eckerd Hall
1111 McMullen Booth
Rd, Clearwater, FL
33759



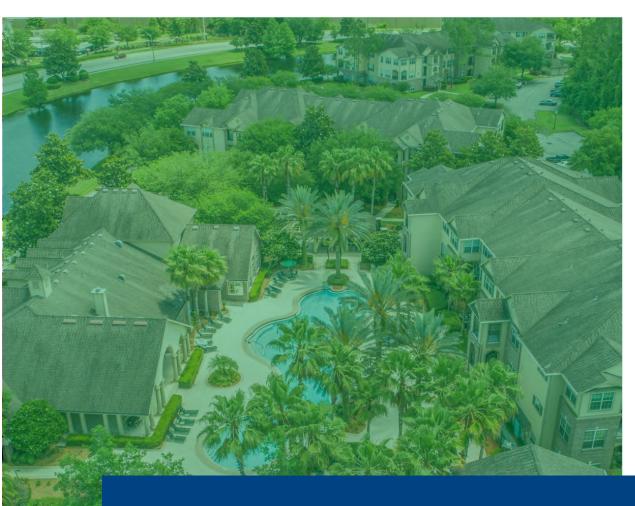
Seven Springs Villas 3610 Teeside Dr, New Port Richey, FL 34655

Additional contact information for references can be provided separately upon request.



PROPOSAL PRICING

PREPARED FOR NORTH PARK ISLE AND PARK EAST CDD



BASED ON OUR DISCUSSIONS AND ASSESSMENT OF YOUR PROPERTY, PLEASE SEE THE PROPOSED SERVICES AND PRICING WE CAN PROVIDE TO BEST SERVE YOUR PROPERTY.





Bryan Radcliff Inframark

2005 Pan Am Circle Ste 300 Tampa, FL 33607

Submitted By: Down To Earth Landscape & Irrigation

North Park Isle CDD

Landscape Maintenance Summary North Park Isle CDD

Lawncare Maintenance	\$ 147,575.00	Annually
Irrigation Inspection	\$ 16,848.00	Annually
Fertilization/Pest Control	\$ 14,248.00	Annually
Shared Common Area	\$ 9,357.20	Annually
Total Annual Fee	\$ 188,028.19	Annually
Total Monthly Fee	\$15,669.02	Monthly



Landscape Maintenance Agreement

THIS LANDSCAPE MAINTENANCE AGREEMENT ("Agreement") dated this 29th day of April **2024**, and between, **North Park Isle CDD** ("Customer"), and **SSS Down To Earth Opco LLC dba Down To Earth (EIN** 38-4006336) ("Company").

Property address: 3520 N Maryland Ave, Plant City, FL 33565

<u>Term.</u> Company shall furnish all labor, materials, and necessary equipment to maintain the grounds at **North Park Isle CDD** for a one-year period commencing <u>June 1st</u>, <u>2024</u>, and ending <u>May 31st</u>, <u>2025</u> (the "Initial Term"). The Agreement shall automatically renew for additional one (1) year periods ("each a "Renewal Term") unless sooner terminated as provided in Section 9 herein, or if terminated by either party ninety (90) days prior to the expiration of the Initial Term or any Renewal Term. Price as provided in the agreement is good for 30 days.

- **1.** Scope of Work. Company shall use its best efforts to perform the Service Agreement Specifications attached hereto as Exhibit "A" and incorporated herein.
- 3. Price and Payment Terms. Customer shall pay Company monthly fee based on landscape maintenance summary on a monthly basis (the "Monthly Fee"). On the first (first) day of each month, Company shall tender to Customer an invoice for services rendered during the current month, which shall be paid by Customer within 30 days of the date of the invoice (Net 30 terms). Customer shall not be entitled to reduce or offset any payments owed to Company hereunder for any reason. A processing fee of 2.75% will be added to all credit card transactions and a fee of \$25 per invoice added if additional administrative work is required beyond sending an invoice (payment applications, releases, etc.).
 - a. <u>Late Payments.</u> Any unpaid balance will bear interest at a rate of 1.5% per month (18% per year). The unpaid balance shall be determined by taking the beginning balance of the account for each month, adding any new charges and subtracting any payments made to the account. In the event payment remains past due for a period in excess of ten (10) days, Company's obligations under this Agreement will be suspended until payment is made in full. Customer shall reimburse Company for all costs and expenses reasonably incurred by Company in collecting past due amounts, including attorneys' fees and court costs.
 - b. Price Increases. The Monthly Fee shall increase every twelve (12) months (the "Anniversary Date") by the greater of i) 4% or ii) a percentage equal to the percentage change in the Consumer Price Index statistics published by the United States Bureau of Labor. Comparisons shall be made using the index entitled, "Selected Areas/All Items and Major Group Figures for all Urban Consumers for Tampa-St. Petersburg-Clearwater, FL" or the nearest comparable data on changes in the cost of living, if such index is no longer published. The change shall be determined by comparison of the figure for the date twelve (12) months earlier, with that of the Anniversary Date, and shall be rounded to the nearest ten (10) dollars. Company reserves the right to increase the Monthly Fee at contract renewal or due to Force Majeure events with thirty (30) days prior written notice to Customer.
 - **c.** <u>Fuel Surcharge</u>. Six months after the start of the Agreement, Customer agrees to pay Company a monthly fuel surcharge to the extent the fuel price exceeds \$3.25 per gallon, as reported at Florida Regular Conventional Retail Gasoline Prices. Each



\$0.50 incremental rise in fuel price will result in a 1% fuel surcharge (Example: If fuel price is \$3.55 per gallon, the fuel surcharge will be 1% of the total amount invoiced). If the fuel price drops below \$2.75 per gallon, Customer will receive a 1% reduction in the total amount invoiced for each \$0.50 incremental reduction in fuel price. Adjustments will be applied to invoices each month, as applicable.

- 4. <u>Indemnification</u>. Company shall indemnify and hold harmless Customer from any and all injuries, damages, causes of action or claims to the extent they are caused by negligent or intentional acts or omissions on the part of Company, its agents, subcontractor, employees, or others acting on behalf of Company, in the performance of its obligations under this Agreement. Customer is required to notify Company within 30 days of the date Customer is notified or discovers any potential claim, cause of action, or damages potentially caused by Company.
- **5.** <u>Insurance</u>. Company, for itself, its subcontractors, agents, and employees, shall maintain the following insurance coverage throughout the duration of this Agreement:
 - **a.** Commercial general liability insurance with a minimum combined single limit of liability of \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury and/or death and/or property damage and/or personal injury.
 - **b.** Pollution liability insurance with a limit of liability of \$1,000,000 per each incident and \$2,000,000 aggregate; and
 - Workers' compensation insurance on behalf of each of its employees or laborers working on the property in accordance with all applicable laws. Company shall deliver to Customer an insurance certificate evidencing such insurance prior to the signing of this Agreement.
- 6. <u>Standard of Performance</u>. Company shall use due care, skill, and diligence in the performance of its obligations under this Agreement and shall perform all its obligations in its best workmanlike manner and in accordance with the accepted standards for professional landscape contractors in the state of Florida. All materials used in performing any obligation under this Agreement shall be of first quality and shall be used strictly in accordance with the manufacturer's specifications.
- 7. <u>Time</u>. Time is of the essence in performing the obligations under this Agreement. In the event that performance by Company shall be interrupted or delayed by any occurrences outside Company's commercially reasonable control, including but not limited to acts of God, inability to secure labor and/or products, and rules, regulations or restrictions imposed by any government or governmental agency, Company shall be excused from such performance for such a period of time as is reasonably necessary after such occurrence to remedy the effects thereof.
- **8.** <u>Independent Contractor Relationship.</u> All work performed by Company under this Agreement shall be as an independent contractor, and in no way shall Company be considered an employee of the Customer.
- **9.** <u>Termination</u>. Given the nature of the work contemplated by this Agreement, the parties acknowledge that conditions change due to the natural growing cycle, weather patterns, wear and tear of the grounds, and other causes, both foreseen and unforeseen. Should Customer believe that a condition exists that would give it cause to terminate this Agreement, the Customer has two options:



Option 1: Within 2 days notify Company in writing of the condition. Company will then have (thirty) 30 days to cure the condition. If Company fails to commence cure of the condition within the prescribed time and fails to attempt to cure in a diligent fashion, Customer may terminate the Agreement with no further liability by providing Company thirty (30) days' prior written notice.

Option 2: Customer may cancel this agreement without cause by sending written notice. If Customer terminates this Agreement without cause prior to end of the current term, Customer will pay to Company at time of termination notice (i) all amounts owed to date for services performed, (ii) reimbursement of any provided incentives, and (iii) an amount equal to the Fees remaining through the end of the current term. For all notices, Customer must notify Company in writing via certified mail and via e-mail to the address in section 10 Notices. In the event of any termination, all outstanding amounts through the end of the term are immediately due and Company has the obligation to perform through the end of the remaining period.

Company may terminate this Agreement immediately if Customer fails to cure a payment default within fifteen (15) days of receipt of notice of such from Company.

10. <u>Notices</u>. Any notice required to be sent to the Customer or Company under this Agreement shall be sent to the parties at the following address unless otherwise specified:

Customer:

North Park Isle CDD

Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Billing Contact:
Bryan Radcliff
bryan.radcliff@inframark.com
813.873.7300 ext. 330

DTE:

Down to Earth

DTEContractUpdates@down2earthinc.com

2701 Maitland Center Parkway

Suite 200

Maitland, Florida 32751

- 11. Governing Law and Binding Effect; Venue. This Agreement and the interpretation and enforcement of the same will be governed by and construed in accordance with the laws of the State of Florida and will be binding upon, inure to the benefit of, and be enforceable by the parties hereto as well as their respective heirs, personal representatives, successors, and assigns. The venue for all actions arising from this agreement shall be located within the applicable Florida county of the property address.
- 12. <u>Integrated Agreement, Waiver and Modification</u>. This Agreement represents the complete and entire understanding and agreement between the parties hereto with regard to all matters involved in this transaction and supersedes any and all prior or contemporaneous agreements, whether written or oral. No agreements or provisions, unless incorporated herein, will be binding on either party hereto. This Agreement may not be modified or



amended, nor may any covenant, agreement, condition, requirement, provision, warranty, or obligation contained herein be waived, except in writing signed by both parties or, in the event that such modification, amendment or waiver is for the benefit of one of the parties hereto and to the detriment of the other, then the same must be in writing signed by the party to whose detriment the modification, amendment or waiver inures.

- 13. <u>Litigation and Attorneys' Fees</u>. In the event that it is necessary for either party to this Agreement to bring suit to enforce any provision hereof or for damages on account of any breach of this Agreement or of any warranty, covenant, condition, requirement or obligation contained herein, the prevailing party in any such litigation, including appeals, will be entitled to recover from the other party, in addition to any damages or other relief granted as a result of such litigation, all costs and expenses of such litigation and reasonable attorneys' fees.
- **14.** <u>Severability.</u> Each provision of this Agreement is severable from any and all other provisions of this Agreement. Should any provision of this Agreement be for any reason unenforceable, the balance shall nonetheless remain in full force and effect, but without giving effect to such provision.
- 15. No Third-Party Beneficiaries. The parties hereto intend that this Agreement shall not benefit or create any right or cause of action in or on behalf of any person other than the parties hereto. No future or present employee or customer of either of the parties nor their affiliates, successors or assigns or other person shall be treated as a third-party beneficiary in or under this Agreement.

North Park Isle CDD	Down to Earth
Name	Name
Title	Title



Exhibit "A"

Service Agreement Specifications

Between Down to Earth Landscape and Irrigation (herein "Company") and North Park Isle CDD ("Customer") the services to be performed hereunder for the Monthly Fee are set forth below. Any work performed in addition to these services will be separately invoiced as provided in this Agreement. Additional Services pricing is subject to change to market rates after the first year of this agreement.

ADDITIONAL SERVICES

<u>Service</u>	Quantity	Contract or Additional	<u>Price</u>	<u>Unit</u>		
Mulch (Grade A Medium Pine Bark)	Per Yard INSTALLED	Additional	\$98.10	Per CY		
Annuals 4" Pots	Per install/rotation	Additional	\$ 2.67	Per Each		
Standard Palms >15'	60 Standard Palms (NPI)	Additional	\$3,000.00	Per Service		
Specialty Palm >15'	18 Specialty Palms (NPI)	Additional	\$ 5,940.00	Per Service		

LANDSCAPE MAINTENANCE PROGRAM - 42 Total Visits

I. TURF GRASS SPECIFICATIONS

i. Mowing

Mowing shall be performed as frequently as is required to maintain a height level as outlined below with power lawn mowers of sufficient horsepower to leave a neat, clean appearance. (42 cuts annually. Weekly Mowing April 1st-September 30th; Bi-weekly Mowing October 1st-March 31st) (36 cuts annually Pond Banks)

Company may alter mowing frequencies according to seasonal needs and environmental conditions that may include but are not limited to, excessive rain and wet conditions, cold weather, extreme weather, etc. Invasive species of grass will be mowed but may require additional treatments not covered in this contract scope. Areas that cannot be serviced due to risk of creating damage will be notified to the Customer and /or the Property Management.



Various mowing patterns will be employed to ensure the even distribution of clippings and to prevent ruts in the turf caused by mowers.

Mower blades will be kept sharp to prevent the tearing of grass blades.

St. Augustine and Bahia turf should be maintained at a mowing height of 3 1/2" to 4 1/2" in height, with no more than 1/2 of leaf blade removed during mowing.

Zoysia turf should be maintained at a mowing height of 1" to 2" in height, with no more than 1/2 of leaf blade removed during mowing. The initial cut in the beginning of the season can be shorter to remove dead leaf tissue and increase the rate of green up.

ii. Edging

Edging will be completed during routine service visits around plant beds, curbs, streets, trees, and buildings. Soft edging will occur every other mowing service and hard edging will occur every mowing occurrence. The shape and configuration of plant beds will be maintained.

Hard surfaces will be blown to support a clean, well-groomed appearance.

iii. String Trimming

Areas agreed to be inaccessible to mowing machinery will be maintained with string trimmers, or as environmental conditions permit.

Frequency of string trimming will correspond to frequency of turf maintenance except for lake banks, roadside drainage ditches, and Bahia turf areas.

iv. Debris Removal

Removal of all landscape debris generated on the property during landscape maintenance is the responsibility of Company.

Seasonal Leaf removal is <u>not</u> part of the service package, but it can be provided upon Customer request at an additional per hour cost inclusive of proper mulching/removal of the leaf fall.

v. Fertilization

Irrigated Turf shall be fertilized appropriately six (6) times a year to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

At times, environmental conditions may require additional applications of nutrients augmenting the above fertilization programs to ensure that turf areas are in top condition. Company can provide service upon Customer request at an additional cost.

All fertilizer applications will adhere to UF recommended Nitrogen application rates for the turf varieties present, using GI-BMP guidelines to help reduce the need for chemical intervention and protect the ground water.

Does not include pond banks.



vi. Insect & Disease Control

Company will implement an integrated Pest Management Program to minimize excessive use of pesticide and will rely heavily on continual monitoring of insect levels.

All products will be applied as directed by the manufacturer. Company will strictly comply with all state and federal regulations.

Company employs an active certified Pest Control License issued through the Florida Department of Agriculture and Consumer Services.

II. PLANTING BEDS, SHRUBS, WOODY ORNAMENTAL, GROUNDCOVERS, ALL PALM TREES AND ALL OTHER TREE CARE SPECIFICATION

i. Pruning

Customer will be on a monthly selective, prune cycle as needed to avoid the loss of landscape integrity and aesthetic structure.

Individual plant service will be pruned using guidelines of the UF/IFAS.

All pruning and thinning will have the distinct objective of retaining the plant's natural shape and the original design specifications unless Customer requests otherwise.

Plants, hedges, shrubbery, and trees obstructing pedestrian or automobile traffic and damaged plants, shall be pruned as needed. All areas are to be left free of clippings following pruning.

ii. Tree Pruning

Trees shall be maintained with clear trunks with lower branch elevations to 10 feet.

Tree interior sucker branches and dead wood shall be removed up to a height not exceeding 12' from ground. Moss removal and tree spraying may be performed at an additional charge.

iii. Palm Pruning

All palms up to a maximum height of 15' overall shall be pruned and shaped as required removing dead fronds and spent seed pods. Palms up to a maximum height of 15' overall are to be thoroughly detailed with all fronds trimmed to lateral position annually.

Company can provide services for Palms over a maximum height of 15' upon Customer request at an additional cost.

iv. Groundcover and Edging

Groundcover plant species will be confined to plant bed areas by manual, mechanical or chemical means, as environmental condition permits. "String Trimming" type edging will not be used around trees and groundcovers.



v. Fertilization

Plant beds, shrubs, woody ornamental, and ground covers shall be fertilized three (3) times per year to maintain good appearance and color. The method of application of fertilizer shall be the responsibility of Company.

All ornamentals will be fertilized utilizing a product with a balanced analysis and good minor nutrient content. Nitrogen source should consist of a minimum of 50% slow-release product.

vi. Insect and Disease control

Plants will be treated chemically as required to effectively control insect infestation and disease as environmental, horticultural, and weather conditions permit.

vii. Weed Control

Open ground between plants shall be maintained monthly in a condition of acceptable weed density by manual or chemical means, as environmental, horticultural, and weather conditions permit.

All mulch areas or plant beds shall be maintained in a condition of acceptable weed density.

III. IRRIGATION

Company shall be responsible for the operation of the irrigation systems within the designated areas. The irrigation systems shall be operated to provide watering frequencies sufficient to replace soil moisture below the root zone of all planted areas, including lawns, and taking into account the amount of rainfall that has occurred. Company will be responsible for controlling the amount of water used for irrigation and any damage that results from overwatering and insufficient watering. Company is not responsible and cannot control any City or County Watering Guidelines. Any plant or turf area damage caused by the lack of water due to these "watering guidelines" will not be Company's responsibility.

Company will fully inspect and operate all the irrigation zones on a monthly basis.

Irrigation components damaged by other than Company due to construction, vandalism, or other causes shall be reported to the Customer. Company, if authorized by the Customer, shall repair the damage at a Time and Material rate.

Company is approved to make repairs up to \$500 per wet check or work order without the approval of the Customer. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium.

IV. MULCHING

Mulch is provided as an additional service. Company will provide this service for mulching upon Customer request at an additional cost.



All beds or otherwise bare ground areas and tree rings should be maintained with a layer of mulch sufficient to cover the bare ground and prevent weeds.

V. ANNUAL FLOWERS MAINTENANCE PROGRAM

Annual Flowers are provided as an additional service. Company will provide this service for Annual Flowers upon Customer request at an additional cost.

Company will not be held responsible for any acts of God (i.e., wind damage, freeze damage). The practice of covering plant material during a freeze to prevent damage is an extra charge to this contract and does not guarantee plant survival.

VI. ADDITIONAL SERVICES

Company is a full-service Landscape Company. We offer solutions to all horticultural-related needs such as Landscape Lighting, and many other landscape improvements. We offer Free Estimates & Designs.

Company shall provide services over and above the contract specifications with written authorization from the Customer. Rates for labor shall be provided upon request.

VII. REQUIRED ADDENDUMS / LANDSCAPE ALTERATIONS

Company shall not be responsible for the following additional service requests unless specifically agreed to in writing in an Addendum to this Agreement:

- i. Damage caused to decorative concrete curbing.
- **ii.** Damage caused to stucco on homes and/or fences if a maintenance strip is not installed.
- iii. Maintenance of additional landscape installed by the homeowner; and
- **iv. Maintenance** of backyards if a privacy fence is installed, which requires smaller push mowers and string trimming to entire perimeter fence.
- v. **Invasive Species** of grass or insects, invasive species including, but not limited to Torpedo grass, require significant remediation that are not covered in this scope of services but can be addressed as an additional service.



REPRESENTATIVE SAMPLE OF SERVICES BASED ON RFP AND SITE-SPECIFIC CONDITIONS SUBJECT TO CHANGE

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	totai
Mow	✓	✓	√	✓	✓	✓	✓	✓	✓	✓	√	✓	42
String Trim	√	√	✓	✓	√	√	√	✓	√	√	√	√	42
Hard Edge	√	√	✓	√	√	√	√	✓	√	√	√	√	42
Soft Edge	√	√	✓	√	√	√	√	✓	√	√	√	√	21
Backpack Blowing	√	√	√	✓	√	✓	√	√	√	✓	√	√	42
Fertilization	√		6										
Post-emergent Weed	√	√	✓	√	√	√	√	✓	√	√	√	√	as needed
Control													
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Control													
Fertilization			✓				√				✓		3
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Weed Control Tree Rings	✓	✓	√	√	√	√	✓	✓	✓	√	✓	√	12
Pruning up to 12' hgt.		√			✓			√			√		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Monthly Wet Check	√	✓	√	12									
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	total
Debris/ Litter Removal	✓	✓	√	√	√	√	√	✓	✓	√	√	√	42



-THANK YOU!

WE APPRECIATE THE OPPORTUNITY TO PARTNER WITH YOU AND NORTH PARK ISLE CDD



Down To Earth Landscape & Irrigation 6501 Orient Rd, Tampa FL 33610 (321) 263-2700 dtelandscape.com

North Park Isle CDD

2005 Pan Am Circle, Suite 300 Tampa, FL 33607

ATTENTION: Bryan Radcliff













Built on Integrity. Grown on Relationships.

Tampa

13050 E US Highway 92 Dover, Florida 33527 (813) 757-6500



Wesley Chapel

26324 Wesley Chapel Blvd. Lutz, FL 33559 (813) 406-4465



Sarasota

1306 Rome Avenue Sarasota, FL 34243 (941) 556-9404

Why Select LMP To Manage North Park Isle Community Development District?

The LMP local office that will be servicing North Park Isle CDD is approximately 15 minutes away, on State Road 92 in Dover, affording us the ability to mobilize very quickly to go in any direction.

We are in the North Park Isle CDD area almost every day and we would be able to easily respond to any issues that could arise requiring immediate attention; unexpected storms, or irrigation issues.

For North Park Isle CDD, we intend to use a maintenance crew of 12-14 to service the property over 1 day.

In addition, we will have 2-3 maintenance supervisors/foremen/production managers including our Fertilizer/Pest Manager(CPCO) David Mason. As for trained technical staff, we will be utilizing 6-8 additional skilled technicians to address: Fertilization and pest control of all plant material, arbor care along with mulch and annual flower installation throughout the year.

We will also have our Irrigation Manager, Sergio Uresti onsite to supervise the irrigation technicians and helpers. Sergio will ensure that there are strong lines of communication between LMP and the property manager regarding the watering requirements of the plant material and the service/maintenance needs of the irrigation system. An irrigation system report will be submitted monthly along with proposals for irrigation repairs as needed.

YOUR ACCOUNT MANAGER

The individual who will be responsible for directly managing this account will be David Manfrin. David has been in the Greens Industry for over 15 years and he has extensive experience managing very large CDD districts and HOA's as well. His attention to detail and his communication separate David from other Account Managers in the industry. He is very personable and is not afraid to get his hands dirty when needed.

David understands that relationships are the most important facet of our business, and he strives to instill this on every property he is involved with and is the foundation in which he manages. David will be available to attend all board meetings and address any concerns that the board or residents may have regarding the landscape maintenance of the community.

OPEN COMMUNICATION WITH OUR CLIENTS

LMP will be providing hard copies of our work activity reports to the property manager, applicable maintenance form, pest control forms, irrigation forms. The Tampa Branch Manager, Garth Rinard, will be making weekly visits to the property performing quality control checks and ensuring that the finer detail work is being performed. Your Account Manager, David Manfrin, will also perform monthly Maintenance Quality Inspections (MQI); this is a program where LMP performs an in-house scored inspection that also includes pictures with detailed notes on issues observed. This inspection is provided to the property manager, LMP Corporate Management and passed down to the maintenance crews as an "Items to correct" punch list.



EXPERIENCE

LMP has been in business since 1991. We are a family-owned company based in the Greater Tampa Bay Area with offices in, Lutz, and Dover along with a branch in Sarasota. We employee over 200 employees and have roughly 100 trucks on the road each and every day. In our bid package you will see a partial list of our various customers. I would encourage you to pick out any of those customers that you would like to contact, and we will supply you with the contact information. This is how committed we are to our quality as we firmly believe you can contact any one of our customers and they will tell you just how pleased they are to have LMP as their landscape maintenance partner. Currently we work with over 30+ Community Development Districts throughout the state of Florida. Below is a list of CDD's located in your area and serviced by the Tampa Branch.

- 1. Belmont CDD
- 2. Cory Lake Isles CDD
- 3. Covington Park CDD
- 4. Triple Creek CDD
- 5. Panther Trace I CDD
- 6. Panther Trace II CDD



HOLDING OURSELVES ACCOUNTABLE

Being a service provider that currently maintains over 30 CDD's in the of Florida, we fully understand the scope of work and are very committed to working hard to improve the overall appearance of North Park Isle CDD. All of our technicians are University of Florida certified in Best Management Practices (BMP) which is critical when considering a vendor. This is important because our technicians (fert./pest and irrigation) are trained to diagnose the start of an issue on your property, which helps to reduce any issues before they become bigger issues. Ultimately, it is our responsibility to make the landscape of the property look the very best at all times, and we can assure you that we fully understand the high level of service expectations. We also understand the expectation of the specifications that they provide to contractors better than any of the other bidders.

FINANCIAL CAPACITY

Included in our bid package is a list of vehicles and equipment. Our bid package outlines the trucks, mowers, miscellaneous equipment owned as well as our insurance coverage information. Working for several Fortune 500 companies, we understand the importance of being stable as a business. These companies as well as many other customers put their largest uninsured asset in the hands of LMP to oversee for them and we welcome the challenge to take ownership of their landscape.

STANDING BEHIND OUR PRICING

We believe our pricing is very thorough and very well thought out to be a win / win for both parties. We understand what the job needs are and have accounted for all items in our bid. We also fully understand that pricing is important in the evaluation process, but we are also in the relationship business and take pride in our reputation on being a good operational company that provides high level quality service at reasonable prices. We honor our prices for the life of the contract. and you will not have any issues of bait and switch tactics which do occur when a company has low bid portions of the contracts.

REASONABLENESS OF ALL NUMBERS

We have no problem and are accustomed to being held fully accountable. We provide fertilizer bags now to many of our customers and understand if we missed the mark on an item like fertilizer, then the customer still expects the fertilizer to be applied to all areas at no additional cost. If an item like fertilizer quantity is inaccurate, then what else was missed in the pricing process? The contractor who made the error in their evaluation will most likely then look at other areas to cut back on to account for their error in evaluating the property when creating their pricing.



SHRUB BED AND TREE RING WEED CONTROL PROGRAM

- 1) LMP will use mechanical means (pulling weeds by hand) and chemical means (non-selective and pre-emergent herbicides) to create relatively weed-free ornamental beds. Weeds in beds and tree rings will be treated and/or pulled according to service schedule map.
- 2) Mechanical means will be used around plants filled with undesirable grasses/weeds to prevent and damage from non-selective herbicides. Weeds taller than two inches will be removed manually.
- 3) Chemical means: non-selective herbicides will be used in open areas around shrubs/plants and in tree rings. Pre-emergent herbicides will be used to eliminate reduce germination of weeds in ornamental beds.
- 4) Areas that have been treated with weed control will be flagged with the application date and time

TURF WEED CONTROL PROGRAM

LMP will implement a comprehensive turf weed control using a variety of control methods and Florida Best Management Practices (BMP)

- 1) Spot applications of selective weed control; rotating products throughout the growing season as temperatures and weather conditions change. These applications will be conducted monthly, and as needed.
- 2) Broadcast applications of weed control; these will be performed on areas where the weeds have reached a threshold not controllable by spot applications only.
- 3) Proper Irrigation: this practice limits the spread of dollar weed and sedges, two weed species that thrive when turf is overwatered.



- 4) Pre-emergent weed control: this would be a broad spectrum pre-emergent weed control product to reduce the amount of weed germination. This product would be applied once the current turf broadleaf weed issues are brought under control. Applications would be conducted in accordance with contract specifications.
- 5) Areas that have been treated with weed control will be flagged with the application date and time.
- 6) Areas that have been treated with weed control will be flagged with the application date and time.

SOIL TESTING PROGRAM

LMP will implement a comprehensive soil testing program to ensure that the custom blended fertilizers that we plan to use are compatible with the current soil conditions.





We would like to thank you for the opports

We would like to thank you for the opportunity to submit the following proposal for review. Our approach is one of partnership and stewardship; we want you to earn your trust and work together to exceed your needs, goals, and desires, improving your landscape's appearance, longevity and preserving your investment.

We care about understanding all of your primary concerns and areas of challenge, which helps us establish our rotational service and how we will divide the property into areas for service.

- 1. Providing detail services rotationally each week.
- 2. Scheduling all annual services prior to due date.
- 3. Actively scouting for opportunities to improve the landscape.
- 4. Manage your landscapes water consumption by property oversight and proposing long-term improvements.

Communication is key. We provide a proprietary customer service experience with a hands-on Account Manager. We offer weekly, monthly, and quarterly reports on the status of services and work quality. This process is done in partnership with you to document our progress and pictures of what we have discussed.

The LMP Advantage is that we partner with you rather than simply doing jobs for you. LMP will provide project management, offer maintenance strategies, and oversee the execution of services that provide the expected results. We understand that needs change as a business and landscape evolve. Our focus is on the 'big picture,' which enables us to create strategic plans that help guide your budgeting. When critical business objectives are driven by quality, we know there is no margin for error. With LMP, you will discover a better long-term landscape—giving you and your property the proper attention and care and bringing you the information you need to communicate to your stakeholders efficiently.

We understand the challenges you face in managing expectations, and we look forward to the opportunity to serve as your landscape partner. Your property's appearance and your brand are safe with us.

Sincerely,





1-9



Built on Integrity. Grown on Relationships.

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To deliver quality landscaping, with the best service and value, across every community we serve.

2021 proudly marked our company's 30th year in business as a Certified Minority Business Enterprise by the City of Tampa.

Locally owned and operated, LMP attributes success to ethical business practices and policies that mutually benefit customers and team members,



ORLANDO CASTILLO | President & CEO

Landscaping Industry 34 years 🌴 LMP 32 years

Orlando Castillo, LMP's President, founded LMP with just a handful of trucks in his fleet. Growing up, Orlando's father instilled in him the value of being an entrepreneur and keeping one's word, even in challenging circumstances.

He leads with a straightforward motto: "Do what you say you're going to do when you say you're going to do it." These values of commitment and integrity are at the heart of LMP's mission and are demonstrated in every aspect of the company's operations.

SCOTT CARLSON | Chief Operating Officer

Landscaping Industry 20 years # LMP 13 years

As the Chief Operating Office, Scott's strong leadership skills have been invaluable in guiding the team toward success. Under Scott's guidance, the team has achieved numerous milestones and has continued to grow and thrive.

With a passion for the natural environment, Scott is dedicated to our client's needs and works closely to meet their goals. He takes the time to listen to their concerns and understands their unique situations to ensure solutions are tailored to meet their specific needs.



CREATING A BALANCE

BETWEEN URBAN DEVELOPMENT & THE NATURAL LANDSCAPE

We manage the landscape in a way that collaborates with nature and the daily needs of the site. Soil, plant science, and extensive horticultural experience dictate success, not the day of the week.

The advantage is that by performing these practices according to your landscape's unique Characteristics, we keep your landscape healthy and lush through the responsible use of resources.

OPTIMAL STANDARDS



BUILT ON INTEGRITY

We strive to always act with honesty and transparency and to make decisions that are in the best interests of our clients.



EXECUTION EXCELLENCE

We hold ourselves to a high standard of excellence in all aspects of our work. This includes not only planning and strategizing but also execution.



PASSION

Our team is fueled by passion and a shared drive to succeed. It's this dedication and collaboration that sets us apart and drives our success.



HIGH-PERFORMANCE CULTURE

By fostering a culture that values excellence, hard work, and collaboration, employees are motivated to perform at their best, thus driving the organization's success.



LEADERSHIP

We prioritize leadership around developing and executing core business processes centered on our branch team's and customers' needs.

TIMELY ENGAGEMENT
TRANSPARENCY
CONSISTENCY
EASE & EMPATHY
TRUST & COMMITMENT



BECAUSE WE CARE WHAT YOU THINK & DELIVER RESULTS.

LOCAL ROOTS

We take pride in creating lasting relationships. After all, as a locally owned and operated company, we're more than just your landscapers; we're members of your community, your neighbors, and your friends. We feel a strong sense of community; nothing makes us happier than seeing you love the land around you.

DOVER

Serving
Hillsborough, Pasco,
Pinellas & Polk

SARASOTA

Serving
Charlotte, DeSoto, Hardee,
Manatee,& Sarasota

WESLEY CHAPEL

Serving
Citrus, Hernando,
Hillsborough, Pasco & Pinellas



OPTIMAL COMMUNICATION

WE VALUE ACCOUNT MANAGEMENT AS AN LMP CLIENT, YOU WILL ALWAYS BE HEARD.

A results-driven Account Manager will be directly responsible and dedicated to the quality of your landscape and service support. After signing up, your Account Manager will be on the phone to welcome you. They will get to know you and your landscaping needs while coordinating all aspects of your service needs.

You will also have a dedicated crew, which ensures that you'll always be able to rely on a team with a vested interest in your community that will work with you quickly to resolve issues.



Translate your vision and budget into a customized plan and schedule.

Will always be accessible and return telephone calls, texts, and emails promptly.



Will oversee your designated crews.

Provides solutions for your benefit.

Will provide constructive feedback, have open discussions about challenges, and own up to mistakes based on mutual respect and openness.



Provide flexibility in account management with the ability to adapt to new situations, adjust strategies and provide service excellence.

Will deliver on every detail and communicate consistently.



OPTIMAL RESULTS

What you do see makes all the difference.



- [1] Details
- [2] Mowing Functions
- [3] Shrub Pruning
- [4] Shrub-Insect Disease
- [5] Bed Weeds
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- [10] Cleanliness
- [11] Turf-Insect Disease
- [12] Turf Weeds
- [13] Water Management
- [14] Carryovers
- [15] Annuals

QUALITY CUSTOMER CARE

We do regular property walks independently and with our clients to ensure we meet your expectations. Each property receives multiple "touches" from a variety of LMP staff members. As part of this commitment, we conduct Monthly Quality Inspections (MQI) on all properties and share the results with you.

We evaluate our properties using objective criteria based on horticultural standards. Because of these audits, we can track your property history, develop timelines for improvements or enhancements, and provide a higher standard of care than you might receive elsewhere.

We want to meet with you regularly to share the results of our self-audits, bring issues to your attention before they become problems, and ensure we honor your vision with our work.

MONTHLY IRRIGATION REPORT



An irrigation inspection includes the following:

- Running the system to observe water distribution.
- Ensuring zones are running properly.
- Checking all components of the irrigation system.
- Adjusting heads as needed.
- Examining run times and making necessary adjustments.



FERTILIZATION & PESTICIDE REPORT

Our Technicians will treat and minimize the impact of insects, fungi and diseases. Applications will be applied using our LMP Spray Vehicles for Certified Personnel. We will apply both liquid and granular products at the proper rates per material label and under EPA guidelines and restrictions.

FLEET & EQUIPMENT MAINTENANCE & INSPECTIONS

Maintaining our fleet is crucial to our success. We take pride in our image and want to ensure our equipment is always in top condition. Our rigorous maintenance schedule ensures that every asset is operating at peak performance. We have on-site mechanics and full-service shops at each branch location to ensure we can work on everything in-house.

Not only does this attention to detail help us perform better in the field, but it also sets the expectation of our customers. When they see our clean trucks, well-dressed crew, and organized equipment, they know they can expect high-quality service.

Committing resources to our image increases efficiency, morale, and company pride. And most importantly, it adds value to our customers. By maintaining our fleet of high-performing tools, equipment, and vehicles, we can bring this value to our coworkers and customers.



ONBOARDING SERVICE BLUEPRINT

IT STARTS WITH 'HELLO.'
THIS IS THE BEST WAY FOR US TO LEARN WHO YOU ARE,
FOR YOU TO LEARN WHO WE ARE,
AND FOR ALL OF US TO FEEL LIKE WE'RE PART OF A TEAM.

NI SNISSIO

Before our Start Date

Discovery

Alignment between teams comes from shared knowledge.

Discuss existing safety concerns.

Planning

Health Evaluations of Turf and Plants

Conduct Initial Soil and Compaction Tests

Initial Transition | Kick-Off Meeting

Introductions

Meet the LMP team

Expectations

Review agreed-upon first-month expectations

Confirm site maintenance plan and initiatives for the first month.

Identify any areas of concern.

Collaboration

Sync Calendars

Schedule Weekly Communication

Schedule Monthly Reviews with Management

Add Board Meetings and Special Events to the Calendar

Sync Communication

Provide Emergency Action Plan with detailed contact information Client Portal Set-up and Training.

ACTION PLAN

ENHANCE MAINTAIN

AFFECTIVE RESPONSE INSPECT e REVIEW SOLUTIONS to CHALLENGES

RESULTS

SATISFACTION

30

Planting Roots

On-Site Account Management Daily

Weekly Reports submitted to FHR Management

Landscape Management

Concentrate efforts for immediate improvement on areas of concern

Spot-treat weeds in turf areas where needed.

Formulate options for turf areas needing restoration.

Implement a weed control program in planting beds.

Fertilize weak shrubs throughout the property.

Irrigation Management

Perform a full audit, including the infrastructure of the irrigation system.

Quality Inspection performed by LMP Management

LMP + FHR Satisfaction Review

Review Monthly Quality Inspection

Provide Fertilization and Pest Control Agronomics Plan and Schedule.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings





Landscape Management

Carry on with the Scheduled Maintenance Plan

Evaluate insect and disease programs and make necessary adjustments.

Irrigation Management

Carry on with Irrigation Inspections and Improvements.

Review Irrigation Audit Report with FHR

Present Proposals of necessary repairs by priority

Arbor Care

LMP Certified Arborist evaluates all trees on the property.

Offer a tree inventory and maintenance plan.

Provide proposals for any diseased, distressed, or dangerous trees.

Quality Inspection performed by LMP Management.

LMP + FHR Satisfaction Review

Review Monthly Quality Inspection Report

Review Fertilization and Pest Control Report

Review Soil & Compaction Analysis

Review Monthly Irrigation Report

Review deficiencies from the number of zones, faulty controllers, compromised lines, and potential improvements to hydro zoning practices.

Present Irrigation Recommendations for review and implementation approval.

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings



Carry on with Landscape and Irrigation Management Schedule Quality Inspection performed by LMP Management LMP 90-Day Satisfaction Review

Review details discussed during the initial meeting.

Ensure the maintenance team is completing objectives, showing attention to detail, and that any major/minor issues with the landscape have been addressed.

Review All Reporting

Submit Weekly Work Journal

Provide a summary of work performed with notification of any problem areas.

Attend Board meetings







LONG-TERM PLANNING

Landscape design often incorporates twice the amount of plant material that will be sustainable when mature. In addition, proper soil development is ignored, and drainage problems are poorly understood once the site is completed. LMP can provide a long-term (3-5 years) management plan to guide you through these and other common landscape problems without starting over.

IMPROVING THE BUDGET

We are dedicated to helping you achieve your goals by consistently delivering proactive solutions that enhance operational savings, improve year-round aesthetics, and increase value. By effectively managing fixed and variable costs, we provide transparent budgets that eliminate surprises, allowing you to plan ahead and allocate your budget dollars wisely.



INDUSTRY LEADERS IN SAFETY

What you don't see makes all the difference.

Safety and compliance are two of the most essential concepts for property and facility managers. As such, it's critical that those they hire can demonstrate their commitment in these areas through certification.

Avetta® is a prestigious organization that ensures safety and compliance across various contractors and vendors, including Landscape Maintenance. Becoming certified is a complex process and requires ongoing compliance to uphold their status.

As a member of Avetta, our valued clients can be guaranteed that LMP is committed to maintaining the highest health, safety, and sustainability levels within our organization.

Our employees are acutely aware of their individual responsibility for contributing to and maintaining a safe workplace for themselves, other workers, and all customers that could potentially be affected throughout our client's projects.

WE BUILD TRUST. WE BUILD PEOPLE. WE BUILD PEACE OF MIND.



We conduct our work in a matter that mitigates hazards and injuries.

Our field crews and managers are OHSA 10 & 30-hour trained.

Our full-time Safety Director makes routine Site Safety Audits.

At our weekly Safety Meetings, we share lessons learned

from incident investigations to prevent others from getting hurt.

We hold all levels of the organization accountable for safety performance.

We empower all employees to stop any action or situation they believe is unsafe.

GPS Fleet Tracking System to minimize risks while maximizing our fleet's performance.

LMP is a Drug-Free Workplace Program.













Landscape Maintenance Professionals, Inc. Company ID # 939290



NATURAL DISASTER EMERGENCY RESPONSE PLAN

Minor, Major, or Catastrophic













Fire

Tropical Storm

Hurricane

Storm Surge

Safety Hazards

Tree Down

Having assisted with innumerable post-storm clean-up efforts and witnessed first-hand the force of hurricanes up-and-down the West Coast, LMP is well-positioned to quickly mobilize equipment and deploy crews to aid emergency responders, open roadways, and keep essential services running.

Our disaster response crews quickly and efficiently take care of your urgent cleanup and removal needs when there is no time to wait. Our equipment inventory includes bucket trucks, grapple trucks, chipper trucks, dump trailers, bobcats, chainsaws, and everything you need for storm cleanup and debris removal.

PRE-DISASTER

Depending on the disaster's location and magnitude, we will establish a support plan with all three branches.

Communication during a disaster is critical, but sometimes our communication can get disrupted during severe weather. We ask that you let us know the best way to contact you after a storm so we can report onsite in a timely manner when it's safe to do so.

The Irrigation team will shut down Pump Stations.

As needed, we'll secure any newly installed materials, such as palms or trees.

POST-DISASTER



ACCESSIBILITY

Remove debris and obstructions from roadways allowing for safe vehicle access.

Notify Property Manager of any hazardous areas.

Removing tree hazards causing or leading to unsafe conditions, such as limbs and trunks on top of buildings, power lines, blocking roads, or leaning in precarious situations.



IMMINENT DANGER

Analyze common area trees that are failing or leaning tree risks and act accordingly. Remove debris from sidewalks and walkways.

Trim broken and hanging branches.



DEBRIS CLEARANCE

Debris clean-up and disposal from grounds and common areas

COSMETIC DAMAGE

Assess damage to plant materials and salvage when possible. Resume irrigation schedule or adjust if grounds have flooded.

FINAL INSPECTION

Property inspection after all clean-up is complete.



INDUSTRY RECOGNITION















Lawn & Landscape | Top 100 Landscaping Firms | 2013-2023 Tampa Bay Business Journal | Top Commercial Landscape Firms | 2013 & 2017 Tampa Bay Business Journal | Top 25 Minority-Owned Businesses | 2014 Planet | National Landscape Award of Excellence | Cory Lakes CDD Merit Award | 2014 Business Observer | Gulf Coast Top 500 Companies | 2017 The American Registry | America's Most Honored Businesses Top 1% | 2018 Landscape Management | LM150 Largest Landscape Companies | 2018 Florida Community Association Journal | FLCAJ Readers' Choice Award | 2017 - 2018 - 2019 **BOMA | Toby Awards**

Suburban Office Park Mid-Rise (6-10 stories) Corporate Center I - IV at International Plaza Cousins Properties | Corporate Center at International Plaza | Patrick Gehm | 2020

COMMUNITY CARE

We are proud to be a family-owned and operated business with a vision of success as we partner with our customers to enhance their properties. As a company comprised of managers and employees who live where we work, we're also focused on improving the areas we serve. Over the years, we have partnered with many organizations to help our community, and below are just a few.



















STEWARDSHIP PROGRAM

Department of Veterans Affairs | Beautification of the Community Living Center Gardens Dignity Memorial | Vietnam Wall Experience Keep Pinellas Beautiful | Honeymoon Island State Park Adopt-A-Dune Pasco County UFIIFAS Extension Luggage of Love Drive Boricuas de Corazon Inc. Food Giveaway & Blood Donation Youth Garden Grant | Kid's Gardening Florida Water's Stewardship Program



SECTION 2 | LANDSCAPE MANAGEMENT SERVICES

Our teams are trained in comprehensive landscape maintenance protocols, from policing a property to removing all debris and hazards.

LANDSCAPE MAINTENANCE



Weekly commercial lawn care services consist of mowing all grass areas, edging line trimming, blowing debris off hard surfaces, and spraying selective weed control.

LAWN MOWING

Lawn Mowing Services are performed by trained and experienced employees.

We cut the right amount at the right time, taking great care in providing our clients with a lawn that is well-manicured and evenly cut.

Mowing is performed with specified mower types and blades sharpened daily to provide a quality cut.

We rotate our mowing patterns to minimize scalping and rutting by mower wheels and to minimize soil compaction.

EDGING & TRIMMING

Turfgrass edges along hardscaping are edged vertically, ensuring your property is perfectly manicured.

We carefully trim around plant material, boulders, and other landscape elements.

All hard surfaces (driveways, sidewalks, and curb lines) will be blown clean of grass clippings.

BED MAINTENANCE

Our pruning programs are designed to maintain your plant's natural form and a neat, healthy appearance.

We remove weeds every time we are on-site.

We address insect pest and disease symptoms early before they become a problem.

FERTILIZATION, WEED & PEST CONTROL





Good soil grows good plants and grass, which is why we begin every new landscape contract with a soil analysis. This will tell us the ph of the soil, the amount of different nutrients needed, and whether or not those nutrients are at the proper ratios.

INTEGRATED PEST MANAGEMENT

To successfully manage pests, it is crucial to have a practical solution that is executed properly. The most favorable outcomes are achieved when the client and LMP clearly understand the program's objectives and work together to implement them. This partnership enables us to handle pest issues proactively by controlling infestations and quickly addressing conditions that may lead to further infestations.

LMP takes pride in its ability to customize IPM programs to each customer's specific needs. This involves providing clear and easy-to-understand findings and recommendations, training employees, and continually evaluating the program to make any necessary adjustments.

FERTILIZATION PROGRAM

The lawn program is designed to provide timely fertilizer and weed control applications to give you the healthiest lawn possible while keeping weeds in check.

INSECT & PEST CONTROL PROGRAM

Designed for a healthy, pest-free lawn and trees and shrubs, using premium products, advanced techniques, and well trained personnel.

FIRE ANT MANAGEMENT

Fire ants don't feed on landscape plants but infest landscapes that, cause painful stings to people and pets. Fire ants can be life-threatening to people who have allergic reactions to stings. LMP offers safe and effective treatments that will suppress fire ants.





IRRIGATION & WATER MANAGEMENT



The experience and education of our Irrigation Division are the cornerstones of our effective water management. Our team of Certified Irrigation Contractors, Technicians, and Horticulturists provides industry-leading consultation, design, installation, maintenance, and repair services to ensure your irrigation system performs optimally. We use industry-leading irrigation equipment and adhere to best practices at all times.



MONTHLY IRRIGATION AUDITS

We inspect each zone of your irrigation system – every pipe, every nozzle, and head–ensuring the coverage is correct, heads are clean, and repairs are made as needed. Results are continuously tracked, analyzed, and provided for complete transparency and peace of mind.

IRRIGATION SYSTEM MAPPING & ASSESSMENTS

We begin each maintenance contract by thoroughly mapping the entire system to understand what valve works in which zone. The only way to maintain an irrigation system is by knowing it inside and out.

IRRIGATION DESIGN & INSTALLATION

As a licensed irrigation contractor, LMP incorporates the latest technology and equipment into our system designs, and there are no corners regarding irrigation system installation.

We maintain and install irrigation systems for all commercial applications. We design efficient irrigation systems utilizing the latest drip line, micro, spray, rotor, and bubbler irrigation technology.

We do not compromise our integrity. We only use top-quality products and components that guarantee functionality, durability, and longevity. The installation services will be done using cutting-edge techniques that guarantee outstanding performance. **Quotes and Designs Available Upon Request**











RETROFITS

If your irrigation system is aging but is outside your budget for a complete replacement, we can upgrade existing components to improve performance. This allows you to maintain the efficiency of your system without the expense of an entirely new irrigation system.

EROSION CONTROL

Our goal is to minimize run-off and sediment, protect the integrity of the soil, mitigate risk, educate our clients, and deliver fast and reliable service.

Erosion problems associated with construction activities can scale from water pollution, flooding, stream channel damage, decreased groundwater storage, slope failures, damage to downstream lands and properties, and the time and costs associated with addressing these issues. These impacts can be successfully minimized by implementing erosion control measures on construction sites. These Best Management Practices (BMPs) prevent soil movement and soil loss, enhance project aesthetics, reduce complaints and fines, and eliminate appreciable damage to off-site receiving channels, properties, natural resources, and surface water bodies.

RAPID RESPONSE WATER MANAGEMENT TEAM

Our specialized team of certified irrigation professionals responds rapidly to mainline breaks, hot spots, and other water-related emergencies.





LMP offers a complete line of arboriculture services to our commercial customers. Our team is trained and certified, and all operations are conducted with exceptional attention to all surroundings. We utilize the industry's best safety practices and are licensed and insured.

TREE HEALTH

Tree Assessment
Structural Restoration
Tree Trimming & Pruning
Fertilization
Injections
Aeration
Disease & Diagnosis
Cabling & Bracing
Preservation

EMERGENCY SERVICE

Hazardous Tree Removal 24–7 Emergency Tree Service Storm Damage Services







TREE MAINTENANCE

Plant & Tree Installations
Palm Tree Services
Stump Grinding
De-Mossing
Debris Removal
Chipping
Forestry Mulching
Root Pruning & Air Spading
Tree & Palm Removal



Leon Jennings ISA® Certified Arborist - FL-5259A ISA® Tree Risk Assessment Qualified



FLORICULTURE SERVICES

Our floriculture services include design, installation, maintenance, and insect and disease control. Whether planted in garden beds or arranged in flowerpots, seasonal color can provide that extra something to enhance your landscape. Our design experts will work with you to design the right color program for your common areas.



MAINTAINING TRAILS & NATURAL AREAS

Designated natural and preserved areas should be primarily for wildlife use and managed and maintained with that purpose in mind.

Buffers generally do not need to be "cleaned" up. Instead, buffers should be maintained naturally because they are essential for protecting interior habitats. Buffers are commonly pine-flatwood habitats that provide an upland component to the adjacent wetland ecosystem. Leaving the buffer in its natural state encourages the decomposition cycle, an essential biological process that creates microhabitats, food sources, nesting areas, and denning areas, returning nutrients to the soil.

Sustainable maintenance protects and enhances natural resources. While natural habitats often survive independently, expert intervention can help them flourish. Our team includes ISA Certified Arborists, Horticulturists, and other professionals who offer quality natural areas management services.





ADDITIONAL LANDSCAPE MANAGEMENT SERVICES

Our landscape enhancement services are perfect for those looking to make strategic improvements to enrich the appearance and sustainability of their current landscaping. Our experienced, in-house quality manager will assess your property in-depth to create a comprehensive and wholly customized landscaping enhancement plan.

DESIGN

Whether it's a turf conversion, a new installation, or a complete landscape renovation, our experienced, award winning landscape designers will identify opportunities to optimize the value and perception of your property and implement those improvements. *Consultations and designs are provided to our clients at no charge.*

TURF AERATION

The soil under a lawn becomes harder and harder as the years pass. It is rained on, walked on, played on, and mowed regularly. Compaction tightens and restricts the passageways in your soil, preventing the roots of your grass from getting the nutrients it needs. The aeration process is a great way to improve the effectiveness of irrigation, reduce soil compaction and encourage healthy root development.

Reduced Water Runoff and Puddling	Benefits pH Modification
Aids in Thatch Management	Prepares Grass for Dormancy

MULCH REPLACEMENT

Mulch is sometimes viewed as an aesthetic element, and a layer of mulch can indeed make your landscape beds look sharp. However, beauty is just a bonus. The benefits of mulch run much more profound than appearance.

Adding a 2- to 3-inch layer of mulch is optional but adds a decorative "finished" look as it reduces weeds and conserves soil moisture for better growth.

As a part of the mulch process, all bed lines shall be trenched and beveled at a depth of 3" along bed areas bordered by sidewalks, curbs, and seasonal color bed areas to prevent mulch from washing out.

SOD INSTALLATION

Whether you need Bermuda grass, Bahia, Empire Zoysia, or one of eleven types of St. Augustine grass.

LANDSCAPE CONSTRUCTION SERVICES

Site Development & Land Clearing	Landscape Installation	Bed Delineation & Amend Soil
Site Prep & Grading	Irrigation Installation	Drainage & Erosion Control

Confidence from Integrity

Our estimating team works closely with each client from the project's inception to the finishing touches. Our pre-construction services include sourcing materials, accurately estimating costs, and providing value options.

Pre-Construction Services

Our experienced operational team members provide estimates, budgets, coordination, and value engineering opportunities that make your team more efficient without compromising the quality of the project.

Seamless Project Management & Quality Assurance

Our back office operates with the same dedication to quality and efficiency as our field operations.

Job Site Maintenance

A clean, clear construction site so health, safety, and productivity are never impaired.

Phased Planning

More extensive development projects may require a phased installation approach. We start with a master plan, which allows the project to be phased in correctly and efficiently.



SECTION 3 | MEET YOUR PARTNERS

LMP ACCOUNT MANAGEMENT

ALIGNING PEOPLE

ALIGNING INFORMATION

ALIGNING ACTIONS

PRESIDENT

Orlando Castillo

COO Scott Carlson

FINANCIAL MANAGER

Gihan Weeratunga

ACCOUNTS RECEIVABLE

Brenda Hancock

ACCOUNTS PAYABLE

Brenda Mojica

LOGISTICS COORDINATOR

Maria Tatum

OPERATIONS MANAGER

Bill Driskell

HUMAN RESOURCES

Dawn Guilliams

CORPORATE BUSINESS DEVELOPER

Bill Leavens

SARASOTA BUSINESS DEVELOPER

Bill Gipp

BUSINESS DEVELOPMENT MANAGER

Scott Herman

DIRECTOR OF MARKETING

Karen Giunta

BRANCH MANAGER

BRANCH ADMINISTRATOR

Fert & Pest Manager Fertilizer & Pesticide Specialists

IRRIGATION DIVISION

Irrigation Manager

Irrigation Technicians

IPM DIVISION

CONSTRUCTION DIVISION

Construction Manager Field Service Members Irrigation Manager Irrigation Technicians

MAINTENANCE DIVISION

Production Manager
Account Manager
Mow Crew Foreman
Mow Crew
Detail Crew Foreman
Detail Crew

ARBOR CARE DIVISION

Arbor Care Director Arbor Care Groundsman Abor Care Team

FLEET & EQUIPMENT MANAGEMENT

Shop Supervisor Shop Assistant

ENHANCEMENTS DIVISION

Enhancements Manager Enhancements Installation Supervisor Enhancements Installation Technicians





BRANCH MANAGEMENT



The are the backbone of our branches, ensuring efficiency, and quality, driving our commitment to excellence, and delivering outstanding results every step of the way.



SARASOTA BRANCH MANAGER CHRISTOPHER BERRY

Green Industry – 17 years | Team LMP – 5 years UF-IFAS GI-BMP

Chris brings 17+ years of landscape management experience to the Sarasota branch. Chris' exceptional leadership and unwavering commitment to customer service have been instrumental in the successful growth of our Sarasota branch. He leads with a client-first approach, a passion for the horticulture industry and team building, and a balanced knowledge of production operations and clients. He sets high expectations and, with that, is dedicated to overseeing the development of his team.



TAMPA BRANCH MANAGER GARTH RINARD, CPCO

Green Industry – 34 years | Team LMP – 7 years FDACS Certified Pest Control Operator UF-IFAS GI-BMP

Aside from over 37 years of experience, Garth's hard work ethic and positive outlook inspire all who work with him. His love for horticulture and the natural world is matched only by his enjoyment of working with people to form long-lasting relationships and collaborations. Garth provides service leadership and support to our clients and his team, ensuring we understand and deliver on their needs and priorities and provide exceptional outdoor environments for our clients.



WESLEY CHAPEL BRANCH MANAGER BILL CONRAD

Green Industry – 35 years | Team LMP – 2 years UF-IFAS GI-BMP

As an account manager, Bill quickly translated his plant expertise to projects, using proven horticulture practices to find solutions. His loyal client base loved his friendliness, competence, responsiveness, and insistence on high-quality work. Bill leads our Wesley Chapel team in planning, executing, and monitoring landscape management services. Everyone who works with him is inspired by his strong work ethic and positive attitude. He leads by example, always willing to step in and help wherever needed while focusing on quality.

OUR LEADERSHIP PROMISE

We want to make sure you get everything you need from day one.

So, we build a team around you that's committed to managing your grounds.

And if you encounter any problems, we'll always go the extra mile to get it right.





DEDICATION AT WORK FOR YOU



Clear Value. Consistent Results. Quality Customer Care.

HIGH-PERFORMANCE CREW MEMBERS

At LMP, Team building is an ongoing process. We regularly evaluate individual and team performance and encourage each other to set and achieve personal and professional goals building upon a cohesive and supportive team environment. The result is a strong work ethic among all teams that focuses on results and shared recognition of team successes.







"We have created an environment where team members can achieve more than they believed possible. Dedication, team spirit, and accomplishments are seen every day at LMP, and so are the opportunities that accompany those traits."

Scott Carlson, VP & GM















AN EDUCATED APPROACH

The LMP team consists of arborists, horticulturalists, and landscape professionals who are genuine experts in tree care and landscaping services. We create a harmonious balance of trees, plants, shrubs, and flowers and are sensitive to the environment. When you choose to work with LMP, you can count on designs grounded in science and abundant in artistic beauty. Our education, certifications, accreditations, and passion for the environment create long-term success in the landscape.

Certified Horticulture Professional

UF | IFAS GI-BMP Certified 75+ employees

Paula Means BS Horticultural Production & Design

Florida Southern College

Landscape Design

Paula Means Professional Career Institute

International Society of Arboriculture (ISA)

Certified Arborist & Tree Risk Assessment Qualification (TRAQ)

Leon Jennings FL-5259A

Irrigation Association Certified Irrigation Contractor

Sam Martel LSS-009912

Florida Department of Agriculture & Consumer Services

Landscape Maintenance Professionals, Inc. | JB136721

Certified Pest Control Operator

Scott Richardson JF327415 Garth Rinard JF159948 Alex Figueroa JF287006

Limited Commercial Fertilizer Certification

Nelson Calderon	LF233541	David Mason	LF279730
Alex Figueroa	LF242457	Scott Richardson	LF263836
Stephen Fletcher	LF219686	Jose Rios	LF284218
Carlos Gomez	LF225682	Bonifacio Villegas	LF219742

Pesticide Applicator Certification

Ramon Barbosa	JE327033	Andres Melo	JE266670
Joseph Bond	JE207834	Angel Miron	JE284078
Ricardo Burgos-Sepulveda	JE252127	Gabriel Miron Torres	JE201115
Nelson Calderon	JE186565	Edgardo Navarro	JE201115
Candido Gaspar Juan	JE272937	Hector Ortiz	JE280379
Michael Davidson	JE116766	Esteban Portillo-Castro	JE307203
Luis Ernesto Diaz	JE266583	Ledarin Ragins	JE205518
Alex Figueroa	JE243326	Sotero Ramos	JE277849
Stephen Fletcher	JE199332	Scott Richardson	JE254469
Carlos Picazo Gomez	JE201112	Garth Rinard	JE29820
Nayeli Gomez Diaz	JE325314	Jose Rios	JE283843
Alejandro Juarez	JE252128	Rueben Rivero Hernandez	JE280376
Rigaud Lafortune	JE262585	Sergio Rojas	JE257142
Felix Carlos Laporte	JE237375	Jose Ruiz	JE230001
Robert Law	JE136722	Nicholas Sanborn	JE170039
William Leavens	JE138769	Roman Santa Maria	JE312806
Auner Lopez	JE243116	Luis Santana	JE280377
Andres Lopez Juan	JE257877	Steven Small	JE170038
David Mason	JE174601	Lorenzo Vargas	JE206681
Paula Means	JE287366	Bonifacio Villegas	JE204496





A WATER-WISE IRRIGATION TEAM

Landscape Maintenance Professionals, Inc. is a licensed and insured certified irrigation system contractor that employs numerous certified irrigation technicians. The LMP Irrigation team is dedicated to providing the highest quality and the highest standard of customer satisfaction. We are fully vetted and ready to provide the best commercial irrigation project solution.

Our goal at LMP is to provide each customer with the proper volume of sprinkler head coverage to move water around their lawn efficiently.



Dover Irrigation Manager: Sergio Uresti Pasco Irrigation Manager: Kevin Pajala Sarasota Irrigation Manager: Jonathan Lopez Certified Irrigation Contractor: Sam Martel





















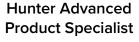
Irrigation Design



Irrigation Installation



Hunter Core Product Specialist





I-Core DUAL Decoder Specialist



ACC & Two-Wire Specialist

X2™ Specialist



Centralus Irrigation
Management



EZ Decoder System Specialist



Hydrawise Specialist





LANDSCAPE MAINTENANCE FLEET

A successful landscape maintenance engagement is driven by the performance of services by qualified and experienced individuals and their access to well-maintained equipment and vehicles. LMP has three full-time mechanics, supported by mechanic assistants, who oversee the vehicles in its fleet and minor engine repairs. LMP has over ninety vehicles in its fleet and more than four hundred pieces of equipment that it utilizes to perform professional services, including:

Make	Model	Υ	'ear	Totals			
Chevy	4500 LCF Gas 176" Wheelbase Crew Cab w/ 14ft Landscape Dump bed	2021[2]		2			
GMC	Canyon	2022 [1]		1			
		2022 [3]	2018 [3]				
Chevy	Colorado	2021[3]	2016 [3]	21			
	Colorado	2020 [4]	2015 [2]	21			
		2019 [3]					
		2013 [3]		,			
Ford	F-150	2011 [5]		12			
		2010 [4]					
		2022 [2]	2013 [1]				
		2020 [1]	2012 [4]				
Eard	E 2E0	2017 [1]	2011 [5]	20			
Ford	F-250	2016 [1]	2010 [1]	20			
		2015 [2]	2008 [2]				
		2014 [1]	2006 [1]				
Ford	F-250XL 4x2 Reg Cab 8' bed SRW	2022 [1]		1			
Ford	F-350	2002 [1]	1999 [1]	2			
Ford	F-450	2011 [1]		1			
Freightliner	M2-106	2020 [1]		1			
Isuzu	NPR Crew Cab	2016 [2]	2018 [3]	5			
Isuzu	NPR HD	2020 [1]		1			
Isuzu	NPR HD Crew Cab	2021 [1]		1			
Isuzu	NPR w/ Dump Body	2022 [1]		1			
Isuzu	NPR with 14' Landscape dovetail body	2022 [1]		1			
Isuzu	NPR with 14' Landscape dump body	2022 [3]		3			
Isuzu	NQR	2018 [2]		2			
Isuzu	NQR w/ Dump Body	2020 [2]	2018 [1]	3			
Nissan	NV200	2018 [1]	2014 [2]	5			
Missaii	147200	2015 [2]		5			
Ford	Ranger	2011 [1]	2008 [1]	2			
GMC	Sierra 1500	2008 [1]		1			
Chevy	Silverado 1500	2013 [2]	2011 [1]	3			
Chevy	Silverado 2500HD	2022 [1]		1			
Isuzu	Spray	2005 [1]		1			
Ford	Transit Connect XL Cargo Van LWB	2022 [3]		3			
Dodge	RAM ProMaster City Base Cargo Van	2022 [1]		1			
Chevy	Colorado WT 4x2 Crew Cab 5' bed , V6 engine	2022 [1]		1			
Ford	F-250 XL 4x2 SD Crew Cab 8 ft. box 176 in. WB SRW	2022 [1]		1			
Ford	Transit Connect XL Cargo Van LWB	2022 [3]		3			
Chevy	2022 ISUZU NPR HD CREW CAB - Landscape Dovetail body	2021 [1]		1			
International	4200 SBA 4x2 (Bucket Truck)	2007 [1]		1			
Chevy	Colorado WT 4x2 Crew Cab 5' bed	2022 [1]		1			
·							



LANDSCAPE MAINTENANCE EQUIPMENT

At Landscape Maintenance Professionals, we have the tools necessary to take care of your lawn properly. All of our equipment is state of the art and regularly maintained and cleaned to ensure you're getting the best service available for your commercial property.



Manufacturer	Description	In Rotation
Stihl	28.4 CC Edger	2
Stihl	28.4 CC Straight Shaft Trimmer	3
Stihl	Blower	105
Husqvarna	Blower	13
Billy Goat	Blower	4
Bread Cyclone	KB4 Pull Behind Blower	1
Bobcat	S570 T4 Bobcat	1
Echo	Chainsaw	1
Stihl	Chainsaw	10
Stihl	Edger	82
Husqvarna	Edger	13
Echo	Edger	2
John Deere	Gator	7
Stihl	Hedge Trimmer	36
Husqvarna	54" Stand On Mower	1
Husqvarna	Husqvarna 60" ZTR	1
Husqvarna	Husqvarna 72" ZTR	3
TORRO	Lake Shore Trimmer	1
Stihl	Long Trimmer	3
TORRO	48" Recycle Kit Mower	2
TORRO	48" Walk-Behind Mower	2
TORRO	60" Recycle Kit Mower	16
TORRO	72" ZTR Turbo Force Mower	2
ExMark	Push Mower	1
ExMark	Riding Mower 60"	5
ExMark	Riding Mower 72"	8
ExMark	Walk-Behind Mower	10

Manufacturer	Description	In Rotation
ExMark	Zero Turn Mower	5
TORRO	Two Wheel Sulky	10
Stihl	Pole Pruner	11
Stihl	Pole Saw	6
Gravely	Pro Stance	3
Little Wonder	Push Blower	2
Bravo 25	Push Mower	2
ExMark	Push Mower	2
Husqvarna	Push Mower	1
Mc Lane	Reel Mower	1
Stihl	Saw	6
Husqvarna	Saw	1
Stihl	Shear	7
Stihl	Short Trimmer	6
Husqvarna	Short Trimmer	2
ExMark	Sprayer	6
ExMark	Stand-on	8
Stihl	String Trimmer	94
ExMark	Turf Tracer	6
Pace	Push Mowers	2
Echo	Water Pumps	2
Echo	Weed Eater	4
Stihl	Whip	28
ExMark	Zero Turn Mower	9
Husqvarna	Zero Turn Mower	18
John Deere	Zero Turn Mower	1



INSURANCE, LICENSING & REGULATORY COMPLIANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 08/02/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

th	is certificate does not confer rights to	the c	ertific	cate holder in lieu of such						
PRO	DUCER				CONTAC NAME:	CT Chayla De	eitz, CISR, CIC			
Stal	nl & Associates Insurance, Inc.				PHONE (A/C, No, Ext): (727) 391-9791 FAX (A/C, No): (727) 393-5623					
110	Carillon Parkway				E-MAIL ADDRES	certificate	sstpete@stahli			
					ADDRE		•			
C+ I	Petersburg			FL 33716		FCCI Inc	urance Group	DING COVERAGE		10178
				FL 33710	INSURE	NA.				
INSU					INSURE	ND.	Guaranty Ins C			32506
	Landscape Maintenance Profess	sionals	Inc		INSURE	RC: Enduran	ce American S	pecialty		41718
	DBA: LMP				INSURE	RD: FCCI Ins	urance Compa	iny		10178
	P O Box 267				INSURE	RE:				
	Seffner			FL 33583-0267	INSURE	RF:				
CO	/ERAGES CER	TIFIC	ATE I	NUMBER: 2023 Master L	iability			REVISION NUMBER:		
	HIS IS TO CERTIFY THAT THE POLICIES OF I	NSUR	ANCE	LISTED BELOW HAVE BEEN	ISSUED	TO THE INSU)D	
IN	DICATED. NOTWITHSTANDING ANY REQUIR	REMEN	NT, TE	RM OR CONDITION OF ANY	CONTRA	ACT OR OTHER	R DOCUMENT V	VITH RESPECT TO WHICH TH	IS	
	ERTIFICATE MAY BE ISSUED OR MAY PERTA							UBJECT TO ALL THE TERMS,		
INSR	(CLUSIONS AND CONDITIONS OF SUCH PO	ADDL		ITS SHOWN MAY HAVE BEEN	REDUC	POLICY EFF	POLICY EXP			
LTR	TYPE OF INSURANCE	INSD	WVD	POLICY NUMBER		(MM/DD/YYYY)	(MM/DD/YYYY)	LIMITS		
	COMMERCIAL GENERAL LIABILITY							EACH OCCURRENCE \$	1,000	,000
	CLAIMS-MADE X OCCUR							DAMAGE TO RENTED PREMISES (Ea occurrence) \$	100,0	00
	\$1,000 PD Deductible							MED EXP (Any one person) \$	5,000	
Α				GL10007876801		08/01/2023	08/01/2024	PERSONAL & ADV INJURY \$	1,000	,000
	GEN'L AGGREGATE LIMIT APPLIES PER:								0.000	.000
	D DDO.								2.000	
	POLICY SECT SOLUTION							PRODUCTS - COMP/OP AGG \$) '	,000
	OTHER:							COMBINED SINGLE LIMIT &		000
	AUTOMOBILE LIABILITY							(Ea accident)	1,000	,000
	ANY AUTO							BODILY INJURY (Per person) \$	3	
В	OWNED SCHEDULED AUTOS		CA10007877101	CA10007877101		08/01/2023	08/01/2024	BODILY INJURY (Per accident) \$	6	
	HIRED NON-OWNED AUTOS ONLY							PROPERTY DAMAGE (Per accident)	3	
	THE PROPERTY OF THE PROPERTY O								20,00	0 / 20,000
	➤ UMBRELLA LIAB ➤ OCCUR							EACH OCCURRENCE \$	1,000	.000
С	FYOROLUB HOUSEN			EXT30042351200		08/01/2023	08/01/2024		4.000	
Ŭ	CLAIMS-MADE			27100012001200		00/01/2020	00/01/2021	AGGREGATE \$	3 1,000	,,,,,,
	DED RETENTION \$ N/A WORKERS COMPENSATION							PER OTH-	3	
	AND EMPLOYERS' LIABILITY Y/N							➤ PER OTH-ER		
Α	ANY PROPRIETOR/PARTNER/EXECUTIVE N	N/A		WC010007877201		08/01/2023	08/01/2024	E.L. EACH ACCIDENT \$	1,000	,000
	(Mandatory in NH)							E.L. DISEASE - EA EMPLOYEE \$	1,000	,000
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT \$	1,000	,000
	Land a Destad Favings at							Limit	\$75,0	00
D	Leased or Rented Equipment			CM10007876901		08/01/2023	08/01/2024	Deductible	\$2,50	0
DESC	 CRIPTION OF OPERATIONS / LOCATIONS / VEHICLE	S (AC	ORD 1	01 Additional Remarks Schedule	may he a	tached if more sr	nace is required)			
DLG	SKI HON OF OF EKAHONO / LOCAHONO / VEHICLE	.o (AC	OKD II	or, Additional Nemarks Schedule,	illay be a	itaciieu ii iiioie s	ace is required)			
										ı
CET	RTIFICATE HOLDER				CANO	ELLATION				
CEI	TIFICATE HOLDER				CANU	LLLATION				-
					SHO	III D ANY OF T	HE ABOVE DE	SCRIBED POLICIES BE CANC	FLLED	REFORE
								, NOTICE WILL BE DELIVERE		DEI OILE
	FOR INFORMATION PURPOSE	S ON	LY					PROVISIONS.		ı

	*********				AUTHO	RIZED REPRESEN	NTATIVE			
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							TUS	L Popular		

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ACORD 25 (2016/03)

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(Rev. October 2018) Department of the Treasury Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Name (as shown on your income tax return). Name is required on thit Landscape Maintenance Professionals, Inc.	is line, do not leave this line blank.									
Business name/disregarded entity name, if different from above										
3 Check appropriate box for federal tax classification of the person wh following seven boxes.				cer	exemp tain ex truction	ntitie	s, not	indiv		
Individual/sole proprietor or C Corporation S Corporatio	poration	☐ Trust/e	estate	Exe	mpt p	ayee	code	(if ar	ny)	
Total Seven boxes. Individual/sole proprietor or single-member LLC Limited liability company. Enter the tax classification (C=C corpor Note: Check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner for U.S. feder is disregarded from the owner should check the appropriate box in the line above for the tax classified as a single-member LLC that is disregarded from the owner for U.S. feder is disregarded from the owner f	ssification of the single-member of parded from the owner unless the ral tax purposes. Otherwise, a sing	wner. Do not owner of the l gle-member !	LLC is		emptio de (if a		m FA	TCA	repo	orting
Other (see instructions)				(Appl	lies to a	count	mainta	ined o	utside	the U.
5 Address (number, street, and apt. or suite no.) See instructions.		Requester's	name	and a	ddres	s (op	tional)		
PO Box 267										
6 City, state, and ZIP code		1								
Seffner, FL 33583										
7 List account number(s) here (optional)										
Taxpayer Identification Number (TIN)						-	_			
er your TIN in the appropriate box. The TIN provided must match t	the name given on line 1 to av	roid So	cial se	curity	num/	ber				
kup withholding. For individuals, this is generally your social secur dent alien, sole proprietor, or disregarded entity, see the instructio	rity number (SSN). However, f			7			1_[7.		4
ties, it is your employer identification number (EIN). If you do not h		eta L								ļ.,
later.	3	or								
e: If the account is in more than one name, see the instructions fo	r line 1. Also see What Name	and En	nployer	iden	tifica	tion r	numb	er		
nber To Give the Requester for guidelines on whose number to en	ter.									irs
		5	9	- 3	8 6	1	3	6	6	5
rt II Certification				-	-					
er penalties of perjury, I certify that:										
he number shown on this form is my correct taxpayer identificatio am not subject to backup withholding because: (a) I am exempt fr ervice (IRS) that I am subject to backup withholding as a result of o longer subject to backup withholding; and	om backup withholding, or (b) I have not	been r	otifie	ed by	the	Inter			
am a U.S. citizen or other U.S. person (defined below); and										
he FATCA code(s) entered on this form (if any) indicating that I am	exempt from FATCA reporting	ng is correct								
dification instructions. You must cross out item 2 above if you have leave failed to report all interest and dividends on your tax return. For a sistion or abandonment of secured property, cancellation of debt, corr than interest and dividends, you are not required to sign the certification.	real estate transactions, item 2 intributions to an individual retir	does not aprement arran	oply. Fo gemen	r mo	rtgag N), and	e int d ger	erest nerally	paid y, pa	d, aymo	ents
n Signature of U.S. person >		Date ► /-	- 7	- 2	_ (1				
eneral Instructions	• Form 1099-DIV (di funds)					m st	ocks	or r	nutu	ıal
tion references are to the Internal Revenue Code unless otherwise d.	• Form 1099-MISC (Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)								
ire developments. For the latest information about developments ed to Form W-9 and its instructions, such as legislation enacted they were published, go to www.irs.gov/FormW9.	- 1 OIII 1033-D (Stot									
rpose of Form	**	Form 1099-S (proceeds from real estate transactions)								
ndividual or entity (Form W-9 requester) who is required to file an	 Form 1098 (home 	 Form 1099-K (merchant card and third party network transactions) Form 1098 (home mortgage interest), 1098-E (student loan interest), 								
mation return with the IRS must obtain your correct taxpayer tification number (TIN) which may be your social security number	1098-T (tuition) • Form 1099-C (can	celed debt)								
individual taxpayer identification number (ITIN), adoption aver identification number (ATIN), or employer identification number	• Form 1099-A (acqu	uisition or ab	andon	ment	of se	ecure	ed pr	ope	rty)	
ayer identification number (ATIN), or employer identification numb), to report on an information return the amount paid to you, or oth unt reportable on an information return. Examples of information	ner Use Form W-9 on	Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.								
ns include, but are not limited to, the following. rm 1099-INT (interest earned or paid)		If you do not return Form W-9 to the requester with a TIN, you migh be subject to backup withholding. See What is backup withholding,								



2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT OCC. CODE

EXPIRES SEPTEMBER 30, 2024

216156 RENEWAL

330,001009 RETAIL STORE WITHOUT HAZARDOUS WASTE SURCHARGE

Receipt Fee 30.00 Hazardous Waste Surcharge Law Library Fee 0.00

LANDSCAPE MAINTENANCE BUSINESS

PROFESSIONALS INC 13050 E HWY 92 DOVER, FL 33527

2023 - 2024

NAME LANDSCAPE MAINTENANCE PROFESSIONALS INC MAILING

PO BOX 267 SEFFNER, FL 33583

Paid 22-0-643818 09/19/2023 30.00

BUSINESS TAX RECEIPT NANCY C MILLAN, TAX COLLECTOR

813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2024

25734 RENEWAL

OCC. CODE

280.030001 LAWN MOWING/LANDSCAPING SERVICE MORE THAN 3 EMPL(120 Employees

Receipt Fee 150.00 Hazardous Waste Surcharge

Law Library Fee

40.00 0.00

BUSINESS

LANDSCAPE MAINTENANCE PROFESSIONALS INC

13050 E 92 HWY DOVER, FL 33527

2023 - 2024

NAME MAII ING LANDSCAPE MAINTENANCE PROFESSIONALS INC

PO BOX 267 SEFFNER, FL 33583

Paid 22-0-643818 09/19/2023 190.00

BUSINESS TAX RECEIPT NANCY C MILLAN, TAX COLLECTOR

813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX RECEIPT

EXPIRES SEPTEMBER 30, 2024

241489

Law Library Fee

330 000010 NURSERY/PLANT

RENEWAL Receipt Fee Hazardous Waste Surcharge 30.00 40.00

0.00

BUSINESS

LMP INC TREE & SHRUB

13050 US 92 E

DOVER, FL 33527

2023 - 2024

NAME MAII ING LMP INC TREE & SHRUB PO BOX 267 SEFFNER, FL 33583

BUSINESS TAX RECEIPT NANCY C MILLAN, TAX COLLECTOR

813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

2024 PASCO COUNTY BUSINESS TAX RECEIPT **Expires September 30th** Issued pursuant and subject to Florida Statiutes and Piesco County Ordinances. Issuehoe does not certify compliance with zoning or other laws. This receipt must be posted conspicuously in place of business. MIKE FASANO ACCOUNT # 89302 TYPE OF BUSINESS LANGSCAPING SERVICE TAX COLLECTOR STATE LICENSE # /or COUNTY COMP CARD # SIC CODE: 0784-04 PASCO COUNTY FLORIDA OWNER/QUALIFYING AGENT CASTILLO DRI ANDO JR. CARLSON SC LANDSCAPE MAINTENANCE PROFESSIONALS INC. LOGATION ADDRESS: PO BOX 267 SEFFNER, "L 33583-0267 26324 WESLEY CHAPEL BLVD LUTZ, FL 33659-7208 DATE RECEIPT AMOUNT 09/20/2023 20-0-151583 113.75







State of Florida
Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tullahassee, Florida 32399-6500

Registration No.: AD1294

Issue Date: October 30, 2023 Expiration Date: November 4, 2024

License as Dealer in Agriculture Products

Section 604.15-604.30, Florida Statutes

LANDSCAPE MAINTENANCE PROFESSIONALS, INC. 13050 E US HIGHWAY 92 DOVER, FL 33527-4106



COMMISSIONER OF AGRICULTURE



8123622

FLORIDA DEPARTMENT OF ACRICULTURE AND CONSUMER SERVICES COMMISSIONER WILTON SIMPSON

CERTIFICATE OF NURSERY REGISTRATION

Section 581.131, F.S. and Rule 58-2.002, F.A.C. 1911 S.W. 34th St. P.O. Box 147100, Gainesville, FL 32614-7100 (352) 195-4700

ISSUED TO:

LMP INC. TREE AND SHRUB CASTILLO, ORLANDO PO BOX 267 SEFFNER, FL 33583-0267

FEE PAID: \$100.00

REGISTRATION NO.: 48009485

DATE ISSUED: 01/12/2024

THIS IS TO CERTIFY that the nursery stock on the premises of the nursery shown hereon has been inspected for plant peaks and meets at least the minimum requirements of Section 581.131, Florida Statutes.

THIS CERTIFICATE OF REGISTRATION MUST BE DISPLAYED or in the immediate possession of any person engaged in the sale or distribution of nursery stock.



WILTON SIMPSON Commissioner of Agriculture

FDACS-08002 Revised 05/05





CITY OF CLEARWATER

Processes & Development Descriptor
Part Office Best 7748, Construct Francis 15798-1748
Manager Service Besselve 100 Servi Merris Annos Communi, Francis A5755
Tatriovas (727) 562-4005

REG-0023075

2023-2024 BUSINESS REGISTRATION

THIS REGISTRATION MUST BE IN YOUR POSSESSION WHEN WORKING IN CLEARWATER.

OWNER Name/Widtess
LANDSCAPE MAINTERIANCE
PROFESSIONALS INC
P O BOX 267
SEFFNER: FL 33563

BUSINESS PROFESSIONALS INC REGISTRATION

cory Dun

038320 Contractor: Landscaping tree surgery 038330 Contractor: Lawn, yard and garden

REGISTRATION / HILLSBOROUGH CO / DACS 668795-5

CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS

LONS	PERCOD RECKNANCE	PERIOD EXCHAIL September 30, 2024 has se		1850	TOATE
2025-2024	October 1, 2023			Septemb	er ≥ 2025
+	4.00			-	
institution For		51600	592891	28.00	29.00
			afety a Lambia		

THE DISTURBICS OF A LOCAL BUILDINGS TAX RECORDS DOES NOT PERMET THE HOUSE TO VIOLATE ANY ZONDING

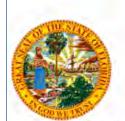
State of Florida Department of State

I certify from the records of this office that LANDSCAPE MAINTENANCE PROFESSIONALS, INC. is a corporation organized under the laws of the State of Florida, filed on December 16, 1999.

The document number of this corporation is P99000109381.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on May 20, 2021, and that its status is active.

I further certify that mid corporation has not filed Articles of Dissolution.



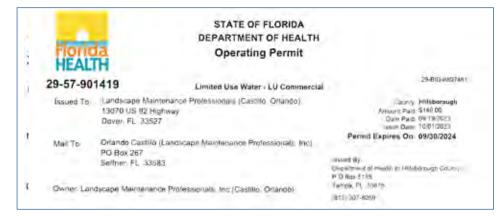
Given under my hand and the Great Scal of the State of Florida at Tallahassee, the Capital, this the Twenty-third day of June, 2021



Tracking Number: 3092383-62CU

To authenticate this comficate, vius the following site, exter this number, and then follow the instructions displayed.

itus /hervices sunbit.org/Filings/CertificateOfficatus/CertificateAuthentication







SECTION 4 | REFERENCES & PROJECT GALLERY

Triple Creek Community Development District

Management | Rizzetta & Company, Inc. Telephone | (813) 699-9065 Contract Start Date | December 1, 2020



Contact | Alex Garces Email | boardmember5@triplecreek.com Contract Value| \$813,024.00





Belmont Community Development District

Management | GMS Management Services Telephone | (404) 723-1245 Contract Start Date | October 1, 2020





Contact | Kristen Brooks, Chairman Email | Boardmember5@belmontcdd.com Contract Value | \$402,500.00



Panther Trace Community Development District

Management | Vesta Property Services Telephone | (813) 671-8023 Contract Start Date | November 11, 2015



Contact | Monica Vitale, Facilities Director Email | ptrecentermanager@verizon.net Contract Value | \$158,664.00





Heritage Isles Golf & Country Club Community Development District

Management | Inframark Telephone | (813) 907-7388 Contract Start Date | October 1, 2009



Contact | Rich Unger, Director of CDD Operations Email | HIManager@hicdd.org Contract Value | \$250,000.00



Contact | John Hall

Email | clcddfm@corylakescdd.net

Contract Value | \$343,900.00



Cory Lakes Community Development District

Management | Wrathell, Hunt & Associates Telephone | (813) 924-4673 Contract Start Date | December 1, 2010







The Starkey Ranch Community Development District

Management | Wrathall, Hunt & Associates Telephone | (813) 399-0865 Contract Start Date | January 1, 2023



Contact | Barry Mazzoni Email | mazzonib@whhassociates.com Contract Value | \$1,850,000.00









Watergrass I Community Development District

Management | Inframark Telephone | (813) 873-7300 Ext. 397 Contract Start Date | September 1, 2017



Contact | Gene Roberts Email | gene.roberts@inframark.com Contract Value | \$162,636.00



Watergrass II Community Development District

Management | Inframark
Telephone | (813) 991-1116 Ext. 1002
Contract Start Date | February 1, 2021



Contact | Andy Mendenhall Email | andy.mendenhall@inframark.com Contract Value | \$518,580.00



Estancia at Wiregrass Community Development District

Management | GMS Telephone | (813) 344-3844 Contract Start Datel July 1, 2021



Contact | Pete Williams Email | pete@pwillassoc.com Contract Value | \$622,500.00







Hunter's Green Community Association

Self-Managed Telephone | (813) 991-4818 Contract Start Date | March 1, 2022 Contact | Wally Switzer Email | wswitzer@huntersgreen.com







Harrison Ranch Community Development District

Management | Rizzetta & Company, Inc. Telephone | (813) 658-6048 Contract Start Date | November 18, 2019 Contact | Taylor Nielsen Email | tnielsen@rizzetta.com Contract Value | \$411,697.00







Venetian Community Development District

Management | Rizzetta & Company, Inc. Telephone | (941) 485-8500 Contract Start Datel September 26, 2019







Contact | Keith Livermore, District Field Manager Email | fieldmanager@vcdd.org Contract Value | \$332,845.00





Ventura Bay Homeowner's Association

Management | Leland Management Telephone | (727) 498-1451 Contract Start Date | March 4, 2019

Contact | Angela Estilette Email | aEstilette@lelandmanagement.com







Hawk's Point West Homeowner's Association

Management | Vesta Property Services Telephone | (813) 645-1569 Contract Start Date | February 25, 2019 Contact | Donald Novak Email | hpw.donnovak@yahoo.com







Willowbend Community Association

Management | Sentry Management Telephone | (770) 380-0225 Contract Start Date | October 1, 2019 Contact | Scott Brundrett, President Email | willowbendpresident@gmail.com









Urban Centre

Management | Franklin Street Real Estate Telephone | (813) 839-7300 Contract Start Date | July 1, 2009









Tampa Bay Park Corporate Center

Management | Highwood Properties Telephone | (813) 876-7000 Contract Start Date | April 1, 2001

Contact | Mike Dean Email | michael.dean@highwoods.com







Corporate Center at International Park

Management | Cousins Properties Telephone | (813) 421-8702 Contract Start Date | March 15, 2013 Contact | Don Stupp Email | dstupp@cousins.com











Highwoods Preserve

Management | Highwoods Properties Telephone | (317) 289-3616 Contract Start Date | January 1, 1999



Contact | Diamond Asabi Email | diamond.asabi@cbre.com



Sarah Vande Berg Tennis & Wellness Center

Management | SVB Telephone | (610) 888-5599 Contract Start Date | October 12, 2020 Contact | Pascal Collard Email | pascal.collard@svbtenniscenter.com







100 Carillon Parkway

Management | Commonwealth Commercial Telephone | (813) 536-7050 com Contract Start Date | March 8, 2008



Contact | Jonathan Harris Email | jonathan.harris@commonwealthcommercial.





Cypress Creek Town Center

Management Company | Sierra Properties Telephone | (813) 484-2288 Contract Start Date | February 1, 2015









The Amalfi Clearwater

Management | Richman Properties Services Telephone | (727) 224-6050 Contract Start Date | February 1, 2012 Contact | Brian Murphree Email | murphreeb@richmanmgt.com







P.O. BOX 267 SEFFNER, FL 33583 - (877) 567-7761 - FAX (813) 757-6501 - SALES@LMPPRO.COM

PROPERTY NAME	START	STATUS	CONTACT	PHONE
PROPERTITION	JIANI	SIAIOS	CONTACT	FIIONE
Belmont CDD	10/1/2019	ACTIVE	Kirsten Brooks	(404) 723-1245
Bobcat Trail CDD	10/1/2020	ACTIVE	Scott Verill	(941) 426-6189
Chapel Crossings CDD	8/1/2021	ACTIVE	Craig Weber	(813) 994-2277
Cobblestone CDD	12/1/2023	ACTIVE	Bryan Radcliff	(813) 873-7300
Cory Lake Isles CDD	12/1/2010	ACTIVE	John Hall	(813) 924-4673
Covington Park CDD	10/1/2013	ACTIVE	Ronald Blue	(443) 254-1065
Cross Creek CDD	6/26/2023	ACTIVE	Vanessa Ripoll	(407) 723-5900
Creek Preserve CDD	12/1/2023	ACTIVE	Andy Mendenhall	(813) 991-4014
Estancia At Wiregrass CDD	7/1/2022	ACTIVE	Pete Williams	(813) 344-3844
Harrison Ranch CDD	11/1/2019	ACTIVE	Taylor Nielsen	(813) 533-2950
Hawks Point CDD	9/1/2018	ACTIVE	Raymond Lotito	(321) 263-0132
Heritage Isles CDD	5/1/2009	ACTIVE	Rich Unger	(813) 299-5539
Heritage Lake Park CDD	11/1/2023	ACTIVE	James DeFlippo	(412) 877-0791
Hilltop Point CDD	12/1/2023	ACTIVE	Bryan Radcliff	(813) 873-7300
Lakeside Plantation CDD	9/1/2022	ACTIVE	Margie Gerstmann	(941) 423-5500
Lake St Charles CDD	11/1/2023	ACTIVE	Mark Cooper	(813) 990-7555
Legends Bay CDD	6/1/2022	ACTIVE	Alba Sanchez	(813) 991-4014
Meadow Pointe II CDD	10/1/2023	ACTIVE	Bob Nanni	(813) 991-1116
Northwood CDD	11/1/2015	ACTIVE	Gene Roberts	(813) 440-7096
Oak Creek CDD	4/1/2016	ACTIVE	Mark Vega	(813) 991-1116
Oakstead CDD	2/1/2023	ACTIVE	Andy Mendenhall	(813) 991-4014
Panther Trace I CDD	11/1/2015	ACTIVE	Monica Vitale	(813) 671-8023
Panther Trace II CDD	9/1/2018	ACTIVE	Anna Ramirez	(813) 671-0831
Panther Trails CDD	11/1/2019	ACTIVE	Taylor Nielsen	(813) 533-2950
Parkway CDD	7/1/2023	ACTIVE	Gene Roberts	(813) 440-7096
River Bend CDD	4/15/2019	ACTIVE	Steve Face	(813) 463-3405

1/1/2023	ACTIVE	Barry Mazzoni	(813) 523-1709
10/1/2023	ACTIVE	Matthew Huber	(813) 933-5571
8/15/2022	ACTIVE	Heather Dilley	(813) 523-1709
12/1/2020	ACTIVE	Alex Garces	(813) 699-9065
10/1/2019	ACTIVE	John Toborg	(813) 933-5571
11/1/2019	ACTIVE	Gene Roberts	(813) 440-7096
2/1/2021	ACTIVE	Andy Mendenhall	(813) 991-4014
6/1/2016	ACTIVE	Mick Sheppard	(813) 408-0511
5/1/2023	ACTIVE	Darryl Adams	(813) 994-1001
	10/1/2023 8/15/2022 12/1/2020 10/1/2019 11/1/2019 2/1/2021 6/1/2016	10/1/2023 ACTIVE 8/15/2022 ACTIVE 12/1/2020 ACTIVE 10/1/2019 ACTIVE 11/1/2019 ACTIVE 2/1/2021 ACTIVE 6/1/2016 ACTIVE	10/1/2023 ACTIVE Matthew Huber 8/15/2022 ACTIVE Heather Dilley 12/1/2020 ACTIVE Alex Garces 10/1/2019 ACTIVE John Toborg 11/1/2019 ACTIVE Gene Roberts 2/1/2021 ACTIVE Andy Mendenhall 6/1/2016 ACTIVE Mick Sheppard



SECTION 5 | PARTNERSHIP PRICING & DETAILS

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications based on currently installed landscape for the sum of:

General Landscape Maintenance (Only)	<u>\$159,336.00 /Yr.</u>

PART 1

Fertilization (All labor and materials)

\$ <u>23,487.00</u> Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)								
MONTH	FORMULA		PLICATION RATE		OTAL POUNDS		COST PER	
		(.	LBS. N/1000 SF)	PR	ODUCT TO BE APPLIED	API	PLICATION	
FEB	25-0-11 W PRE-M		1 LB N/1000 SF	-	1250 POUNDS		\$3,125.00	
APR	25-0-11	-	0.5 LB N/1000 SF		625 POUNDS		\$1,250.00	
MAY	25-0-11	,	1 LB N/1000 SF		1250 POUNDS		\$2,500.00	
JUL	FERROUS SULFATE		3 OZ/1000 SF		73 GALLONS		\$3,239.00	
AUG	25-0-11		1 LB N/1000 SF		1250 POUNDS		\$2,500.00	
OCT	25-0-11 W PRE-M		1 LB N/1000 SF		1250 POUNDS		\$3,125.00	
			M (per specifications					
MONTH	FORMULA		PLICATION RATE		OTAL POUNDS		COST PER	
		(.	LBS. N/1000 SF)	PR	ODUCT TO BE	APPLICATION		
					APPLIED			
N/A	N/A	N/A N/A			N/A		N/A	
	BA	HIA	per specifications in	Part 2)			
MONTH			APPLICATION RA		TOTAL POUN	DS	COST PER	
1,101,111	T GTUVIGET		(LBS. N/1000 SF		PRODUCT TO		APPLICAT	
			(LDS. 1771000 ST)		APPLIED		ION	
MAR	25-0-11 W PRE-M	-	1 LB N/1000 SF		200 POUNDS		\$400.00	
APR	25-0-11		0.5 LB N/1000 SF		100 POUNDS		\$200.00	
JUN	25-0-11		1 LB N/1000 SF		200 POUNDS		\$400.00	
AUG	FERROUS SULFAT	Е	3 OZ/1000 SF`		14 GALLONS		\$548.00	
OCT	25-0-11		0.5 LB N/1000 SF		100 POUNDS		\$200.00	

	ORNAMENTALS (per specifications in Part 2)						
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER			
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION			
			APPLIED				
MAR	16-4-8	1.5 LB N/1000 SF	760 POUNDS	\$1,520.00			
JUN	16-4-8	1.5 LB N/1000 SF	760 POUNDS	\$1,520.00			
OCT	16-4-8	1.5 LB N/1000 SF	760 POUNDS	\$1,520.00			

PALMS (per specifications in Part 2)						
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER		
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION		
			APPLIED			
MAR	8-0-12	1.5 LB/100 SF	180 POUNDS	\$360.00		
JUN	8-0-12	1.5 LB/100 SF	180 POUNDS	\$360.00		
SEP	8-0-12	1.5 LB/100 SF	180 POUNDS	\$360.00		
NOV	8-0-12	1.5 LB/100 SF	180 POUNDS	\$360.00		

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS						
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER		
		FERTILIZED	PRODUCT TO BE	APPLICATION		
		(i.e., Crapes, Loropetalum)	APPLIED			
N/A	N/A	N/A	N/A	N/A		

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

Pest Control (All labor and materials)

\$ <u>6,051.00</u> Yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)							
\$	N/A	/Yr. (based on quantities below)					
(OT	C injection	ons per specs - do not include in Grand Total					

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
N/A	N/A	N/A	N/A	N/A

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. $\frac{6,000.00}{\text{Yr}}$

Top Choice application will be performed at the sole discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

Irrigation (All labor and materials)	\$ <u>18,408.00 /</u> Yr.
L	

PART 5

Based on quantities determined by Contractor's field measurements at time of bidding, Contractor shall install:

400 CY Medium Pine Bark Mulch per specs for top-dressing at \$65.00 /CY

Installation of Pine Bark Mulch (medium) (All labor and materials) \$ 26,000.00 /Yr. (do not include in Grand Total)

Each top-dressing shall leave all beds with a depth of 3"
The DISTRICT reserves the right to subcontract any mulching event to an outside vendor

	(All labor and materials) s the right to subcontract any annual installation event to an outside vendor
Contractor shall	l install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$2.90/annual
\$ N/A	/rotation
\$ N/A	_/Yr. (if all rotations are performed - <u>do not include in Grand Total</u>)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for) \$ 207,282.00 /Yr.

\$ <u>207,282.00</u>/Yr.

\$ <u>213,500.00</u> /Yr.

FIRST ANNUAL RENEWAL

SECOND ANNUAL RENEWAL

	2	213,500.00	/Yr.
Contractor/Firm Name <u>Landscape Maintenance Profession</u>	als, Inc.	Maria Sana	
Firm Address 13050 US-92			
City/State/ZipDover, FL 33527			
Phone Number813-757-5600 Fax Number	N/A	4	
Name and Title of Representative Scott A. Carlson, Chief C	Operatir	ng Officer	
(Please Print)			
Representative's Signature Sett A. Carison, Chief (Please Print)			
Date April 29 th , 2024			

Dated this 29 day of APRIL, 2024

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

	PROPOSER:	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.
DATE:_	4/29/2024	

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
COMPANY	EQUIPMENT LIST AND	DESCRIPTION	INCLUDED IN THE BID PACKET

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

(25 Points Possible) (_____Points Awarded)

r	nanager and other sp nanage this project; 1	ecifically train proposed staff	ned individuals who will mana	gned personnel, including the project ge the property; present ability to es certification, technical training, ifications, etc. with bid.)
Ma	anagement and Super	rvisory Person	<u>nnel</u>	
Na	me	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	GARTH RINARD	30	BRANCH MANAGER	OVERSEE BRANCH OPERATIONS
2.	DAVID MASON	16	FERT/PEST MANAGER	OVERSEE FERT/PEST OPERATIONS
3.	DAVID MANFRIN	15	ACCOUNT MANAGER	OVERSEE ONSITE FIELD OPERATIONS
4.	SERGIO URESTI	15	IRRIGATION MANAGER	OVERSEE IRRIGATION OPERATIONS
5.	ANDRES LOPEZ	16	PRODUCTION MANAGER	OVERSEE FIELD CREWS
Pro	oposed Staffing Leve	e <u>ls</u>		
tec	2 Supervisor	rs, and $\frac{2}{\text{will be utilize}}$	on staff will always include, atTechnical personnel. In added on this project. (Such as pes	dition, list any personnel with
Nar	ne	Years Exp.	Position/Certifications	Duties and Responsibilities
1.	DAVID MASON	16	BMP FERTILIZER CERTIFIED	FERT/PEST MANAGER
2.	GARTH RINARD	30	FLORIDA CPCO	OVERSEE ALL FERT/PEST OPERATIONS
3.	LEON JENNINGS	30	ISA CERTIFIED ARBORIST	OVERSEE ARBOR OPERATIONS
4.	PAULA MEANS	15	FNGLA HORTICULTURALIST	ACCOUNT MANAGER

1.

Personnel

•	T .
2.	Experience
	LAPOTICHEC

(E.g., past & current record and experience of the respondent in similar projects, volume of work previously awarded to the firm; past performance in any other contracts; subcontractor listing, inventory of all equipment, etc.

1. Project Name/Location: Belmont CDD

Contact: Kristen Brooks Contact Phone: 404-723-1245

Project Type/Description: Comprehensive Landscape and Irrigation System Maintenance

Dollar Amount of Contract: \$401,821.00

Your Company's Detailed Scope of Services for Project: <u>Mowing of all common areas</u> and ponds, edging (hard and soft), trimming of all plant material, trees and palms. Fertilization and pest control on all plant material, includes weed control throughout all common ground locations (beds, turf, and tree rings). Maintenance, inspection and repair of irrigation systems. Installation of annual flowers and mulch.

Duration of Contract: START DATE: October 2020 END DATE: Current

2. Project Name/Location: Cory Lake Isle CDD

Contact: John Hall Contact Phone: 813-924-4673

Project Type/Description: Comprehensive Landscape and Irrigation System Maintenance

Dollar Amount of Contract: \$343,165.00

Your Company's Detailed Scope of Services for Project: <u>Mowing of all common areas and ponds</u>, edging (hard and soft), trimming of all plant material, trees and palms. <u>Fertilization and pest control on all plant material</u>, includes weed control throughout all common ground locations (beds, turf, and tree rings). <u>Maintenance</u>, inspection and repair of irrigation systems. <u>Installation of annual flowers and mulch</u>.

Duration of Contract: START DATE: December 2010 END DATE: Current

3. Project Name/Location: Triple Creek CDD

Contact: Alex Garces Contact Phone: 813-699-9065

Project Type/Description: Comprehensive Landscape and Irrigation System Maintenance

Dollar Amount of Contract: \$841,373.00

Your Company's Detailed Scope of Services for Project: <u>Mowing of all common areas</u> and ponds, edging (hard and soft), trimming of all plant material, trees and palms. <u>Fertilization and pest control on all plant material, includes weed control throughout all common ground locations (beds, turf, and tree rings). Maintenance, inspection and repair of irrigation systems. Installation of annual flowers and mulch.</u>

Duration of Contract: START DATE: <u>December 2020</u> END DATE: Current

4. Project Name/Location: Panther Trace I

Contact: Monica Vitale Contact Phone: 813-671-8023

Project Type/Description: Comprehensive Landscape and Irrigation System Maintenance

Dollar Amount of Contract: \$158,664.00

Your Company's Detailed Scope of Services for Project: <u>Mowing of all common areas</u> and ponds, edging (hard and soft), trimming of all plant material, trees and palms. <u>Fertilization and pest control on all plant material, includes weed control throughout all common ground locations (beds, turf, and tree rings). Maintenance, inspection and repair of irrigation systems. Installation of annual flowers and mulch.</u>

Duration of Contract: START DATE: November 2015 END DATE: Current

5. Project Name/Location: Panther Trace II

Contact: Anna Ramirez Contact Phone: 813-671-0831

Project Type/Description: Comprehensive Landscape and Irrigation System Maintenance

Dollar Amount of Contract: \$259,974.00

Your Company's Detailed Scope of Services for Project: <u>Mowing of all common areas</u> and ponds, edging (hard and soft), trimming of all plant material, trees and palms. <u>Fertilization and pest control on all plant material, includes weed control throughout all common ground locations (beds, turf, and tree rings). Maintenance, inspection and repair of irrigation systems. Installation of annual flowers and mulch.</u>

Duration of Contract: START DATE: September 2018 END DATE: Current

Experience cont.

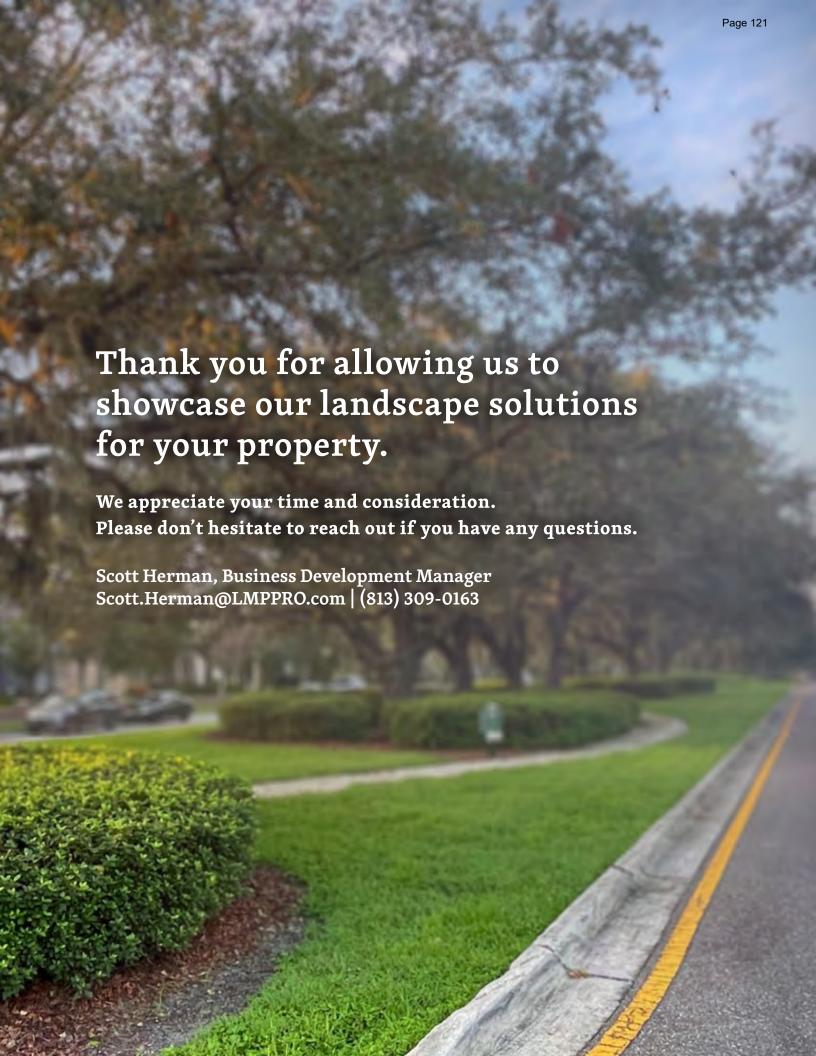
An additional five (5) points will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

Has your company had previous Landscape Maintenance and Irrigation experience with other Community Development Districts within the past three (3) years? YES X NO If yes, please fill in information below: Project Name/Location: Covington Park CDD Contact: Ronald Blue Phone: 443-254-1065 \$ amt.: \$194,720.00 Mowing of all common areas and ponds, edging (hard and soft), trimming of all plant material, trees and palms. Fertilization and pest control on all plant material, includes weed control throughout all common ground locations (beds, turf, and tree rings). Maintenance, inspection and repair of irrigation systems. Installation of annual flowers and mulch. Duration of Contract: START DATE: October 2013 END DATE: Current (5 Points Possible) (Points Awarded – This is either "0" or "5") (15 Points Possible) (____ Points Awarded) 3. **Understanding Scope of RFP** Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services? 4. **Price** (20 Points Possible) (Points Awarded)

A full twenty (20) points will be awarded to the proposer submitting the lowest bid for Parts 1 - 4 of the Scope of Services (the Contract Amount). AN AVERAGE OF ALL YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ANY ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *

* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). $(210,000/265,000) \times 20 = 15.85$, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (20). $(210,000/425,000) \times 20 = 9.88$, therefore, Contractor "C" will receive 9.88 of 20 points.

5.	Reasonableness of ALL N	umbers	(5 Points Possi	ible)	(_Points Awarded)
	Up to five (5) points will be (including, but not limited to measurements) provided in Pa	fertilizer quanti	ities, mulch quant			, I
	Proposer's Total Score	(100 Points		(Poin	its Awarded)



Uniting partners through exceptional landscape services



UNITED Land Services

North Park Isle Community Development District

RFP Landscape and Irrigation Services Proposal



North Park Isle CDD

Proposal For Landscape & Irrigation Maintenance



April 29, 2024

North Park Isle Community Development District c/o Inframark

RE: Landscape Maintenance & Irrigation Proposal

Dear North Park Isle CDD Board,

Thank you for considering United Land Services as your landscape maintenance service provider. We sincerely appreciate every opportunity to build a lasting relationship with our clients. Our proposal has been uniquely crafted to address your community's specific needs and expectations. We call this your *Community Road Map*TM because it was designed to illustrate the steps to take your community from its current state to one your residents will be proud of for years to come.

Included in your *Community Road Map*™ you will find the following sections:

- Company History: Information about our company's experience, capabilities and core values.
- **Development Strategy:** Our transition plan includes the actions we will take in the first 30/60/90 days of service to improve both your specific areas of concern and items we have noted during our inspection that will provide an immediate impact to the appearance of the property.
- **Scope of Services Summary:** This section outlines our scope of services, derived from industry established Best Management Practices and our years of experience in the field.
- Agreement & Investment: Our service agreement and pricing for the services we'll provide to your property.

If you have any questions after reviewing our proposal, please do not hesitate to contact me at any time. I am always available to provide solutions and discuss any aspect of property's needs directly.

Sincerely,

Kyle DuBois

Business Development Manager United Land Services kdubois@unitedlandservices.com



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 - Major Equipment
 - Evaluation Criteria



Company History, Experience & Services



Company History

Field Support Office

12276 San Jose Blvd Jacksonville, FL 32223 (904) 829-9255

Total Number of Employees

1400+

Our History

Additional Areas Served • Alabama

Montgomery

Florida

Central Florida

Ocala

Ft. Peirce

Fernandina Beach

Tampa

Bradenton

lacksonville.

Ft. Lauderdale

Panama City

West Palm

• North Carolina

Greensboro

Charlotte

Raleigh

Georgia

Savannah

Atlanta

How It All Started

The Company was founded by Bob Blandford in 2001 as United Landscapes, a name that has come to be synonymous with best-in-class landscape design, installation and maintenance services across the Jacksonville and St. Johns County area. Today, the Company has over 1400 employees working daily with hundreds of commercial customers throughout Florida. Each location is capable of independently managing and enhancing a variety of complex landscape projects.

Services Offered & Approach

At United Land Services, we meet the highly specific needs of our clients by offering a comprehensive selection of services — from the design to the installation to the ongoing maintenance. Our landscape service divisions are equipped to handle a wide variety of properties, including masterplan communities, condominiums, golf clubs, office complexes, retail establishments and resorts. We perform these services with your distinct needs at the forefront of everything we do. We are local owners and operators committed to delivering excellent service at the highest levels of quality and craftsmanship.

United Land Services takes a proactive approach when it comes to the landscape. We become trusted partners for all your landscape needs while providing quality landscapes in line with University of Florida Best Management Practices.











Products & Services

We Are Your All-Inclusive Service Provider



Landscape Maintenance

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Outdoor Lighting

Landscape lighting can increase your property's safety, make it easier to navigate, and allow clients, residents, and guests to enjoy it late into the evening.



Commercial Installation

We provide large scale Commercial Landscape and Irrigation Installation at the highest level. From initial design through value engineering and buildout.



Sod Installation

United takes your lawns from withering to wonderful. We offer expert sod-laying and seeding services as well as over-seeding to thicken up your turf.



Landscape Design

The design and planning phase is critical to a successful project. Our design team offers complete landscape architecture services that ensure a seamless process and a beautiful final product.



Irrigation Systems

Enjoy lush lawns, healthy trees and gardens for the entire growing season, without having to lift a finger.



Hardscapes

Our crews will arrive on schedule, work on your property conscientiously and respectfully, and always leave your landscape looking beautiful and tidy.



Driveways & Entranceways

Welcome clients, customers, residents and guests to your property with a well-kept and attractive entrance.



Irrigation Experts

Your Team of Certified & Licensed Specialists





Installation, Maintenance & Repairs

 Installation - At United Land Services, our irrigation experts are certified and licensed to install the most sophisticated, water wise irrigation systems. Our team has had over 25 years of installing systems across the Southeast.



Maintenance - Monthly irrigation inspections and adjustments keep your system performing effectively and efficiently. United Land Services conducts routine wet checks with monthly reports to ensure proper coverage is being maintained to protect your investment.



 Improvements - Whether you have an old or new irrigation system, you can trust United Land Services to conduct a full audit and clearly communicate any deficiencies found to be repaired.
 Our team is ready to serve you.



Agronomics Program

Certified Pest Control Operators









Fertilization, Pest Control & Agronomy Management

- Fertilization We understand the importance of curb appeal. We
 also understand that investing in the correct agronomics plan is an
 investment in your community. United Land Services takes pride in
 operating the fertilization and pest control throughout the Southeast
- Pest Control United Land Services has developed a reputation for creating and maintaining thriving landscape environments for the Southeast's most demanding clients.
- Agronomy Management We have a catered approach to all of our property's because not one size fits all. Our certified pest control specialists will customize an integrated plan to keep your community flourishing.



Hurricane Preparedness

Plan of Action

United Land Services is able and ready to handle any and all necessary storm cleanup related work. We address the cleanup & remediation process in a three phase approach to get customers back online quickly.

Phase I

- Phase 1 to begin immediately following the storm once safe and legal for our team to do so. Our main goal is to create as safe an environment as possible.
- Clear main entrances of any obstructions inhibiting traffic.
- Clear secondary roadways of any obstructions inhibiting traffic.
- Clear parking areas located at common areas and common area structures.
- Clear sidewalks, walking paths and thorough- fares in common areas

Phase 2

- Assessment of total clean-up needed and associated total costs of Phases
 1-3.
- Removal of any debris generated and stock- piled from Phase 1 upon approval.
- Clearing and removal of debris from common
- Area parks, dog parks and playgrounds upon approval.

Phase 3

- Clear and remove debris from turf and landscape areas.
- Post storm tree work to remove "hangers",





Prioritizing Safety

Minimizing Risks

With safety as our top priority, United Land Services continually updates its trainings, communications, and assessments to ensure that team members are prepared to perform their jobs with minimal risk to themselves or others.

Our dedicated safety officers conduct regular inspections to ensure employees maintain professional behavior and remain alert to all potential hazards.

- Strict Compliance to OSHA Regulations
- Dedicated Safety Officers
- Weekly Safety Meetings
- Annual Safety Rodeo with Industry Safety Experts
- Personal Protection
 Equipment Requirements
- Ongoing MVR Tracking and Reporting
- Post Accident Drug Testing















Vehicle Safety

Minimizing Risks

ONBOARDING SAFETY TRAINING

Safety starts the moment a team member is hired with a comprehensive training on proper vehicle, equipment and operational training. Our goal is to ensure the crew and public are safe from leaving the branch, parking the vehicle to driving through a community. United Land equips our fleet and crews with the proper attire, markers and equipment to redirect traffic in safe manner so a job can be completed safely.





SOFTWARE MONITORING SYSTEMS:

Along with visual inspection, there are software system United Land has established to ensure the safety of our team and the public.

- Our ongoing MVR tracking and reporting application to review driver eligibility using a point system.
- Our GPS Monitoring Program allows our safety and fleet team to monitor speed and

DAILY VEHICLE INSPECTION:

A daily vehicle inspection is completed each morning to identify items that could pose risk to our employees and the general public. This inspection is then completed again upon return to the branch to ensure each vehicle and trailer are safe while on the road.

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Exclusive Partnership













Exclusive Partnership











United Land Services References

Property: Lakewood Ranch Stewardship District

Name: David Del Vialle

Email: david.delvalle@lwrstedwardshipdistrict.com

Location: Bradenton, Florida 34202

Service: Landscape maintenance consisting of mowing,

detailing, selective hand pruning, arbor care,

fertilization, agronomics and irrigation services.



Name: Kristina Inkrott

Contact: 407.619.6936

Email: Kristina.lnkrott@fsresidential.com

Address: 8977 Dove Valley Way Four Corners, Fl 33896

Service: Maintenance free community consisting of 995

homes servicing the landscape maintenance, irrigation

and agronomics.

Property: Placido Bayou Master Association

Name: Fran Stiffel

Contact: 727-525-1147 x2

Address: St. Petersburg, Florida 33703

Service: Landscape maintenance and irrigation for the

master association and neighbor hood homes

Property: Sullivan Ranch

Name: Kristi Chatburn– CAM

Contact: kchatburn@accessdifference.com

Address: Sullivan Ranch Blvd Mount Dora, Florida 32757

Service: Full service landscape maintenance on common areas and

100 single family homes.









Property: Town of Kindred CDD

Name: Richard Hernandez—District Manager

Contact: RHernandez@rizzetta.com

Address: 1508 Park Side Ave Kissimmee, FL 32738

Service: Landscape installation and reoccurring landscape

maintenance for common area.



Property: Tahoqua CDD

Name: Alan Sherer– General Manager

Contact: 407-398-2890

Location: Kissimmee, FL 34744

Service: Landscape installation and reoccurring landscape

maintenance for common area.



Property: Harmony West CDD and HOA

Name: Bill Fife

Contact: 407-784-8327

Email: williamfife@forestar.com

Location: St Cloud, FL 34773

Service: Servicing the landscape maintenance and

irrigation for the CDD and HOA Clubhouse.

































Development Strategy



Phased Development Strategy

Best Management Practices

This is a custom designed plan using Florida Best Management Practices to exceed your desired look for this property. We have outlined the initial tasks that our Landscape Maintenance teams will perform as we begin our partnership regarding this property.

We have broken the tasks down into distinct phases to cover the first 90 days of this transition. This will provide an easy way to monitor and measure our progress as we formulate our joint strategy for the best results.



Premier Landscape Platform



A Reputation of Excellence



Full-Suite of Services



Experienced Management Team



Relationship-Oriented Service



Phased Development Strategy

Plan of Action

Phase I (Days I-30)

- Meet with Property Manager and Board Committee Members to review our Three Phase Plan and Scope of Work.
- Complete an Irrigation Evaluation of system and report deficiencies and needed corrective actions.
- Establish consistent schedule for mowing, detailing and agronomics and implement accordingly.
- Perform first turf fertilizer application if possible (Blackout Period).
- Identify any areas of concern and concentrate efforts for immediate improvement. (Entrance features, weeding beds, sidewalk edging)
- Spot treat weeds in turf areas where needed.
- Formulate options for turf areas needing restoration.
- Implement weed control program in planting beds.
- Fertilize weak shrubs throughout the property.
- Start insect and disease program on all plant material.
- Evaluate the health of ailing plant material and propose improvement plan.
- Discuss any site-specific enhancement ideas.
- Perform monthly walk with Property Manager and Community Members.





Phased Development Strategy

Plan of Action

Phase 2 & 3 (Days 31-90)

- Examine Phase I results and modify "Plan of Action" if necessary.
- Carry on with Irrigation Inspections and Improvements.
- Carry on with Scheduled Maintenance plan i.e., mowing, blowing, and edging.
- Evaluate need for second turf fertilization dependent on condition and time of year (Blackout period).
- Carry on with weed control applications in both turf and plant beds.
- Evaluate insect and disease program and make necessary adjustments.
- Implement approved site-specific enhancements.
- Perform monthly walk through with Property Manager and continue to identify areas of opportunity or concern.







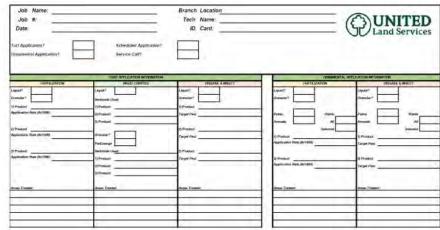


Closing the Communication Gap

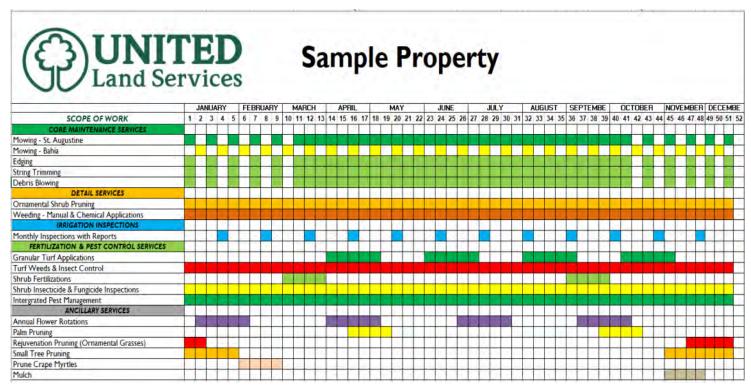
Alignment, Execution & Building Partnerships



Agronomics and Irrigation Inspection Reports



Yearly Service Calendar Guideline

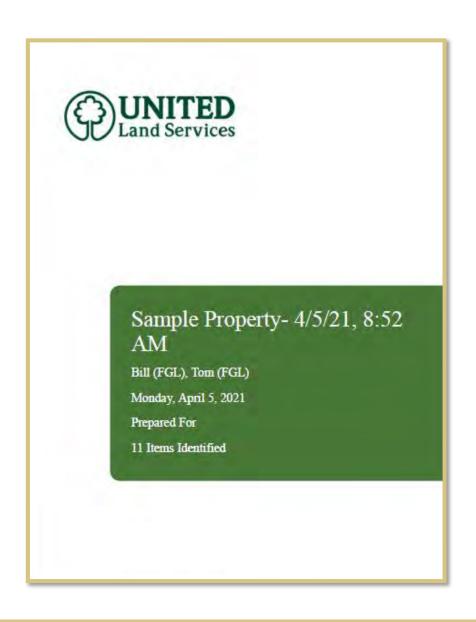




Closing the Communication Gap

Alignment, Execution & Building Partnerships

Communication is key to any strong partnership. In an effort to stay connected internally with our team and externally with our partners, our team utilizes Site Audit Pro. The program allows us to send visual communication though pictures along with a detailed explanation of the issue. Site Audit Pro is key in ensuring everyone is on the same page in helping to form the best possible solution.





SAMPLE

Closing the Communication Gap

Alignment, Execution & Building Partnerships





Issue 1
Selectively remove tall stalks on White BOP in a sectional manor.
Removals tagged with orange tape



Issue 2 Remove Mags on Cody Chase



Issue 5 Queen Palm on 46A dead from Ganoderma



Declining Washingtonian on Cody Chase



Issue 6
Possible irrigation issue on Podocarpus along 46A units



Remove staking kit



Replace declining Pittisporum with turf



Issue 8
Proposal for method to attach Jasmine to columns / pergola



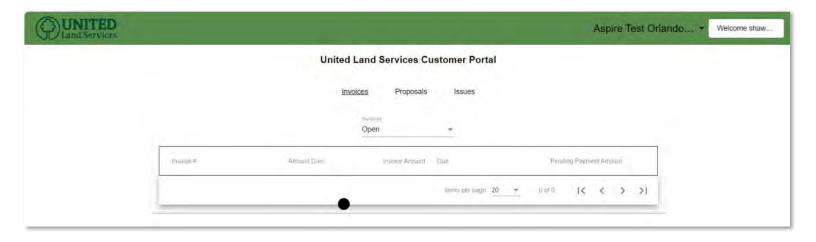
Work Order Software

Accountability, Communication and Productivity

United Land Services Work Order System Powered by:



United Land Services is dedicated to ensuring our valued partners receive the highest level of communication for a success long term partnership. Our work order system gives the client all the tools needed to stay informed on their property. The Aspire work order system is a user friendly software system that compliments our strong level of communication while providing accountability for our dedicated team.



FEATURES:

- View Invoices
- Pay Invoices
- View Proposals
- View Past Work Orders
- Review Updates on Work Orders
- View Landscape Experts Notes
- Sign Proposals
- Create Issues
- Submit Work Orders



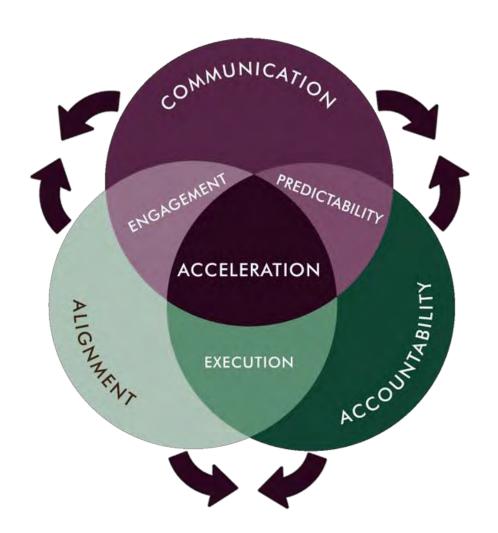
Closing the Communication Gap

Alignment, Execution & Building Partnerships

Constant, open communication between the board members, landscape committee (if applicable) and your ULS team will help to ensure expectations are set and goals are met. We plan to accomplish this through:

- Clear understanding of milestones to improve the landscape quality.
- Constant communication with HOA Management, Board Members and Committees.
- Weekly progress updates throughout the initial transition.
- Property inspections with Management and Board Members at predetermined intervals.
 (Sample report on pages below).

Our goal is to tailor this communication plan to meet your needs and the needs of the community.









Certification

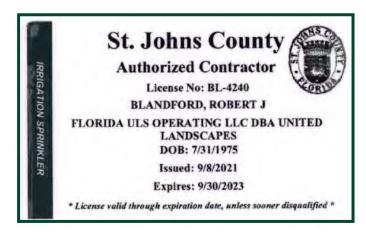
Your Agronomics and Irrigation Specialists















Certification

Your Agronomics and Irrigation Specialists







Certification

Your Agronomics and Irrigation Specialists

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UNITLAN-02

SANTHOSHC

3/26/2024

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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Key Managementand Personnel



Locations

Greater Tampa Locations

United Land Services currently operates out of over thirty locations in the southeast. Those locations range from North Carolina to South Florida. Currently there are five locations for United Land Services in Greater Tampa. Those locations address are listed below.

Pinellas Park	Spring Hill	Seffner	Brandon	Bradenton
4195 62nd Avenue N.	18402 US Hwy 41	5659 Pine Street	4316 Hartford St.	5225 Caruso Rd.
Pinellas Park, FI 33781	Spring Hill, FI 34610	Seffner, FI 33584	Tampa, FI 33619	Bradenton, FI 34203
727-798-6484	352-593-5830	813-657-8159	727-798-6484	727-798-6484

United Land Services intention is use crews from the 1.5 acre shop in Brandon to manage the landscape maintenance at North Park Isle Community Development District. The Brandon shop will be supported and managed by Ben Graves from the central hub for United Land Services in Tampa region.





Personnel

North Park Isle Community Development District

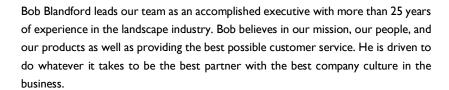
United Land Services intends to use the following personnel for the Landscape and Irrigation Mainte-nance at North Park Isle Community Development District. This personnel may change as needed through the term of the contract.

Position	Role	Number of Personnel	Percent of Time on Property
Account Manager	Oversee crews and work with Epperson Ranch CDD to ensure all needs are met.	1	25%
Production Manager	Assist account manager in overseeing crews. Ensure crew are operating at peak performance. Assist crew in completing task in a timely manner	1	50%
Irrigation Technician	Adjust and manage all automatic irrigation system during the length of the contract. Generate reports of operation of the irrigation system at Epperson Ranch.	1	100%
Agronomics Manager	Ensure all turf and shrubs are healthy by offering a detailed agronomics plan. Generate reports as to the health of the turf and shrubs for Epperson Ranch.	1	10%
Crewmen	Complete all maintenance in a professional manner provided in the RFP.	6	100%

^{*}Additional crews may be called in to perform services such as: enhancement work, mulching, tree trimming, debris clean up, or other services.

Bob Blandford

Chief Executive Officer





Experience

2019 - Present

United Land Services – Chief Executive Officer

- Oversee executive leadership, public relations of the company and all company-related training
- Effectively manage a team of more than 450 employees in 8 different locations throughout the Southeast
- Develop and accomplish short-term goals and long-term objectives that further the company's growth

1998 - 2019

<u>United Landscapes – Owner</u>

At the age of 16, Bob Blandford started working for a commercial lawn maintenance company servicing customer such as Barnett Bank, TPC Sawgrass, and Jacksonville Golf and Country Club. In 1998, he went into business for himself, performing all facets of commercial construction and maintenance. Over the years, Bob built a company that now employs over 400 employees. They service customers such as HOA, CDD, commercial developers, and ten different national home builders. Bob Blandford also holds a Commercial Building Contractor's License and a Florida Irrigation License.

Licenses & Skills

- Certified General Contractor
- Certified Pest Control Operator
- Certified Irrigation Contractor
- Certified Dealer In Agriculture
- Leadership & Growth Mindset
- Business Strategy & Planning

Contact

I 2276 San Jose Blvd. Ste, 747 Jacksonville, FL 32223 904-829-9255 bblandford@unitedlandservices.com

Ray Leach

Chief Operating Officer



Ray Leach is the driving force behind the day-to-day operations. At United Land Services his role includes law and finances, strategic planning, analytical thinking, business development and operations management. His extensive knowledge in the landscape industry has made Ray a successful, demonstrated leader over his 30-year industry tenure.

Experience

2021 - Present

United Land Services - Chief Operating Officer

- Formulate business strategy with others in the executive team
- Design policies that align with overall strategy
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Oversee expenses and budgeting to help the organization optimize costs and benefits

1994 - 2021

Southern Scapes - President

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

Licenses & Skills

- Certified Irrigation Contractor
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

I 2276 San Jose Blvd. Ste, 747 Jacksonville, FL 32223 904-829-9255 rleach@unitedlandservices.com linkedin.com/in/ray-leach-8bb505174/

Chris Marquess

Vice President of Operations- Maintenance



Accomplished and goal-driven Vice President with more than 10 years' experience in strategic and tactical business leadership in the green industry. Expertise includes managing business process change to achieve maximum results with communication skills as well as, a solutions-oriented approach to problem-solving.

Experience

2023 - Current

United Land Services – VP of Operations

- Establishes, implements, and communicates the strategic direction of the organizations operations division.
- Collaborates with executive leadership to develop and meet company goals while supplying expertise and guidance on operations of landscape maintenance.
- Collaborates with other divisions and departments to carry out the organization's goals and objectives.
- Identifies, recommends, and implements new processes, technologies, and systems to improve and streamline organizational processes and use of resources and materials.
- Manages all landscape maintenance operations with a diverse staff of qualified branch managers, account managers, specialty managers and crews.

2022- 2023

United Land Services – Business Development Manager

Responsible for construction and landscape maintenance sales for company

2021-2022

Down to Earth Landscape - Continuous Improvement Manager

 Lead staff by communicating job expectations; planning, monitoring, and appraising job results; coaching, and counseling; initiating, coordinating, and enforcing systems, policies, and procedures.

2014-2021

Down to Earth Landscape - Operations Manager

Responsible for landscape construction, maintenance and enhancement operations.

2012-2014

Down to Earth Landscape - Account Manager

Licenses & Skills

- Creativity
- Leadership
- Organization
- Problem solving
- Teamwork
- MOT Certified

Contact

407.515.5262 cmarquess@unitedlandservices.com

Jason Ackman

Regional Vice President

Jason joined the United Land Services team as the Regional Vice President bringing about 30 years of commercial landscape experience and knowledge to the team. Jason has held a variety of roles in the green industry from operations to owner which plays an integral part in the companies goal to continuously improve for our future and current clients. His expertise will prove as an asset as we continue to grow in commercial landscape industry.



Experience

2023 - Present

<u>United Land Services – Regional Vice President</u>

- Formulate best practices in the green industry with all branches
- Implement efficient policies and procedures
- Coordinate labor operations and find ways to ensure customer retention
- Evaluate risk and lead quality assurance efforts
- Develop and oversee budgets and PNL
- Drive an ever improving safety culture

2022-2023

Benchmark Landscaping - President/ Owner

- Directing and overseeing an organization's budgetary and financial activities
- Analyzing performance indicators, financial statements and sales reports
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2021-2022

Greenleaf Landscaping - President

- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts
- Identifying areas to cut costs while improving programs, performance and policies

2017-2021

Vesteco Management – President/Owner of Multifamily Management

2015-2017

Yellowstone – Area Field Director

1996-2017

Ackman Brothers Landscape- President/ Owner

Licenses & Skills

- Leadership
- Strategic Planning & Execution
- Personnel Development
- Acquisition Integrations

Contact

407-435-9554

jackman@benchmarklandscapingfl.com

Ben Graves

Branch Manager



Ben has been in the Green Industry for 10+ years. He has an extensive background and experience in landscape management. Ben takes pride in his attention to detail and customer service, a quality that he instills throughout his entire branch. He strives to meet and exceed the needs of every customer, no matter how big or small.

Experience

2023 - Present

United Land Services - Branch Manager

- Ensure that the quality and efficiency of our landscape maintenance programs meets clients and company standards
- Manages the Tampa branches and key accounts to implement quality, consistency and safety.
- · Helps branch to meet and exceed growth targets and achieving company goals
- Oversees the Account Managers on a daily basis to ensure our properties are receives the attention needed and requested by clients

2021-2023

Central Service West Tree and Landscape - Operations Manager

- Develops and maintains long-term relationships with customers oversee and coordinate all operations
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Coordinate labor operations and find ways to ensure customer retention
- Ensure compliance with local and state laws
- Evaluate risk and lead quality assurance efforts

2020-2021

FieldStone Landscape Services - Production Manager

- Manage all personnel needs, and HR related matters*
- Scheduling equipment maintenance, truck processes to maximize daily efficiencies, safety training, and company morale
- · Responsible for setting objectives, managing policies and revenue growth
- Implement efficient processes and standards
- Created schedules for personnel, including PTO related matters*

2014-2020

US Lawns of East Chattanooga - Production Manager

Education

2010-20013 B.S. in Biology Tennessee Wesleyan College

Licenses & Skills

- Creativity
- Leadership
- Organization
- Teamwork
- Strategic Planning
- Client Resolution

Contact

904-544-0644 bgraves@unitedlandservices.com

Cristi Cochran

Account Manager



Cristi serves as the primary contact for United Land Services clients. She builds and sustains long-term relationships, focusing on both client retention and ancillary sales, while providing oversight for field operations. Cristi supervises the Production Manager, who directly manages all field operations and Associate Account Managers. As a unified group, they are responsible for coaching and developing team members.

Experience

2023 - Present

United Land Services Account Manager

- Develops and maintains long-term relationships with customers
- Develops and maintains a schedule to perform "site walkthroughs" during formal meetings with customers to ensure quality and service expectations are met
- Leading, facilitating or assisting in the resolution of customer problems or concerns
- Proactively presenting site enhancement ideas to existing customers
- Participating in branch meetings and assist the Branch Manager or Assistant Branch Manager in overall leadership of branch

2020-2023

Merit Landscape Solutions of Texas – Branch Manager

- Hired, trained and developed maintenance crews to work efficiently and safely.
- Used the latest industry technology and applications to manage teams, schedule crews, calculate and track hours to keep budget.
- Manages the branch and key accounts to implement quality, consistency and safety.
- Helps branch to meet and exceed growth targets and achieving company goals
- · Oversees the operations, irrigation and fertilization departments

2019-2020

Rolling Green Landscape - Operations Manager

2016-2019

LandCare - Branch Manager

2015-2016

LandCare Account Manager

2012-2015

Brightview Account Manager

2010-2012

Brickman Project Director

Licenses & Skills

- Communication
- Leadership
- Organization
- Problem solving
- Teamwork

Contact

904-557-6412

ccochran@unitedlandservices.com



Narrative Approach to North Park Isle CDD's Scope of Services



Narrative Approach to Scope of Services- North Park Isle CDD

General Requirements

- ULS is prepared to acquire any and all necessary equipment if not already owned to fulfill the contract requirements.
- An Account Manager will be assigned to the account who will serve as the main point of contact for the District / Owner.
- Field employees will be dressed in ULS branded uniforms at all times. Field crew members are required to wear dark green uniform shirts and ULS branded hi-viz yellow safety vests along with work style boots.
- All ULS vehicles will be clearly marked with our logo.
- A code of conduct and employee handbook outlining policies is provided to employees at the time of hire. Employees are required to review the handbook and sign an acknowledgement form stating they agree to it's content.
- PPE is provided to employees, and required for use at all times. Safety protocols are at the direction of our Fleet & Safety Manager and implemented by our Branch, Account and Production Managers.
- Subcontractors & Consultants may be utilized for select services such as mulch installation, flower
 installation, palm pruning and agronomics. Those subcontractors will be expected to act as a
 representative of ULS at all times and adhere to contract requirements.

Reporting

- ULS agrees and is open to regular meetings onsite to review necessary items.
- A designated Account Manager will be assigned to the project to handle such coordination.
- Best efforts will be made to return calls and emails within a timely manner.
- All reports provided in RFP will be used along side ULS reporting

Operations & Maintenance

Schedule Of Services

- Staffing will be adequate to perform the tasks outlined in the Scope of Work for 52 visits
- · Pricing includes a full time Irrigation Technician
- The property will be broken into sections
 - Mowing is to be completed in a weekly day schedule
 - The property will be broken into 4 equal sections to complete the detail on a monthly basis.
 - o Maps outlining these areas will be provided to the crew and property management.

Turf Care

Mowing

United Land Services intends to approach the mowing of the current areas in this manner.

- Mowing frequencies will be completed per the Scope of Services, for a total of approximately 42 cuts throughout the year.
- Production maps will be provided to the crew outlining the areas to be mowed per the contract documents.



- The crew will be instructed on what size and type of mower to use based on site conditions and turf type. (72", 60" and 36")
- · The proper sequence of mowing operations will be outlined prior to job start.
- Care will be taken when mowing on right of ways and roadways to insure safety to crew members and the general public.

Edging & Trimming

- ULS will edge all hard areas weekly and soft beds on an every other cut sequence.
- MOT precautions will be taken when required.
- Trimming / weedeating will be performed per specifications.

Weed & Disease Control

ULS will make applications based on site conditions and Best Management Practices.

Fertilization

- Fertilization blends shall be determined based on-site conditions and turf needs within scope.
- Soil samples will be taken to ensure the proper fertilization formulas are used.
- ULS will make application decisions based on Best Management Practices.
- Fertilization as directed by Scope of Services.
- Fertilization application will follow all state and city guidelines including black out periods.

Pest Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of turf is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Shrub / Cord Grass & Groundcover Care

Pruning

- Crews will be provided a sectional detail map outlining the property boundaries. This map will evenly
 divide the property into four sections, each to be completed on a weekly basis.
- Crews will be directed to prune plants using Best Practices, specific to each plant type.
- Care will be taken not to remove buds or blooms on plants while flowering.
- All clippings will be removed after service.

Fertilization

- Fertilization blends shall be determined based on-site conditions and shrub needs.
- Blends will contain a complete bend of nutrients designed for ornamental shrubs.
- ULS will make application decisions based on Best Management Practices.
- Fertilization will follow scope of services 3x for shrubs



Pest & Disease Control

- As part of ULS Agronomic program, will utilize an IPM approach and Best Management Practices to determine application requirements.
- Constant monitoring of shrubs and ornamentals is vital to insure desired results. ULS staff is trained to identify areas of concern and coordinate treatment as needed.

Tree & Palm Trimming

- Trees will be maintained to a height of 8' over pedestrian walkways and 15' over roadways.
- Palm pruning to be completed 1x per year, with year round maintenance.
- Fertilization will be done in conjunction with the ornamental shrub application.

Litter and Debris Removal

- Litter and Debris to be removed prior to mowing.
- All debris generated by maintenance services to be removed by ULS the same day.

Weeding

- ULS will utilize chemical applications to maintain clean, and relatively weed free beds and mulched areas.
- ULS will follow all State & Federal requirements to make such applications. MSDS sheets will be made available.
- Best efforts will be made to keep areas with no mulch or groundcover present free from weeds, but no such guarantee can be made. Mulch and or dense groundcover is vital to weed free planting areas.

Irrigation

- Inspections will be completed on a monthly basis and an inspection sheet provided to management.
- An initial audit report will be completed with in the first 30 days to access damages and deficiencies and reports will be presented to the Board of Supervisors/ District Manager
- ULS understands that all unreported maintenance deficiencies, parts and labor after the 30 day period will be assumed by the contractor.

Palm Fertilization

- Palms to be fertilized 4x per year
- Fertilization will follow all state and city guidelines abiding by all blackout guidelines
- OTC injections will be complete 4x per year for all specialty palms

Response Time

- ULS will provide a dedicated Account Manager that will serve as the main point of contact for the Owner.
- ULS will make best efforts to strictly adhere to all response time expectations.

ULS operations team will conduct all audits of the community with reports, pictures and detailed explanations in the first 30 days to the district manager and Board of Supervisors.



SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each moving should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the North Park Isle Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING (if applicable) - All ponds (if applicable) identified as such on the overall North Park Isle Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to

keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

and times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of North Park Isle. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

- **MAINTENANCE OF PAVED AREAS** All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
- 6) CLEAN UP At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) REPLACEMENT OF PLANT MATERIAL Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

PART 2

FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)

August SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

October A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March A complete fertilizer based on soil tests + Pre M

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

August Apply Supplemental Iron sulfate or chelated iron in liquid applications

October A complete fertilizer based on soil tests

All Paspalum Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is

applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use

the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION. Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.

PALM FERTILIZATION:

All Palms shall receive 1½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg <u>MUST</u> be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4 IRRIGATION

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

- 1. Semi-automatic start of the automatic irrigation controller
- 2. Check for proper operation
- 3. Program necessary timing changes based on site conditions
- 4. Lubricate and adjust mechanical components
- 5. Test back up programming support devices

B. Water Sources

- 1. Visual inspection of water source
- 2. Clean above ground strainers and filters
- 3. Test each pump at design capacities <u>weekly</u>; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
- 4. Test automatic protection devices

C. Irrigation Systems

- 1. Manual test and inspection of each irrigation zone
- 2. Clean and raise heads as necessary
- 3. Adjust arc pattern and distance for required coverage areas
- 4. Clean out irrigation valve boxes

D. Report

- 1. Irrigation operation time
- 2. Irrigation start time
- 3. Maintenance items performed
- 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an

emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

PART 6

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and <u>monthly slow-release</u> nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation <u>at no additional cost</u> <u>to District</u>, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.



Bid Forms

Pg 21-27 Pricing

Pg 28 Major Equipment

Pg 32-35 Evaluation Criteria

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART I		
General Landscape Maintenance and Irrigation	\$ <u>163,116/Yr</u>	
Yr.		

Fertilization (All labor and materials)

\$ 23,147 Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)									
MONTH	FORMULA	APPLICATION RATE (LBS. N/1000 SF)					TAL POUNDS ODUCT TO BE APPLIED		COST PER PLICATION
February	24-0-10 (Pre M)	4 11)	1,7	00 lbs.	\$2,	125		
April	46-0-0	2 11	0.	876	6 lbs.	\$1,0	95		
May	21-0-10 (Crosschek) 50% SCR	1 11).	438	lbs.	\$56	0		
July	T&O Chelated Micronutrients	2 oz	z. /1000 SqFt.	876	ο oz.	\$65	7		
August	T&O Chelated Micronutients	2 oz	z./1000,sqft	876	OZ.	\$65	7		
October	A complete fertilizer	4 lb			00 lbs.	\$2,	125		
			M (per specifications:						
MONTH	FORMULA		PLICATION RATE		TAL POUNDS		COST PER		
		(]	LBS. N/1000 SF)	PR	ODUCT TO BE	APPLICATION			
					APPLIED				
Following the FL Best Management Practices; we would not recommend fertilizing the									
	non-irrigated Bahia turf near p	ond b	anks.						
	DA	III A	(D4 2`	<u> </u>				
MONTE		HIA (per specifications in I APPLICATION RA		TOTAL POUN	DC	COST PER		
MONTE	H FORMULA		(LBS. N/1000 SF		PRODUCT TO		APPLICAT		
			(LBS. N/1000 SI	')	APPLIED	DE	ION		
					ALLED		ION		
	N/A								
			1						

ORNAMENTALS (per specifications in Part 2)				
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION
			APPLIED	
March	10-4-12	15 lb.	4,300 lbs.	\$2,292
June	10-4-12	15 lb.	4,300 lbs.	\$2,292
October	10-4-12	15 lb.	4,300 lbs	\$2,292

PALMS (per specifications in Part 2)					
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER	
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION	
			APPLIED		
March	8-2-12	5 lb.	740 lbs.	\$938	
June	8-2-12	5 lb.	740 lbs	\$938	
September	0-0-16 +4Mg + Chelated Fe.	5 lb	740 lbs	\$678	
November	8-2-12	5 lb	740 lbs	\$938	

Please list any additional fertilization for those plant materials requiring specialized applications.

	SPECIALTY PLANT MATERIALS					
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER		
		FERTILIZED	PRODUCT TO BE	APPLICATION		
		(i.e., Crapes, Loropetalum)	APPLIED			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

Pest Control (All labor and materials)

\$<u>**8,173**</u> Yr.

(if entire pesticide allowance is required) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC Injections (All labor and materials)

\$ 3,800 /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Sylvester Palms	38	1	\$25	\$100
_			_	

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$_5.00/\sqft\$ (Multiple Areas could be considered "park" areas. Near water access and pond access points. Would need to designate with North Park Isle Management)

Top Choice application will be performed at the sole discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

PART	4
-------------	---

Irrigation (All labor and materials)	\$ 18,288	<u>/</u> Yr.
PART 5		
Based on quantities determined by Contractor shall install:	ctor's field measurements at	time of bidding
CY Medium Pine Bark Mulch per	r specs for top-dressing at \$58	/CY
Installation of Pine Bark Mulch (medium) (All (do not include in Grand Total)	l labor and materials) \$21,63	<u>/</u> Yr.
	ive all beds with a depth of 3"	
The DISTRICT reserves the right to subcon	ntract any mulching event to an	outside vendor

Annual Installation (All labor and materials)

The District reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$\sum_{58,500}\$ /annual

\$ <u>14,625</u> /rotation

\$ _58,500 /Yr. (if all rotations are performed - <u>do not include in Grand Total</u>)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written

for) \$ 212,724	/Yr.	
FIRST ANNUAL RENEWAL		§ 219,105
SECOND ANNUAL RENEWA	L	\$ 225,678
THIRD ANNUAL RENEWAL		\$ 232,449
Contractor/Firm Name Flo	orida ULS Operatings, LLC DBA	United Land Services
	Jose Blvd. Suite 747.	
ZipJacksonvill	e, FL. 32223	Phone
Number904-54 <u>4-0648</u>	Fax Number	Name and Title of
Representative	Ben Graves Branch Manager	
	(Please Print)	
Representative's Signature_ Ben	Graves_	
Date 4.26.24		
	ges the receipt of Addendum No.'s	
1. <u>n/a</u> 2	34	5
Dated this 24t	th day of Apri	il , 2024

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:	United Land Services	DATE:	4.26.2024
_			

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	Isuzu NPR	2	Brandon, FL.
2	72" John Deere Mower	2	Brandon, FL.
3	52" / 61" John Deere Mower	2	Brandon, FL.
4	Stihl Weed Eater	2	Brandon, FL.
4	Stihl Edger	2	Brandon, FL.
4	Backpack Blower	2	Brandon, FL.
1	Irrigation Van	10	Brandon, FL.
1	Custom Spray Truck and Z Sprayer	10	Brandon, FL.
1	Side by Side	5	Brandon, FL.
2	1/2 Ton Pick up Truck	Acct Mgr.	Brandon, FL.

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

1. Pers	<u>onnel</u>		(25 Points Possible) (Points Awarded)		
(E.g., skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels, etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc. with bid.)					
Name	Years Ex	xp Position	Duties and Responsibilities		
1.Chris Marquess	15	VP of Operation	S Oversees All Landscape Operations		
2. Brett Perez	16	Regional Manag	ger Oversees landscape operations in Tampa		
3. Ben Graves	10	Branch Manage	Oversees all Clients serviced from Branch		
4. Cristi Cochran	25	Account Manag	er Oversees Crews and Clients Contact		
5. Nester Gomez	20	Irrigation Mana	ger Oversees Irrigation Team		
Landscape Maintenance and Irrigation staff will always include, at a minimum; laborers, Supervisors, and Technical personnel. In addition, list any personnel with technical expertise that will be utilized on this project. (Such as pesticide, herbicide application, arborists or horticulturist, etc.)					
Name	Years Exp.	Position	Duties and Responsibilities		
1.Cristi Cochran	25	Account Manager	Oversses Crews and Communicates with Mgmt.		
2. Maria Avilla	7	Production Manager	Schedules Crew and Oversees day to day Production		
3. Nester Gomez	20	Irrigation Manager	Oversees Irrigation Technicians		

Spray Technician

10

Inspect and Apply all neccessary fert, pesticide, etc.

4. Carlos Smith

2.	Experience	(30 Points Possible) (Points Awarded
_	(E.g., past & current record and experience previously awarded to the firm; past perform tory of all equipment, etc.)	e of the respondent in similar projects, volume of nance in any other contracts; subcontractor listing,
1.	Project Name/Location: Harmony West O	CDD
	Contact: Shelley Kaercher Contact Pho	one: <u>shelleykaercher@forestar.com</u>
	Project Type/Description:CDD Landscape	Maintenance
	Dollar Amount of Contract: \$400,000	
	Your Company's Detailed Scope of Service	ees for Project: Landscape Maintenance, Irrigation
	agronomics for the CDD, HOA and Clubhou	se.
	Duration of Contract: START DATE:	7.2022 END DATE: Current
2.	Project Name/Location: Kindred CDD	
	Contact: Paul Almonte Contact Pho	ne:palmonte@artemislifestyles.com
	Project Type/Description:CDD Landscape	Maintenance
	Dollar Amount of Contract: \$850,000	
	Your Company's Detailed Scope of Service	es for Project: <u>Landscape maint, irrigation,</u>
	agronomics plan, for high traffic residentua	community. Require attention to detail and frequent
	communication with Account Manager.	
	Duration of Contract: START DATE: 2	END DATE: Current
3.	Project Name/Location: Easton Park CDI)
	Contact: Mark Vega Contact Pho	
		ape Maintenance
	Dollar Amount of Contract:	

puration of Contract: START DATE: 2023	END DATE: Current					
roject Name/Location: Champions Gate and Country	ry Club					
ontact:Kristina Inkrott Contact Phone:	407-619-6936					
roject Type/Description:HOA and High-end Country	y Club					
ollar Amount of Contract:\$980,000						
our Company's Detailed Scope of Services for Proje	ect: Landscape maint, irrig					
agronomics program for high-traffic community. Requir	res attention to detail and frequen					
communication with account manager.						
ouration of Contract: START DATE: 2022	END DATE: Current					
roject Name/Location: Celebration CDD	727 (20.02(0					
ontact: Angela Montagna Contact Phone:	727-638-0268					
Project Type/Description: CDD						
Dollar Amount of Contract: \$1,200,000						
our Company's Detailed Scope of Services for Proje						
agronomics program for high-traffic community. Requ	ires attention to detail and freque					
Communication with account manager.						

Experience cont.

An additional five (5) points will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

Has y	your company had previous	Landscape	Maintenance and	l Irrigation	n experience wit	h other
Com	munity Development Distri	cts within th	e past three (3) y	ears? Y	ES X NO	
If yes	s, please fill in information be	elow: Project				
Name	e/Location: <u>Tohoqua CDD</u>					
Conta	act: Jeff Farhood	Phone:	850-322-2949	\$ amt.:	\$350,000	
agro	company's Scope of Service momics program for high-traffic mmunication with account mar	community. F				<u> </u>
Durat	tion of Contract: START DA	TE: 2022	END	DATE:	Current	
			Points Awar			
3.	Understanding Scope of 1	<u>RFP</u>	(15 Points P	ossible) (Points Aw	arded)
speci	Does the proposal demonst ested? Does it provide all inf fications, pricing, scheduling ted and information requested services?	Formation as r , staffing, qua	requested by the Dalifications, etc.? I	istrict inclu Have all do	uding product cuments been cor	npleted as
4.	Price		(20 Points P	ossible) (Points Aw	arded)
BE C ANY upon	A full twenty (20) points whe Scope of Services (the CoronsIDERED WHEN AWA ANNUAL RENEWALS. A a formula which divides the ints possible in this part of the	ntract Amour RDING POII Il other propo low bid by th	nt). AN AVERAG NTS FOR PRICIN osers will receive a e proposer's bid a	E OF ALL IG - THE I a percentag	YEARS' PRICE NITIAL TERM A ge of this amount	NG IS TO AND based
point numb 15.85 then	ntractor "A" turns in a bid of s. Contractor "B" turns in a bor of points possible (20). (2 of 20 possible points. Contractor "C" will receive 9.88 of 20 possible points.	id of \$265,00 10,000/265,0 ractor "C" tur of points pos	00. Bid "A" is divi 00) x 20 = 15.85, rns in a bid of \$42	ded by Bid therefore, 5,000. Bid	l "B" then multipl Contractor "B" w "A" is divided b	lied by the fill receive y Bid "C"
5.	Reasonableness of ALL N	<u>Numbers</u>	(5 Points Po	ssible) (Points Aw	arded)
	Up to five (5) points will b (including, but not limited to measurements) provided in P	fertilizer qua	antities, mulch qua			
	Proposer's Total Score	(100 Poi	ints Possible)		Points Awarded	1)



Uniting partners through exceptional landscape services



Landscape Maintenance Proposal

North Park Isle

Plant City, FL

About Sunrise

Sunrise Landscape was founded in 1978 with a mission to provide an elevated customer experience through the tenets of **Professionalism**, **Accountability**, and **Partnership**. We provide a full suite of commercial landscape, irrigation, and horticulture services through our maintenance and installation divisions.

We are Local

With over **four decades** of local experience, we are intimately knowledgeable of our local flora. Our entire company lives, works, and gives back to our community.

We are Knowledgeable

Sunrise proudly staffs subject matter experts with the following **licenses** and **certifications**:

-Florida State Irrigation License

-ISA Certified Arborist

-Florida General Contractor

-FNGLA Certified Horticulture Professional

-Certified Pest Control Operator

-Florida Dept. of Agriculture Train the Trainer

We are Capable

Sunrise currently services all varieties of commercial properties **from Lakeland to Sarasota** including: CDD's, HOA's, hospitals, medical offices, multifamily complexes, retail centers, industrial facilities, office parks, corporate campuses, churches, and more. With **450+ employees** and over **400+ managed properties**, Sunrise is prepared for a job of any size and complexity.



In-House Teams

Sunrise currently has over **450 full time employees** across all of its divisions.







Horticulture



Maintenance



Installation



Design

One Account Manager - One Point of Contact

Every property managed by Sunrise is assigned an account manager at contract signature. The account manager collaborates with Sunrise in-house teams to facilitate all work performed on site. This landscape expert is also the customer's one point of contact - eliminating frustrating communication issues.

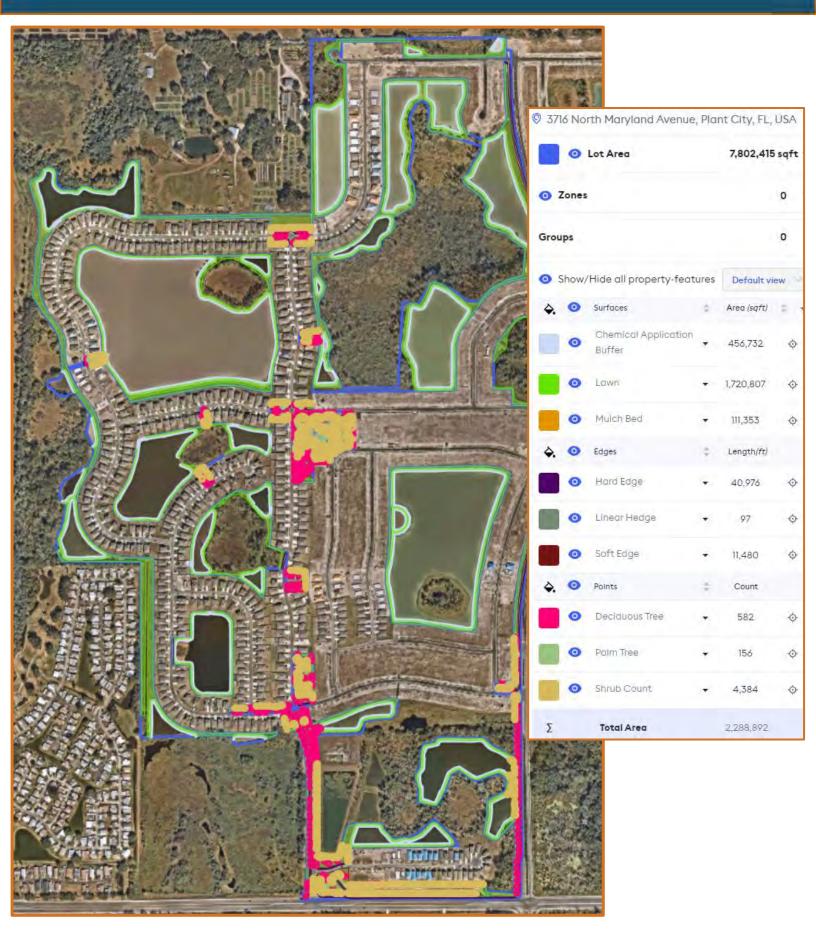
E-Verify

All Sunrise employees are screened through the US Government's E-Verify System. E-verify is an internet-based system that compares information from the I-9 form, Employment Eligibility Verification, US Department of Homeland Security records, and Social Security Administration records to confirm that an employee is authorized to work in the United States.





North Park Isle Map





Operational Plan - Map





Operational Plan - Summary

In our ongoing commitment to maintaining North Park Isle's newly installed landscape, we've devised a comprehensive weekly schedule outlined on the previous page. Each block of color signifies a dedicated daily focus for our skilled 5-man crew, ensuring meticulous care throughout the week. This crew will be dedicated to North Park Isle and represents a full 40-hour work week for each crew member.

Consistency is key to the aesthetic appeal of a community. That's why you'll notice the main drive along N Park Rd will be mowed and maintained on a single day. Moreover, labor will be dedicated to the front entrance, main drive, and Amenity Center during each visit, in addition to the day's scheduled tasks. This proactive approach ensures high-traffic areas maintain a pristine appearance at all times.

The focus of the aforementioned areas is especially important during the "off season", or November to March, as the crew will remain on site and focused on these areas maintaining a consistent, healthy appearance.

The personnel involved with North Park Isle's maintenance program is as follows: Our GM of maintenance, Johnny McDonnell, will oversee operations at a high level maintaining consistent communication with the Account Manager, Tom Bryant, who spearheads the successful implementation and management of the landscape and grounds. Tom will have ongoing communication and direction with the Team Lead who will be in charge of the Field Crew while on site. Guillermo Ishida heads our Horticulture department, which includes pest and fert management/applications. He will work closely with our on site IPM Tech to ensure the landscape thrives all year-round. Last, Craig Smith will be involved at a high level maintaining communication and monitoring of Irrigation activity conducted by the on site Irrigation Tech.

Please note that while our operation plan is carefully crafted, we remain flexible to adapt to evolving needs, always striving to enhance our service to the community.



Leadership



Austin Ashmore, CEO

Austin is the CEO of Sunrise, a role he has held since purchasing the company in 2019. Austin grew up in a third-generation family construction business in South Carolina and has a breadth of management experience across various roles in small business, multinational corporations, and institutional finance. Since acquiring Sunrise, Austin has been focused on investing in the people, systems, and assets of the business to further cement Sunrise as the preferred commercial landscaping provider in Tampa Bay. Under Austin's leadership, Sunrise is focused on building a sustainable company for the long-term.

Austin studied at the University of South Carolina (2011-2014), earning a BS in International Business and graduating Magna Cum Laude. While there, he won the NCAA Division I National Championship as a member of the USC baseball team. Austin received a MBA with Honors from the University of Chicago Booth School of Business (2015-2017) with concentrations in entrepreneurship, operations, and economics.



Craig Smith is the General Manager of the Installation Division of Sunrise, a role he has held since January of 2022. Since joining Sunrise, Craig has focused on developing scalable process and procedures that allow the company to grow in existing and new markets, while maintaining the high level of customer service and installation quality sunrise is known for. Craig provides functional experience and expertise with over 9 years of experience in the landscape industry and over 21 years of experience in the construction industry. Craig graduated with a BS in Construction Management from the University of Florida (2004) and holds both a Commercial General Contractors license and an Irrigation Specialty Contractors license.

Craig Smith, General Manager - Installation and Irrigation



Guillermo (Willie) Ishida has a BS in Agronomy/Plant Pathology from the University of Monterrey (1987 - 1992). Willie has been in the green industry for over 25 years, 20 of which has been with Sunrise. He manages our Horticulture Division, focusing on Fertilization & Horticultural Services. Willie's expert attention to detail assures that your plant material is always healthy and looking best in class. Willie is a Certified Arborist and Certified Pest Control Operator.

Guillermo Ishida, Branch Manager - Agronomy & Pathology



Tom Bryant is a US Air Force veteran where he operated as a weather specialist. After serving, Tom pivoted his meteorology expertise to begin his career in landscaping. Within the industry, Tom rose through the ranks from crew member, to division leader, to VP of Sales and Accounts. Tom joined the Sunrise team in 2022 as a veteran account manager to assist in servicing large customers.

Tom will be responsible for all aspects of the successful implementation and management of landscaping and grounds maintenance at the CDD. This includes a complete and regularly scheduled program for maintaining the health and appearance of North Park Isle's landscape and plant material. Additionally, Tom will be in charge of providing proactive recommendations to the community for ongoing maintenance of the property through the term of the contract.

Tom Bryant - Account Manager



Licenses & Certifications

Florida State Irrigation License



Florida General Contractor



Certified Pest Control Operator



ISA Certified Arborist



Certified Horticulture Professional



Florida Dept. of Agriculture "Train the Trainer" Program





NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

PART	1
-------------	---

General Landscape Maintenance and Irrigation

\$ 320,808

- Storm Cleanup \$85.00 /hr.
- Tree Staking/Strapping Removal \$ 14,535 / lump sum (based on plan details)
- Freeze Protection (description of ability): Acquire frost cloth for designated landscape materials and annual beds. Staple cloth to the ground for the duration of the freezing weather, planning removal of the cloth within 48 hours of the warnings being lifted. Store materials between events.

 \$ 3,000 /application
- Hand Watering \$ 60 /hr. for employee with hand-held hose \$ 150 /hr. for water truck/tanker

These prices are informational only and NOT to be included in General Landscape Maintenance and Irrigation Cost

§ <u>93,000</u>

Fertilization (All labor and materials) \$ 93,000 Yr (Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

	ST. AU	GUST	TNE (per specification	ns in I	Part 2)		
MONTH	FORMULA		PLICATION RATE LBS. N/1000 SF)				COST PER PLICATION
		,	,		APPLIED		
February	15-0-15 + Pre M	1	.0 lb / 1000 sq ft		4,200 lbs	\$4,66	3.09
April	21-00-00		0.5 lbs / 1000 sq/ft	2	2,100 lbs \$4,66		3.09
May	24-0-11		1.0 lb / 1000 sq ft		4,200 lbs	\$4,66	3.09
July	0-0-6 + FeMN	2	2.0 oz / 1000 sq ft		980 oz	\$4,66	3.09
August	16-0-8	_	.0 lb / 1000 sq ft		4,200 lbs	\$4,66	3.09
October	15-0-15 + Pre M		.0 lb / 1000 sq ft		4,200 lbs	\$4,66	3.09
		PALU	M (per specifications:			1	
MONTH	FORMULA		PLICATION RATE		OTAL POUNDS		COST PER
		(LBS. N/1000 SF)	PR	ODUCT TO BE	AP	PLICATION
					APPLIED		
No Doopo	lum and an property besides	Doon	alum Natatum (Comm	on N	ama Pahia, which i	o inal	udod bolow)
No Paspalum sod on property besides P		rasp	alum Notatum (Comi	IOH IN	ame bama, willom	S IIICI	uded below)
	B	AHIA	(per specifications in l	Part 2)		
MONTI	H FORMULA		APPLICATION RA	ATE	TOTAL POUN	DS	COST PER
			(LBS. N/1000 SF	7)	PRODUCT TO	BE	APPLICAT
					APPLIED		ION
March	15-0-15 + Pre M		1.0 lb / 1000 sq ft		8,700 lbs		\$8,748.85
April	21-00-00		0.5 lbs / 1000 sq/ft		4,350 lbs		\$8,748.85
June	24-0-11		1.0 lbs / 1000 sq/ft	8,700 lbs			\$8,748.85
August	0-0-6 + Pre M		` 2.0 oz / 1000 sq/ft		2,400 oz		\$8,748.85
October	16-0-8		1.0 lb / 1000 sq ft		8,700 lbs		\$8,748.85

ORNAMENTALS (per specifications in Part 2)							
MONTH FORMULA		APPLICATION RATE	TOTAL POUNDS	COST PER			
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION			
			APPLIED				
March	8-10-10	4.0 lbs / 1000 sq ft	4,500 lbs	\$5,461.87			
June	8-10-10	4.0 lbs / 1000 sq ft	4,500 lbs	\$5,561.87			
October	8-10-10	4.0 lbs / 1000 sq ft	4,500 lbs	\$5,461.87			

PALMS (per specifications in Part 2)						
MONTH FORMULA		APPLICATION RATE	TOTAL POUNDS	COST PER		
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION		
			APPLIED			
March	8-2-12 + 4MgMn	1.5 lbs / 100 sq/ft	780 lbs	\$1,222.90		
June	8-2-12 + 4MgMn	1.5 lbs / 100 sq/ft	780 lbs	\$1,222.90		
September	8-2-12 + 4MgMn	1.5 lbs / 100 sq/ft	780 lbs	\$1,222.90		
November	8-2-12 + 4MgMn	1.5 lbs / 100 sq/ft	780 lbs	\$1,222.90		

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS								
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER				
		FERTILIZED	PRODUCT TO BE	APPLICATION				
		(i.e., Crapes, Loropetalum)	APPLIED					

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

Pest Control	(All labor and materials)	\$ 3,200	Yr.
		(if entire pesticide allowance is requ	iired) ;

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OTC In	iections (All labor and materials)
\$	/Yr. (based on quantities below)
(OTC in	jections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Paurotis Palm	12			
Bismark Palm	42		·	
Sabal Palm	3		·	
Cabbage Palm	97		_	

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informa	tional purposes	only, please	provide a cost to	o apply Top C	hoice for the a	innual contro	l of
fire ants in a	ıll Highlighted I	Landscaped	Areas Designate	d as Parks and	l clubhouse as	described in	Scope
of Services.	\$ 4,250	/ Yr.					

Top Choice application will be performed at the sole discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

Irrigation (All labor and materials)	\$ <u>10,848</u>	/Yr.
- Freeze Protection (description of ability) Acquir annual beds. Staple cloth to the ground for the du the cloth within 48 hours of the warnings being lift application	uration of the freezing weather, plannir	ng removal of
After hours emergency service hourly rate \$ 110 /	/hr. (i.e. broken mainlines, pump & wel	ls, etc.)
Contractor shall provide a list of additional charge maintenance as a separate price from this bid.	es and pricing for such items other than	ı routine
PART 5		
Based on quantities determined by Cont Contractor shall install:	tractor's field measurements at	time of bidding
CY Medium Pine Bark Mulch per	specs for top-dressing at \$ 87	/CY
Installation of Pine Bark Mulch (medium) ((do not include in Grand Total)	(All labor and materials) \$ 59,943	/Yr.
Each top-dressing shall The DISTRICT reserves the right to sub-	leave all beds with a depth of 3" contract any mulching event to an	outside vendor

Annual Installation (All labor and materials)
The District reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at $$_3.98$ /annual

\$ 25,870 /rotation

\$ 103,480 /Yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - Thi	is is what contract w	ill be written	for)	
§ 433,856 /Yr.				
		457.740		
FIRST ANNUAL RENEWAL		\$ 457,718	/	Yr.
SECOND ANNUAL RENEWAL		\$ <u>482,892</u>		Yr.
THIRD ANNUAL RENEWAL		\$ 509,451		Yr.
Contractor/Firm Name Sunrise Landsca	ane			
Contractor/Firm Name Sunrise Landsca	1 PC			
Firm Address 5100 W Kennedy Blvd, Suite	325			
City/State/Zip_ Tampa, FL 33609				
Phone Number 813-459-7220	_Fax Number		-	
Name and Title of Representative Cory Fen	ech			
	(Please Print)		•	
Representative's Signature				
Date4/26/24	_			
ADDENDA – Bidder acknowledges the receipt	t of Addendum No.'s			
13	4	5		
Dated this	day of		_, 2024	

Sunrise provides maintenance services and horticulture services to the common COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:	Cory Fenech - Sunrise Landscape	DATE:	4/26/24	

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
3	60" Mower	1	Tampa Sunrise Branch - solely NPI
Grouped	Power Equipment (Edgers, Line Trimmers, etc	_{:.)} 1	Tampa Sunrise Branch - solely NPI

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

pecifically train proposed staffi similar project	ned individuals who will managing levels, etc. Skill set includes. Please include resumes, cert	les certification, technical training,
Years Exp.	Position/Certifications	Duties and Responsibilities
22	GM - Tampa Maintenance	
17	Veteran Account Manager	Please see attached "Leadership" pg
25	Certified Pest Control Operator ISA Certified Arborist Certified Horticulture Professional	Please see attached "Leadership" pg
9	Irrigation Specialty Contractor General Contractor Licensed	Please see attached "Leadership" pg
<u>els</u>		
rs, and 4 will be utilize	Technical personnel. In ad	dition, list any personnel with
Years Exp.	Position/Certifications	Duties and Responsibilities
		Confer with Tom (AM) on ideas and implementatio and distribute guidance to crew. On site.
5		Conduct high level maintenance at the guidance of Tom and Crew Lead
		Monthly inspections and maintenance while working closely with Craig
ert)		Confer with Guillermo and conduct the implementation of Pest + Fert program laid out in bid above while managing any issues that may arise
	rvisory Person Years Exp. 22 17 25 9 els e and Irrigations, and 4 will be utilized ist, etc.) Years Exp.	proposed staffing levels, etc. Skill set includes similar projects. Please include resumes, cert revisory Personnel Years Exp. Position/Certifications 22 GM - Tampa Maintenance 17 Veteran Account Manager Certified Pest Control Operator ISA Certified Arborist Certified Horticulture Professional 9 Irrigation Specialty Contractor General Contractor Licensed etc. etc. rvisory Personnel Years Exp. Position/Certifications 24 GM - Tampa Maintenance Certified Pest Control Operator ISA Certified Arborist Certified Horticulture Professional Irrigation Specialty Contractor General Contractor Licensed etc. etc. Years Exp. Position/Certifications Years Exp. Position/Certifications

2.	Experience	(30 Points Pos	ssible)	(Points Awarded)				
	(E.g., past & current record and experience rk previously awarded to the firm; past performatentory of all equipment, etc.)								
1.	Project Name/Location: Del Webb Bayview	V							
	Contact: Deborah Mason Contact Phor	ne: 309-241-86	82						
	Project Type/Description: Large community	Project Type/Description: Large community in Parrish, FL							
	Dollar Amount of Contract: Approx \$795,0								
	Your Company's Detailed Scope of Service								
	Sunrise provides full service maintenance t	_							
	as the homes which include maintenan	ce, irrigation, a	and hor	ticultur	e services.				
	Duration of Contract: START DATE: 8/	2022	END I	DATE:	Ongoing				
2.	Project Name/Location: Waterset Central	CDD							
	Contact: Ruben Durand Contact Phon	ne: 813-533-295	50						
	Project Type/Description: Large CDD in F	Project Type/Description: Large CDD in Hillsborough County							
	Dollar Amount of Contract: Approx \$315,0	Dollar Amount of Contract: Approx \$315,000							
	Your Company's Detailed Scope of Services for Project:								
	Sunrise provides maintenance services and horticulture services to the common								
	areas within the CDD.								
	Duration of Contract: START DATE: 6/20	021	END I	DATE:	Ongoing				
3.	Project Name/Location: Waterset North CD	D							
		ne: 813-533-295	50						
	Project Type/Description: Large CDD in Hi	llsborough Cou	nty						
	Dollar Amount of Contract: Approx \$545,0								

Experience cont.		
Duration of Contract: START DATE: 6/2021	END DATE:	Ongoing
Project Name/Location: Waterset South		
Contact: Ruben Durand Contact Phone: 813-533-2	2950	
Project Type/Description: Large community in Hillsborou	igh County	
Dollar Amount of Contract: Approx \$100,000		
Your Company's Detailed Scope of Services for Project:		
Sunrise provides full service maintenance and horticulture	re services to all	common areas
Duration of Contract: START DATE: 9/2023	END DATE:	Ongoing
	END DATE:	Ongoing
Project Name/Location: Hawkstone CDD		Ongoing
Project Name/Location: Hawkstone CDD Contact: Allison Martin Contact Phone: 941-773-6		Ongoing
Project Name/Location: Hawkstone CDD Contact: Allison Martin Contact Phone: 941-773-6 Project Type/Description: CDD in Riverview, FL		Ongoing
Project Name/Location: Hawkstone CDD Contact: Allison Martin Contact Phone: 941-773-6 Project Type/Description: CDD in Riverview, FL Dollar Amount of Contract: Approx \$80,000		Ongoing
Project Name/Location: Hawkstone CDD Contact: Allison Martin Contact Phone: 941-773-6 Project Type/Description: CDD in Riverview, FL Dollar Amount of Contract: Approx \$80,000	413	
Project Name/Location: Hawkstone CDD Contact: Allison Martin Contact Phone: 941-773-6 Project Type/Description: CDD in Riverview, FL Dollar Amount of Contract: Approx \$80,000 Your Company's Detailed Scope of Services for Project:	413	
Project Name/Location: Hawkstone CDD Contact: Allison Martin Contact Phone: 941-773-6 Project Type/Description: CDD in Riverview, FL Dollar Amount of Contract: Approx \$80,000 Your Company's Detailed Scope of Services for Project: Sunrise provides full service maintenance, irrigation	413	

Experience cont.

An additional five (5) points will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

Has you	ur company had previous L	andscape Maintenanc	e and Irrigati	ion experie	ence with other
Commu	unity Development Districts	within the past three	(3) years?	YES X	_NO
	lease fill in information below				
Project ?	Name/Location: North River	Ranch CDD (Little Rive	r Way, Parris	h, FL 3421	9)
Contact	: Charles Varah	Phone: 941-928-234	9\$ amt.	.: <u>Approx \$</u>	490,000
	ompany's Scope of Services for cape on site. Sunrise also provides unity				
Duration	n of Contract: START DATE	.: 6/2020 <u> </u>	END DATE:	Ongoing	
	(5 Points Poss	ible) (Points A	Awarded – T		r "0" or "5") 320,808
3. <u>1</u>	Understanding Scope of RF	<u>P</u> (15 Poin	nts Possible)	(Po	ints Awarded)
requeste specific	Does the proposal demonstrated? Does it provide all informations, pricing, scheduling, stand information requested be rvices?	nation as requested by affing, qualifications, e	the District indtc.? Have all d	cluding pro documents l	duct been completed as
4.	<u>Price</u>	(20 Poin	nts Possible)	(Po	ints Awarded)
4 of the BE COMANY A upon a f	A full twenty (20) points will Scope of Services (the Contr NSIDERED WHEN AWARD NNUAL RENEWALS. All of the love of the Possible in this part of the Possible in the Points of the Possible in the Po	act Amount). AN AVE. DING POINTS FOR PR other proposers will reco w bid by the proposer's	RAGE OF AI ICING - THE eive a percent	LL YEARS E INITIAL age of this	' PRICING IS TO TERM AND amount based
points. On number 15.85 of then mu	actor "A" turns in a bid of \$Contractor "B" turns in a bid of points possible (20). (210, f 20 possible points. Contract altiplied by the number of tor "C" will receive 9.88 of 2	of \$265,000. Bid "A" is $000/265,000$) x $20 = 15$ for "C" turns in a bid or points possible (20). (2)	s divided by B 5.85, therefore f \$425,000. B	Bid "B" ther e, Contractorid "A" is d	n multiplied by the or "B" will receive ivided by Bid "C"
5.]	Reasonableness of ALL Nui	mbers (5 Point	ts Possible)	(Po	ints Awarded)
costs (ir	Up to five (5) points will be a neluding, but not limited to fe easurements) provided in Part	rtilizer quantities, mulc			
<u> </u>	Proposer's Total Score	(100 Points Possible)	(Points A	warded)

Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 05/17/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT Chayla Deitz, CISR, CIC				
Stahl & Associates Insurance, Inc.		PHONE (A/C, No, Ext): (727) 391-9791 FAX (A/C, No): (727)	393-5623			
110 Carillon Parkway		E-MAIL ADDRESS: certificatesstpete@stahlinsurance.com				
		INSURER(S) AFFORDING COVERAGE				
St. Petersburg	FL 33716	INSURER A: FCCI Insurance Group	10178			
INSURED		INSURER B: National Trust Insurance Co	20141			
SR Landscaping, LLC DBA: Sunrise Landscape		INSURER C: Monroe Guaranty Ins Co	32506			
5521 Baptist Church Rd.		INSURER D:				
		INSURER E :				
Tampa	FL 33610	INSURER F:				

COVERAGES

CERTIFICATE NUMBER: 2022 SR Landscaping

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

NSR LTR	TYPE OF INSURANCE	ADDL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	S
	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE COCCUR	II CO			,,,,,,		EACH OCCURRENCE DAMAGE TO RENTED	s 1,000,000 s 1,000,000
	CEAIMS-MADE OCCOR						PREMISES (Ea occurrence) MED EXP (Any one person)	s 10,000
Α		Y	Y	GL10007322901	10/01/2022	10/01/2023	PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$ 2,000,000
	POLICY X PRO-						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:						Section of the second of the	\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
	X ANY AUTO	Y		CA10007328201	10/01/2022	10/01/2023	BODILY INJURY (Per person)	\$
Α	OWNED SCHEDULED Y AUTOS ONLY AUTOS		Y				BODILY INJURY (Per accident)	s
	X HIRED NON-OWNED AUTOS ONLY		17				PROPERTY DAMAGE (Per accident)	\$
							Medical payments	\$ 5,000
	➤ UMBRELLA LIAB ➤ OCCUR		11)				EACH OCCURRENCE	\$ 5,000,000
A/B	EXCESS LIAB CLAIMS-MADE	Y	Y	10008019500 / 78190775	10/01/2022	10/01/2023	AGGREGATE	\$ 5,000,000
	DED X RETENTION \$ 0							s
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		111				X PER STATUTE OTH-	
C	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A	Y	WC010007323101	10/01/2022	10/01/2023	E.L. EACH ACCIDENT	s 1,000,000
0	(Mandatory in NH)	N/A	- 1	WOO 10007 323 10 1	10/01/2022	10/01/2023	E.L. DISEASE - EA EMPLOYEE	s 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below		147			1	E.L. DISEASE - POLICY LIMIT	s 1,000,000
A	Leased/Rented Equipment			CM10007323001	10/01/2022	10/01/2023	Max Per Item Occurrence Deductible	\$200,000 \$200,000 \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
For Informational Purposes	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx	AUTHORIZED REPRESENTATIVE Kelly L Potaler

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ACORD 25 (2016/03)

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Form W-9 (Rev. October 2018) Department of the Treasury

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Internal	Revenue Service Go to www.irs.gov/r-ormw9 for in Name (as shown on your income tax return). Name is required on this line;			mat	ion.					_			
Print or type. See Specific Instructions on page 3.	SR Landscaping LLC	do not loave the line blank.											
	2 Business name/disregarded entity name, if different from above Sunrise Landscape												
	Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.						4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):						
	☐ Individual/sole proprietor or ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate single-member LLC						Exempt payee code (if any)						
	X Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) C												
	Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.						Exemption from FATCA reporting code (if any)						
	Other (see instructions) ▶						(Applies to accounts maintained outside the U.S.)						
	The property of the state of th						and address (optional)						
	5521 Baptist Church Road												
	6 City, state, and ZIP code												
	Tampa, FL 33610												
	7 List account number(s) here (optional)												
Par	Taxpayer Identification Number (TIN)							-					
	your TIN in the appropriate box. The TIN provided must match the na	me given on line 1 to avoid Social se					ecurity number						
	ip withholding. For individuals, this is generally your social security nu	mber (SSN). However, for a										111	
	ent alien, sole proprietor, or disregarded entity, see the instructions fo es, it is your employer identification number (EIN). If you do not have a						7		- 3				
TIN, la		or											
	If the account is in more than one name, see the instructions for line	. Also see What Name and Employer				er ic	r identification number						
Number To Give the Requester for guidelines on whose number to enter.							2	7 8	8	1	0	7	
				8	4					•	Ü		
Par										_			
	r penalties of perjury, I certify that:												
2. I an Ser	number shown on this form is my correct taxpayer identification nur n not subject to backup withholding because: (a) I am exempt from b vice (IRS) that I am subject to backup withholding as a result of a fail- longer subject to backup withholding; and	ackup withholding, or (b) I have	not	been	no	tified	by the	e Inter				
	n a U.S. citizen or other U.S. person (defined below); and												
	FATCA code(s) entered on this form (if any) indicating that I am exer	npt from FATCA reportir	ng is cor	rect									
you ha	ication instructions. You must cross out item 2 above if you have been ave failed to report all interest and dividends on your tax return. For real estition or abandonment of secured property, cancellation of debt, contributhan interest and dividends, you are not required to sign the certification,	estate transactions, item 2 itions to an individual retir	2 does no rement a	ot ap	oply. I	For ent (morto	gage in and g	nterest eneral	t pai	d, aym	ents	
Sign Here	Signature of U.S. person ►		Date ►	Ma	y 23, 2	2023	1						
Gei	neral Instructions	Form 1099-DIV (di funds)	ividends	, inc	cludin	ig th	nose	from s	tocks	or	mut	ıal	
Section	on references are to the Internal Revenue Code unless otherwise .	Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)											
relate	e developments. For the latest information about developments d to Form W-9 and its instructions, such as legislation enacted	Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)											
	hey were published, go to www.irs.gov/FormW9.	 Form 1099-S (proceeds from real estate transactions) 											
Pur	pose of Form	 Form 1099-K (merchant card and third party network transactions) 											
inform	dividual or entity (Form W-9 requester) who is required to file an nation return with the IRS must obtain your correct taxpayer	 Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) 											
	fication number (TIN) which may be your social security number , individual taxpayer identification number (ITIN), adoption	Form 1099-C (canceled debt)											
taxpa	yer identification number (ATIN), or employer identification number	Form 1099-A (acquisition or abandonment of secured property)											
amou	to report on an information return the amount paid to you, or other nt reportable on an information return. Examples of information is include, but are not limited to, the following.	Use Form W-9 on alien), to provide you	ur correc	ct TI	IN.								
	n 1099-INT (interest earned or paid)	If you do not retur be subject to backu later.											





Cory Fenech

Business Development

CFenech@sunriselandscape.com | 813-459-7220



NORTH PARK ISLE CDD

WEEKLY WORK JOURNAL

(this form must be filled out at the end of each weekly visit and turned in to the clubhouse office)

DATE:
DESCRIPTION OF WORK PERFORMED TODAY:
LOCATIONS:
ISSUES REQUIRING ATTENTION:
(Please notify District Rep. if any)

NORTH PARK ISLE CDD PEST MANAGEMENT REPORT

DATE:	
SYMPTOMS:	
LOCATION:	
PROBABLE CAUSE OF DAMAGE: _	
ESTIMATED MATERIALS REQUIRE	ED FOR TREATMENT:
	OR'S NAME:
NORTH PARK ISLE REPRESENTAT	TVE NAME:
THE INVOICE FOR THIS WORK MUS EQUEST)	ST MATCH THE DESCRIPTION OF THIS SERVI

NORTH PARK ISLE CDD IRRIGATION REPAIR REQUEST FORM

DATE:	
DAMAGE:	\$1,2
LOCATION:	
PROBABLE CAUSE OF DAMAGE:	

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES AGREEMENT

North Park Isle Community Development District, a local unit of special-
purpose government established pursuant to Chapter 190, Florida Statutes, being
situated in Hillsborough County, Florida, and having offices at c/o Inframark,
2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("District"); and
(the "Contractor," and collectively
with the District, the "Parties").

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping, and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain Landscape Maintenance and Irrigation services; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

- 1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.
- 2. SCOPE OF SERVICES. The Contractor shall provide the services described in the Scope of Services attached hereto as EXHIBIT A and for the areas identified in the Landscape Maintenance and Irrigation Areas Exhibit attached hereto as EXHIBIT B ("Work"). The Contractor agrees that the Landscape Maintenance and Irrigation Areas Exhibit attached hereto as EXHIBIT B is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any

such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. Contractor shall be required to provide a full and properly staffed work crew on site five (5) days per work week, which shall include a minimum daily work crew of [TBD]. The Contractor shall assign the same work personnel and supervisors to North Park Isle to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. Contractor is responsible for vehicular safety within the community and shall use orange safety cones in addition to the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates the District Manager and the North Park Isle Field Operations Manager to act as the District Representatives. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month. Further, at the request of the District, the Contractor agrees to meet the District Representatives at least once per week to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the

District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District. If the Contractor does not respond or take action within the specified time period, and subject to Section 17, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor \$100 per day as liquidated and agreed damages, and not as a penalty; to withhold some or all of the Contractor's payments under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the work is properly done by the Contractor, and it is the Contractor's responsibility to perform the work in accordance with this Agreement.

- 5. **SUBCONTRACTORS.** The Contractor shall not award any of the work to any subcontractor without prior written approval of the District, except as it pertains to bush hogging or bush hogging services. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
- 6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date first written above, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin on the date first written above and end _____ ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, and unless terminated pursuant to the terms of this Agreement, this Agreement shall automatically renew on the same terms up to three times and for one year periods each starting [DATE].
- b. As compensation for the Work, the District agrees to pay Contractor the amounts set forth in the Bid Proposal Form submitted by Contractor included in EXHIBIT A. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT C**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's bid pricing (attached as part of **EXHIBIT A**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

- d. Payments by District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
- e. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid.

8. INSURANCE.

- a. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Employer's Liability Coverage with limits of at least \$500,000 per accident or disease.
 - iii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors

- Coverage for bodily injury and property damage in connection with subcontractors' operation.
- iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and shall have limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.
- b. The District, its staff, supervisors and consultants shall be named as additional insureds (except with respect to the Worker's Compensation Insurance). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-/VII.
- c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

9. INDEMNIFICATION.

- a. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in section 768.28, Florida Statutes or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

- 10. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.
- 11. ACCEPTANCE OF THE SITE. By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, 2020 that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, and except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
- 12. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:
 - (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
 - (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.
 - (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
 - (d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
 - (e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as Bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
 - (f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

- Su (g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
 - (h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.
- keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.
- 14. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- 15. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- 16. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- 17. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost

profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

- 18. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- 19. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
- 20. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- 21. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- 22. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the **EXHIBITS**, this document and the **EXHIBITS** shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency / conflict, this document shall control.
- 23. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.
- 24. **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 the District and the Contractor.
- 25. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

26. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: North Park Isle Community

Development District

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607 Attn: District Manager

With a copy to: Straley Robin Vericker

1510 W. Cleveland St. Tampa Florida 33606 Attn: Kathryn Hopkinson

B.	If to the Contractor:	
		Attn:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- 27. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- 28. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be in the county in which the District is located.
- 29. **PUBLIC RECORDS**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b)

upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

 \mathbf{IF} THE CONTRACTOR HAS **OUESTIONS** REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813)873-7300, OR \mathbf{BY} **EMAIL** AT BRYAN.RADCLIFF@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

30. **PUBLIC ENTITY CRIMES**. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 31. **SCRUTINIZED COMPANIES**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
 - 32. **E-VERIFICATION**. Pursuant to Section 448.095(2), Florida Statutes,
 - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has

- any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
- c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 33. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 33. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel.
- 34. 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 any doubtful language will not be interpreted or construed against any party.
- 35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:	NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
By:	By:
□ Secretary□ Assistant Secretary	□ Chairperson□ Vice Chairperson
	Date:
ATTEST:	
By:	
Its:	Its:
	Date:
it A: Fee Schedule & Scope of it B: Landscape Maintenance	Services and Irrigation Areas Exhibit

Exhibi

Exhibi

Exhibit C: Additional Services Order

EXHIBIT "A"

FEE SCHEDULE & SCOPE OF SERVICES

EXHIBIT "B"

LANDSCAPE MAINTENANCE AND IRRIGATION AREAS

EXHIBIT "C"

FORM

ADDITIONAL SERVICES ORDER

NORTH PARK ISLE CDD ADDITIONAL SERVICES ORDER (ASO)

FOR ILLUSTRATION PURPOSES ONLY. DO NOT USE THIS FORM -Contact District Manager for Finalized Form-

					Date: N	M/DD/YYYY
Cor	tractor's Name:				ASO #: 0	1
				District Manager: Bryan Rac		eliff
Pro	ect Manager's Ema	il:				reezehome.com
Contractor's Address:			District Address:	1540 Intern Lake Mary	ational Parkway , FL 32746	
Cor	tractor's Phone:			District Phone:	(813) 565-4	1663
Cor	tractor's Facsimile:					
	<u>ltem #</u>	Item Description	<u>Unit</u>	<u>Unit Cost</u>	Quantity	<u>Total</u>
	1			\$0.00	0.00	\$0.00
	2			\$0.00	0.00	\$0.00
	3			\$0.00	0.00	\$0.00
	4			\$0.00	0.00	\$0.00
	5			\$0.00	0.00	\$0.00
	Net Change:	\$0.00	_	Amount This ASO:		\$0.00
				ASO Amount To Date	e:	\$0.00
			Original Agreement Amount:		\$0.00	
				Revised Agreement	Amount:	\$0.00
	son for Additional	Services Order, Please Explai	n:			

Services Order will be disregarded. The District reserves the right to modify the Additional Services Order Form at any time. North Park Isle Community Development District - Landscape Maintenance and Irrigation Services Original Agreement: Agreement Signed & Dated: IN WITNESS WHEREOF, the parties hereto have executed this Additional Services Order to be effective as of the later of the two dates set forth below. **OWNER: CONTRACTOR:** NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government By: By: Name: Name: Title: Title:

Date:

In the event of a conflict between the terms and conditions set forth in this Additional Services Order with the terms and conditions in the Agreement, the terms and conditions of the Agreement will govern and the conflicting terms contained in the Additional

Date:

MAINTENANCE MAP /PLAN







OUR SERVICES

• More Than Just Maintenance

QAULIFICATIONS

Certifications & Licenses

PORTFOLIO

Juniper Communities

Submitted by:

Bonnie C. Marshall Client Relations Manager

Phone: 352-316-0264



April 29,2024

Dear Bryan Radcliff & Board of Directors:

Thank you for the opportunity to be a part of your landscape maintenance contract bidding process for NORTH PARK ISLE CDD. At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs. Our commitment to quality, dependability, and industry best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

Juniper has been servicing communities throughout Florida for over 20 years and our skilled teams are dedicated to your landscape initiatives.

We look forward to having the opportunity to work with you and to discuss the enclosed information. If you have any questions, please contact me at 352-316-0264.

Thank you,

Bonnie Marshall

Bonnie C. Marshall Client Relations Manager

352-316-0264

<u>Bonnie.Marshall@JuniperLandscaping.com</u> <u>Junipercares.com</u>

ROOTED IN FLORIDA HOW IT ALL STARTED

Juniper was founded in 2001 on a small farmhouse in Fort Myers, Florida. This location now serves as our corporate headquarters, though we have had to add a few more buildings. Over 20 years ago we started with the commitment to provide the best value and an on-time project. This commitment has helped Juniper grow from a small custom landscape operation with just a few employees to multiple locations throughout Florida. A lot has changed over the last 20 years, and we pride ourselves on the technology, service, and quality we continue to provide.

Juniper was founded in Florida and all our leadership team lives in-state.



CENTRAL

ORLANDO OCALA BELLEVIEW WESLEY CHAPEL LAKELAND LITHIA

WEST COAST

NAPLES BONITA SPRINGS **FORT MYERS VENICE** SARASOTA **BRADENTON TAMPA**

EAST COAST

FORT LAUDERDALE **WEST PALM** VFRO BFACH PORT ST LUCIE **MELBORNE VIERA**

COMPANY OVERVIEW SERVICES & QUALIFICATIONS



DESIGN



BUILD



MAINTAIN



Resources & Qualifications

- 1,800+ Team Members
- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural
 Professionals
- FNGLA Certified Landscape
 Contractors
- ISA Certified Arborists
- In-house Agronomist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer



LOCAL BRANCHES

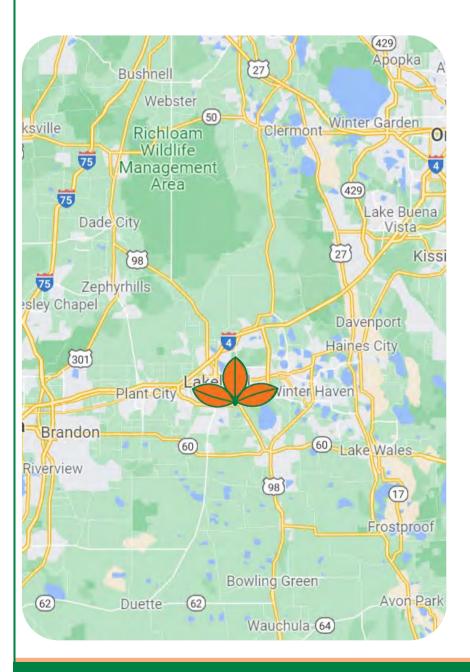
YOUR LOCAL LANDSCAPE EXPERTS



LAKELAND

3545 Waterfield Rd. Lakeland, FL 33803

Our Juniper team members live in your area and are familiar with the local landscape palette.



We provide you with complete landscape services:

- Maintenance
- Irrigation
- Fertilization
- Pest Control
- Arbor Care
- Seasonal Color
- Storm Prep/Recovery
- Landscape Design
- Installation



CLIENT TEAM

RESOURCES



DESIGN - SUPPORT TEAM

- IA Certified Irrigation Designers
- Landscape Designers
- Landscape Architects

BUILD - SUPPORT TEAM

- State Licensed Irrigation Designers
- Licensed Hunter & Rain Bird Installer
- Certified Landscape Contractors

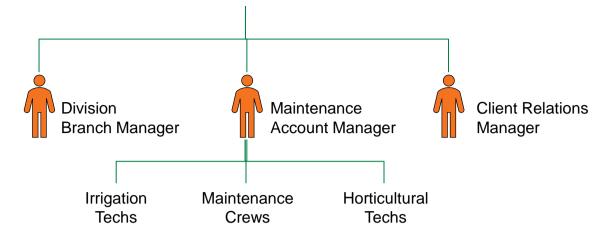
MAINTAIN - SUPPORT TEAM

- Certified Horticultural Professional
- State Licensed Certified Pest Control Operator
- State Licensed Irrigation Contractor
- ISA Certified Arborists
- In-House Agronomist

- A Sense of Urgency
- A Constant Communicator
- Mission Over Ego
- We Do What We Say
- Relentless
- Grow and Adapt



JUNIPER CLIENT TEAM



BRANCH MANAGER

Oversees the overall quality of the project, ensures contract items are completed timely and communication reports are being completed. Works with account manager on managing all tree pruning and enhancements.

ACCOUNT MANAGER

Works with association manager on updating of schedules and the quality control and verification of completion of work orders. Manages all service requests related to maintenance services and manages crews to meet scheduled services.

IRRIGATION TECHNICIAN

Performs inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned into the property manager for authorization.

FERTILIZATION & PEST CONTROL TECHNICIAN

Performs regular inspections for shrub and lawn damaging insects such as mealybugs, aphids, spider mites, chinch bugs, sod webworms, and grubs.

TURF MANAGEMENT

Our account managers perform regular inspections for lawn damaging insects such as chinch bugs, sod webworms, and grubs. This, combined with our comprehensive irrigation and fertilization program, will keep turf areas thick and healthy.

SHRUB MANAGEMENT

Detailing includes trimming and pruning of all shrubbery, ornamental trees, and groundcover, removal of tree suckers, as well as the defining of bed lines and tree saucers. Our "weed first" approach ensures the spraying of pre and post emergent herbicides and pulling existing weeds is the project foreman's priority.

FERTILIZATION & PEST CONTROL

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.

WATER MANAGEMENT

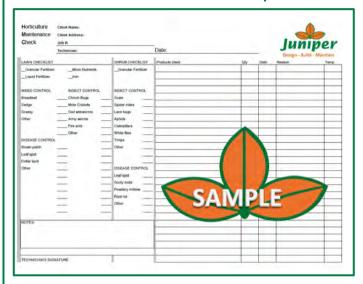
Juniper's water management team will effectively work to conserve your water supply. Water management is the key to a healthy landscape. By properly monitoring water quality and output, Juniper is able to establish a resilient root system while minimizing disease and pests. This multi-step process requires continuous review from environmental, operational and management teams.

SERVICE REPORTS & MAPS

SAMPLES



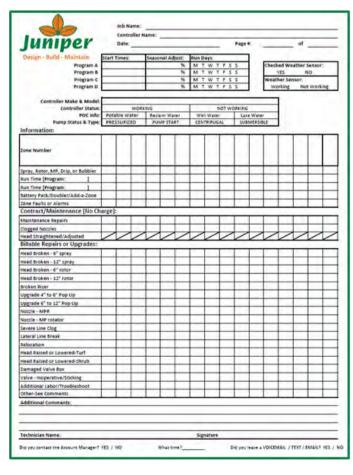
Fertilization & Pest Reports

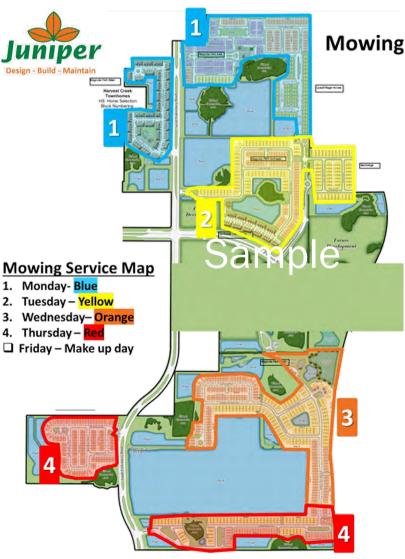


Regular service schedule maps are created for each community.

Service Rotation Map

Irrigation Reports







At Juniper, we understand that each project is unique because no two clients are the same. We bring a straightforward, focused analysis to each property's individual needs.

Our commitment to quality, dependability, and industry-best practices drives us forward. This commitment empowers us to meet our clients' requirements and to serve their expanding needs as our relationship continues to grow.

START UP: FIRST 60 DAYS



LANDSCAPE MAINTENANCE

SERVICE REQUEST MEETING

Meet with association management to review and prioritize all open service requests and any outstanding work orders.

JUNIPER ADVANCE PROPERTY MAPPING

Complete drone flight of community and upload mapping.

DETAILED PROPERTY REPORT

A detailed report with photos will be submitted to the BOD/Manager to provide insight into the areas that can be improved quickly, as well as those that may take additional work. This thorough report will give a point of reference of where the property was at take over and act as a benchmark for future performance.

■ SCHEDULE OF SERVICES MAP

Production team is working on the schedules that will be provided to the HOA.

- ☐ Irrigation Wet Check Schedule
- Mowing Schedule
- □ Shrub Pruning Schedule

PROPERTY MOWING TECHNIQUES

Uniformed crews begin proper and corrective mowing techniques using daily sharpened and clean blades, mowing at a proper height for the St. Augustine turf areas.

PROPER PRUNING TECHNIQUES

Uniformed crews begin proper and corrective pruning techniques, using clean, sharp shears and loppers.

WEED CONTROL

Uniformed crews begin weeding and cleaning of beds, applying herbicides, and correcting bed lines.

IRRIGATION

Set meeting with management and landscape/irrigation committee to discuss open items along with any concerns, and to set the starting point for the irrigation maintenance check.

START UP: FIRST 60 DAYS



FERTILIZATION AND PEST CONTROL

ADDRESS IMMEDIATE ISSUES

Areas with active pest issues will be addressed immediately.

L&O EVALUATION REPORT

A detailed report which evaluates the property based on the health and vigor of the lawn and landscape will be submitted to the BOD/Manager.

SOIL TESTING

Collect soil samples from various locations of the property to send to A&L Labs or to the University of Florida for analysis. This data is the basis of how we will tailor the fertilization program going forward.

CORRECTIVE PLAN

Areas with pest, fungus, or weeds will be documented with pictures and a corrective plan will be put in place. Weed varieties or pest issues that cannot be eliminated due to environmental conditions and/or restrictions will also be documented and brought to the BOD/Property Manager's attention.

Ц	Begin treatment of turf/shrub damaging insects	
	Begin treatment of turf/shrub disease	
_	Design fortilization of turn areas	

- Begin fertilization of turf areas.
- ☐ Begin fertilization of shrub bed areas, trees and palms

ANNUAL FLOWER DISPLAY

■ PLAN TO IMPROVE ANNUAL FLOWER DISPLAYS

- ☐ Review soil conditions (soil amendments may be needed).
- ☐ Provide options based on season.
- ☐ Work with landscape committee to develop plan for the entire year so we can look at contract growing flowers.

START UP: FIRST 60 DAYS



INITIAL IRRIGATION INSPECTION

Review system pressure and typical zone GPM.

Begin to identify/label the irrigation zones.

Optimize program run times.

Evaluation of all key elements of the irrigation system with an Initial Irrigation Evaluation Report to be submitted to the BOD/Manager.

Our irrigation team along will inspect all irrigation controllers & review functionality. We will be looking for faulted communication errors & abnormal milliamp usage which could also cause intermittent communication issues between controllers & valves. Controllers will also be inspected for proper grounding & grounding rods.

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	Inspect for faulty zones.
	Inspect all wire connections.
	Once functioning, inspect zone for functionality & coverage.
	Check if components are still under manufacture warranty.
	All sprinkler heads will have been cleaned or nozzles replaced and adjusted per contract.
	Any immediate changes made during the evaluation per our contract will be noted and reported.
	Increase runtimes for zones that have been showing signs of drought stress.
	Any major repairs that may be needed will be submitted in the form of a proposal.
PF	ROGRAMMING & OPTIMIZATION
	Review all run time programming.

Make suggestions for optimization to improve communication & efficiencies.

CUSTOMER CARE

ON-SITE MANAGEMENT

People make the difference. We understand that for many residents, speaking in person with a manager is preferable. For this reason, a manager always accompanies Juniper crews & is available on-site for communication & problem-solving.

24/7 EMERGENCY SERVICES

When the unforeseen happens, we will be there when you need us. Call our dedicated number for 24/7 support.

IN-HOUSE CUSTOMER CARE TEAM

We believe that providing great customer service is key providing the best in landscape services. To that end we create department dedicated to supporting residents, account managers & field teams.

To assist owners with maintenance and irrigation concerns, Juniper offers homeowners multiple options:

Option 1:

Visit <u>www.junipercares.com</u> and click on "Community Service Request." Create a ticket by following the simple prompts.

Option 2:

Email

<u>customerservice@juniperlandscaping.com,</u> noting the concern.

Option 3:

Call Customer Service at (239) 561-5980 to speak with a representative.



JUNIPER SYNC WORK ORDER SYSTEM

Utilize our online work order system to create & track work orders for your property. Managers & residents can easily create an account to use immediately.

Highlights

- Live Dashboard/ Ticket Summary
- Ticket Aging
- Custom Filters
- Detailed Reporting
- Community Maps
- Knowledge Base
- Give a Gold Star





April 26, 2024

North Park Isles CDD Plant City, Florida

RE: North Park Isles CDD

Dear Board of Directors,

Juniper Landscaping of Florida, LLC is pleased to submit our proposal for the landscape maintenance and irrigation maintenance services of North Park Isles CDD.

Juniper Landscaping currently maintains multiple CDD's just like North Park Isles CDD and is very familiar with the property procedures and protocols. Since managing these properties, I am confident you will find that we have made improvements and built relationships with those CDD's. We feel confident we can make the same improvements at North Park Isles CDD if given the opportunity.

Josh Burton, Matthew Dean and Angel Rivera, have all worked for National and/or Regional landscape firms and in their role, personally managed large CDD's similar to North Park Isles CDD. Our collective experience spans over 50 years of professional landscape maintenance and construction management. More importantly, we have the passion and determination to grow our firm on a foundation of quality workmanship our client's demand.

Our approach to managing North Park Isles CDD is based on the demands as the project manual describes. We feel the most effective approach is to have a team led by both a Branch Manager and Account Manager who will collaborate and coordinate the workflow of a team of 11 staff members. The Account manager and staff will report to the community 3 day per week. In addition to the overseeing Branch Manager, the team will include the following:

- (1) Account Manager who will:
 - Assist the Branch Manager in managing the crews, ensuring they are meeting schedule.
 - o Provide porter services to all amenity areas and community entrances.
 - Care for any special maintenance request.
 - Provide follow-up treatments to turf and ornamental weed, insect, and disease pressures.
 - Provide Weekly Reports



- (11) Landscape Maintenance Professionals who will be divided in to following teams:
 - The mow team of (5) will manage all community grounds maintenance which will be done in a uniform approach. The team will start and finish the property over a two day period.
 - The detail team of (4) will manage all pruning, gardening, and bed-dressing. This team
 will report to the site two days to perform this service. They will be detailing all aspects
 of the property.
- Fertilization and Pest Control of turf, trees, and shrubs will be performed by our trained professional staff of (2) pest control operators under the Supervision of Certified Pest Control Operators license-holders, Kristeen Dobson.
- Irrigation inspections and repairs will be performed by (1) trained professional irrigation technician. An additional (1) Irrigation Specialist will be available as needed for diagnosing and troubleshooting. The irrigation team will create zone maps for reporting and efficiency.

Thank you again for allowing Juniper Landscaping the opportunity to submit our proposal for the landscape maintenance and irrigation maintenance services at North Park Isles CDD. We urge you to call on our references to hear the difference our service has made. We look forward to working with you and are confident in our approach and the services we provide. If given the opportunity, we will make you proud that you chose the team of Juniper Landscaping to manage your communities' landscape.

Sincerely,

Joshua Burton Regional Director Juniper Landscaping of Florida, LLC

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REQUEST FOR PROPOSAL

FOR

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Prepared by:

Bryan Radcliff Inframark 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

March 2024

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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL

Landscape Maintenance and Irrigation Services

Hillsborough County, Florida

Instructions to Proposers

SECTION 1. DUE DATES Notice is hereby given that the North Park Isle Community Development District (the "District") will accept proposals from all qualified companies interested in providing Landscape Maintenance and Irrigation services.

The Request for Proposal ("RFP") packet will be available for public inspection and may be obtained beginning at 5:00 p.m. (EST) on Thursday, April 4, 2024, by emailing the District Manager, Bryan Radcliff at Bryan.Radcliff@Inframark.com. Proposers must have obtained an RFP packet prior to attending the Mandatory Pre-Proposal meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening, and to provide notice of such changes only to those Proposers who have attended the Pre-Proposal Meeting and otherwise notified the District in writing of an intent to submit a Proposal.

Firms desiring to submit proposals may submit one (1) proposal via e-mail to District Manager Bryan Radcliff at Bryan.Radcliff@Inframark.com (no hard copies are required) no later than 5:00 p.m. on Monday, April 29, 2024. For those firms who prefer to submit a hard copy proposal, they shall submit on one (1) original and (1) electronic copy (PDF form on a USB flash drive) of the same to the attention of Bryan Radcliff at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. A hard copy proposal must be received by the aforementioned deadline.

Proposals shall be submitted in an electronic or hard copy format and shall clearly identify the project as "North Park Isle Community Development District RFP Landscape Maintenance and Irrigation Services Proposal". Proposals may be either emailed or mailed (or other delivery manner). No facsimile, telephonic, or telegraphic submittals will be accepted. A **public opening** of all proposals will be held at 12:00 pm (EST), or as soon thereafter as possible, on **Tuesday, April 30, 2024**, at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Proposals received after the scheduled date and time for submittal will not be considered but can be claimed by the owner within ten (10) calendar days of the submittal deadline or if not retrieved within the aforementioned timeframe, may be destroyed by the District.

SECTION 2. SIGNATURE ON PROPOSAL. In addition to executing all forms, affidavits, and acknowledgments for which signature and notary blocks are provided, the proposer must correctly sign the "Acknowledgment of Receipt of Documents" and "Proposal Signature Form" attached hereto. If the proposal is made by an individual, that person's name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the state under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his or her authority to do so.

- **SECTION 3. FAMILIARITY WITH THE PROJECT.** Before submitting a proposal, the proposer shall carefully examine the drawings, read the specifications, visit the project site and fully inform itself as to all existing conditions and limitations. Submitting a proposal is a certification by the proposer that the proposer is familiar with the project.
- **SECTION 4. FAMILIARITY WITH THE LAW.** By submitting a proposal, the proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.
- SECTION 5. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible proposer who is qualified by experience to do the work specified herein. The proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to complete the work to the satisfaction of the District. Proposer shall be required to provide a work crew on site five (5) days per work week. The winning proposer shall assign the same work personnel and supervisors to North Park Isle to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected. In order to submit a proposal, each proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; (2) have at least five (5) years of experience with CDD landscaping maintenance projects of similar size and scope; (3) attend the Mandatory Pre-Proposal Meeting; and (4) submit total price along with an option for three (3) one (1) year renewals with price.
- **SECTION 6. DISQUALIFICATION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the proposers, the proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.
- SECTION 7. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Request for Proposal are to be directed in writing, via e-mail only, to Bryan Radcliff at Bryan.Radcliff@Inframark.com. Interpretations or clarifications considered necessary in response to such questions will be issued by addendum(a) ("Addenda") to all parties recorded as having received the Request for Proposal. Questions received after Monday, April 22, 2024, at 5:00 p.m. (EST) will not be answered. Answers to all questions will be provided to all proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the proposer shall be responsible for all queries.
- **SECTION 8. SUBMISSION OF PROPOSAL.** Submit one (1) proposal via e-mail or one (1) hard copy of the proposal forms and (1) electronic copy (PDF format on a USB flash drive), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the proposer and accompanied by the required documents. If the proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOPALS (North Park Isle Community Development District Landscape Maintenance and Irrigation) ENCLOSED" on the face of it.
- **SECTION 9. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted

at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 10. REQUEST FOR PROPOSAL. The Request for Proposal will be provided to all bidders via Transfer Website URL.

SECTION 11. PROPOSAL FORMS. All blanks on the proposal forms must be completed in ink or typewritten. The proposal shall contain an acknowledgment of receipt of all Addenda. In making its proposal, each proposer represents that it has read and understands the Request for Proposal and that the proposal is made in accordance therewith, including verification of the contents of the Request for Proposal against its Table of Contents. Proposer shall provide in the proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the proposer in accordance with the Request for Proposal.

SECTION 12. BASIS OF AWARD/RIGHT TO REJECT. The CDD's Board of Supervisors will review the proposals at their Thursday, May 2, 2024, 2:00 p.m. (EST) Board of Supervisors meeting and award a contract that is in the best interests of the CDD. The Board of Supervisors meeting to be held at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The CDD reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, waive any irregularities in any proposal, and change or waive at any time any provisions in the solicitation documents, as the CDD in its sole discretion deems appropriate. Moreover, the CDD explicitly and clearly reserves the right to make an award on any basis that it deems appropriate.

SECTION 13. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the proposer shall enter into and execute the Contract in substantially the form included in the Request for Proposal package.

SECTION 14. INSURANCE. All proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the agreement form provided herein. In the event the proposer is notified of award, it shall provide proof of the Insurance Coverage identifying the District, its supervisors, staff and consultants as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

SECTION 15. INDEMNIFICATION. The successful proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor's negligence or breach of contract, as more fully set forth in the agreement form, provided herein.

SECTION 16. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law.

SECTION 17. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the Request for Proposal:

- A. A narrative description of the proposer's approach to providing the services as described in the Scope of Services provided herein.
- B. Completed price proposal (forms attached).
- C. List position or title, corporate responsibilities and years of experience of key management or supervisory personnel (forms attached as part of "Contractor's Qualification Statement"). Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- D. Describe proposed staffing levels. Include information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the Project Manager level.

 Include a staffing plan depicting quantity of laborers, crew chiefs, field managers as well as work hours and days spent on the property. A work crew must be on site five (5) days per work week. The same work personnel and supervisors shall be assigned to North Park Isle to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.
- E. Three references from projects of similar size and scope. The proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. Information related to other projects of similar size and scope which proposer has provided, or is currently providing Landscape Maintenance and Irrigation services (forms attached as part of Contractor's Qualification Statement).
- G. A copy of its insurance certificate indicating the types of coverage and limits for general, property, automobile liability insurance, and worker's compensation insurance.
- H. Completed copies of all other forms included within the Request for Proposal.

SECTION 18. PROTESTS. Any protest relating to the District and regarding the Request for Proposal, a proposal rejection by the District, or an award of contract by the District, including District specifications or other requirements contained in the Request for Proposal, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the receipt of the Request for Proposal or receipt of the notice of the District's decision as applicable, and must be filed at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Attn: District Manager. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest.

SECTION 19. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Request for Proposal, a proposal rejection, or a contract award shall post with the District at the time of filing (within 72 hours as referenced in Section 18 above), a protest bond payable to the District in an amount equal to one percent (1%) of the value of the estimated contract amount. Bonds shall be by a

U.S. postal service money order, certified check, or cashier's check. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties.

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) MOWING – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 - 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each moving should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the North Park Isle Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) POND MOWING (if applicable) - All ponds (if applicable) identified as such on the overall North Park Isle Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to

keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) EDGING AND TRIMMING – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. Chemical edging shall not be permitted anywhere on property.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

and times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of North Park Isle. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) WEEDS AND GRASSES – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

- **MAINTENANCE OF PAVED AREAS** All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.
- 6) CLEAN UP At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.
- 7) REPLACEMENT OF PLANT MATERIAL Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.

FERTILIZATION

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February A complete fertilizer based on soil tests + PreM

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)

August SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

October A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March A complete fertilizer based on soil tests + Pre M

April Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)

June SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

August Apply Supplemental Iron sulfate or chelated iron in liquid applications

October A complete fertilizer based on soil tests

All Paspalum Sod:

March A complete fertilizer based on soil tests + PreM April N (Soluble Nitrogen applied at .5 lbs. N/1000 SF

May SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

July A complete fertilizer based on soil tests

August Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is

applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use

the container label recommended rate of an iron chelate.)

September SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

November A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top conditions. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION. Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg <u>MUST</u> be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4 IRRIGATION

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

- 1. Semi-automatic start of the automatic irrigation controller
- 2. Check for proper operation
- 3. Program necessary timing changes based on site conditions
- 4. Lubricate and adjust mechanical components
- 5. Test back up programming support devices

B. Water Sources

- 1. Visual inspection of water source
- 2. Clean above ground strainers and filters
- 3. Test each pump at design capacities <u>weekly</u>; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
- 4. Test automatic protection devices

C. Irrigation Systems

- 1. Manual test and inspection of each irrigation zone
- 2. Clean and raise heads as necessary
- 3. Adjust arc pattern and distance for required coverage areas
- 4. Clean out irrigation valve boxes

D. Report

- 1. Irrigation operation time
- 2. Irrigation start time
- 3. Maintenance items performed
- 4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an

emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

ANNUAL INSTALLATION

Planting of Annuals. After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4" containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted-to-1District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and <u>monthly slow-release</u> nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation <u>at no additional cost</u> <u>to District</u>, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

This item will not be included in the contract amount. Contractor shall provide a price per 4" annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.

The CDD reserves the right to subcontract out any and all annual installation events.

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accord@receventhead specifications, for the sum of:

\$ 178,400 YR

PART 1

Fertilization (All labor and materials)

\$ 34,500 Yr

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

ST. AUGUSTINE (per specifications in Part 2)							
MONTH	MONTH FORMULA APPLICA		PLICATION RATE		OTAL POUNDS		COST PER
			LBS. N/1000 SF)	PR	ODUCT TO BE	AP	PLICATION
					APPLIED		
February	24-0-11 w/ pre M	1.0 II	os N/1000 SF	2750)	\$5,3	45
April	24-0-11	0.5 II	os N/1000 SF	1375	;	\$2,5	45.00
May	24-0-11 SRN	1.0 lb	s N/1000 SF	2750		\$5,34	15.00
July	Iron, MN & Micros	2 oz	/3-5 gal H2O/1000 SF	Liquid	b	\$2,54	15.00
August	24-0-11 SRN	1.0 lb	s N/1000 SF	2750		\$5,34	15.00
October	24-0-11 w/ Pre M		s N/1000 SF	2750		\$5,34	15.00
	PAS		M (per specifications	in Par	t 2)		
MONTH	FORMULA		PLICATION RATE		OTAL POUNDS		COST PER
		(LBS. N/1000 SF)	PR	ODUCT TO BE	AP	PLICATION
S.7/.					APPLIED		
N/A							
		AHIA	(per specifications in		/		T =======
MONTH	I FORMULA		APPLICATION RATE TOTAL POUN			COST PER	
			(LBS. N/1000 SI	- ()	PRODUCT TO	BE	APPLICAT
					APPLIED		ION
March	24-0-11 w/ Pre M		0.5 lbs N/1000 SF		50		\$160
April	24-0-11		0.5 lbs N/1000 SF		50		\$160
June	24-0-11 SRN		1.0 lbs N/1000 SF		100		\$225
August	Iron, MN & Micros		`2 oz /3-5 gal H2O/10	00 SF	Liquid		\$160
October	24-0-11		0.5 lbs N/1000 SF		50		\$160

ORNAMENTALS (per specifications in Part 2)							
MONTH	NTH FORMULA APPLICATION RATE TOTAL POUNDS						
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION			
			APPLIED				
March	8-10-10	4 lbs N / 1000 SF	650	\$983			
June	8-10-10	4 lbs N / 1000 SF	650	\$983			
October	8-10-10	4 lbs N / 1000 SF	650	\$983			

PALMS (per specifications in Part 2)							
MONTH	FORMULA	TOTAL POUNDS	COST PER				
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION			
			APPLIED				
March	8-2-12+4MG	1.5 lbs / 100 SF PALM	400	\$679			
June	8-2-12+4MG	1.5 lbs / 100 SF PALM	400	\$679			
September	8-2-12+4MG	1.5 lbs / 100 SF PALM	400	\$679			
November	8-2-12+4MG	1.5 lbs / 100 SF PALM	400	\$679			

Please list any additional fertilization for those plant materials requiring specialized applications.

SPECIALTY PLANT MATERIALS							
MONTH	FORMULA	PLANTS TO BE	TOTAL POUNDS	COST PER			
		FERTILIZED	PRODUCT TO BE	APPLICATION			
		(i.e., Crapes, Loropetalum)	APPLIED				
March	Liq 20-20-20 MG MN, CU, FE	Specialty Plants - Eureka Palms	Liquid	\$500			
May	Liq 20-20-20 MG MN, CU, FE	Specialty Plants - Eureka Palms	Liquid	\$500			
October	Liq 20-20-20 MG MN, CU, FE	Specialty Plants - Eureka Palms	Liquid	\$500			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

Pest Control (All labor and materials)

(if entire pesticide allowance is required) *

OTC Injections will be performed at the discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

\$ \$7,600 /Yr. (based on quantities below)

(OTC injections per specs - do not include in Grand Total)

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
Bismarks	19	1 per quarter	\$100	\$7,600

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informat	tional purposes	only, please	provide a cost to	apply Top Cl	noice for the a	nnual control	l of
fire ants in a	ll Highlighted L	Landscaped A	Areas Designated	as Parks and	clubhouse as	described in	Scope
of Services.	\$ 6,100	/ Yr.					

Top Choice application will be performed at the sole discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

^{*} This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

Irrigation (All labor and materials)	§ <u>24,000</u>	<u>/</u> Yr.
<u>PART 5</u>		
Based on quantities determined by Contractor's Contractor shall install:	field measurements at time	me of bidding,
CY Medium Pine Bark Mulch per specs for	r top-dressing at \$ 65.00	_/CY
Installation of Pine Bark Mulch (medium) (All labor (do not include in Grand Total)	and materials) \$ <u>34,450</u>	<u>/</u> Yr.
Each top-dressing shall leave all The DISTRICT reserves the right to subcontract		tside vendor

Annual Installation (All labor and materials)

The District reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$2.50 /annual

\$ 16,250 /rotation 8-2-12+4

\$ 65,000 /Yr. (if all rotations are performed - do not include in Grand Total)

During site visit we only observed a total quantity of 500 flowers.

§ 248,900 /Yr.					
FIRST ANNUAL RENEWAL			\$ <u>253,980</u>		/Yr.
SECOND ANNUAL RENEWAL			\$ <u>259,163</u>		/Yr.
THIRD ANNUAL RENEWAL			\$264,452		/Yr.
Contractor/Firm Name Juniper Land	dscaping o	of Florida			
Firm Address 3545 Waterfield Rd				-	
City/State/Zip_Lakeland, FL 3380				_	
Phone Number (352) 316-0264				_	
Name and Title of Representative	Matthew D	Dean Diagram		_	
Representative's Signature matt	-dean	(Please Print)			
Date 4/26/24				_	
Dute		_			
ADDENDA – Bidder acknowledges t	the receipt	t of Addendum No.'s	}		
12	3	4	5		
Dated this		day of		_, 2024	

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contract will be written for)

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:	DATE: 4/26/24	

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	2023 Ford F250	2	Lakeland
1	22' Enclosed Trailer	2	Lakeland
1	2022 Isuzu NPR Dump bed	4	Lakeland
1	2022 Isuzu NPR Spray Truck	10	Lakeland
1	2022 Ford Transit Van	10	Lakeland
1	2023 Ford Maverick	8	Lakeland
3	72" Mowers Ponds	2	Lakeland
2	52" Mowers BLVD and Commons	2	Lakeland
2	Z Spray spreader/sprayer	10	Lakeland

NORTH PARK ISLE CDD

WEEKLY WORK JOURNAL

(this form must be filled out at the end of each weekly visit and turned in to the clubhouse office)

DATE:
DESCRIPTION OF WORK PERFORMED TODAY:
LOCATIONS:
ISSUES REQUIRING ATTENTION:
(Please notify District Rep. if any)

NORTH PARK ISLE CDD PEST MANAGEMENT REPORT

DATE:	
SYMPTOMS:	
LOCATION:	
PROBABLE CAUSE OF DAMAGE: _	
ESTIMATED MATERIALS REQUIRE	ED FOR TREATMENT:
	OR'S NAME:
NORTH PARK ISLE REPRESENTAT	TVE NAME:
THE INVOICE FOR THIS WORK MUS EQUEST)	ST MATCH THE DESCRIPTION OF THIS SERVI

NORTH PARK ISLE CDD IRRIGATION REPAIR REQUEST FORM

DATE:			
DAMAGE:			
LOCATION:			
PROBABLE CAUSE OF DAMAG	E:		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

		(25 Points I	Possible) (Points Awarded)
manager and other s manage this project; and experience with	pecifically train proposed staff similar project	ned individuals who will managing levels, etc. Skill set includes. Please include resumes, certifications.	gned personnel, including the project ge the property; present ability to es certification, technical training, ifications, etc. with bid.)
Management and Sup	•		Destination of Description (1971)
Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Josh Burton		Regional, CPCO, BMP, Urban	Oversee Regional Operations
2. Matthew Dean	20	Branch Manager, BS	Oversee Branch Operations
3. Angel Rivera	15	Account Manager, BMP, Urban	Manage Account Operations
4. Kristeen Dobson	15	Agronomy Manager, CPCO	Manager Agronomy Operations
	10	Irrigation Manager, BMP, Urban	Manage Irrigation Operations
5. Crescencio Barranda			
· <u> </u>		ga	manage inigation operations
2 Superviso	vels ce and Irrigatio ors, and 4 it will be utilize	n staff will always include, at a Technical personnel. In add on this project. (Such as pes	a minimum; 11 laborers, dition, list any personnel with
Proposed Staffing Lev Landscape Maintenan 2 Supervisor technical expertise that	vels ce and Irrigatio ors, and 4 it will be utilize	n staff will always include, at a Technical personnel. In ad-	a minimum; 11 laborers, dition, list any personnel with
Proposed Staffing Lev Landscape Maintenan 2 Supervised technical expertise that arborists or horticulture.	ce and Irrigations, and 4 utilized tist, etc.)	n staff will always include, at a Technical personnel. In add d on this project. (Such as pes	a minimum; 11 laborers, dition, list any personnel with sticide, herbicide application,
Proposed Staffing Level Landscape Maintenan 2 Supervise technical expertise that arborists or horticulture Name 1. Ronnie Hasket	ce and Irrigations, and 4 the will be utilized rist, etc.)	n staff will always include, at a Technical personnel. In add on this project. (Such as pessent) Position/Certifications	a minimum; 11 laborers, dition, list any personnel with sticide, herbicide application, Duties and Responsibilities
Proposed Staffing Lev Landscape Maintenan 2Supervise technical expertise that arborists or horticultur Name	yels ce and Irrigation ors, and 4 it will be utilized rist, etc.) Years Exp. 10 10	n staff will always include, at a Technical personnel. In add on this project. (Such as pessent) Position/Certifications Spray Tech, BMP and Urban	a minimum; 11 laborers, dition, list any personnel with sticide, herbicide application, Duties and Responsibilities Pest Control and Fertilization

2.	Experience	(30 Po	ints Possible) (Points Awarded)
	(E.g., past & current record as previously awarded to the firm atory of all equipment, etc.)			
1.	Project Name/Location: Bez	dey CDD		
	Contact: John Toborg	_ Contact Phone: 813-	533-2924	
	Project Type/Description: C	DD in Odessa		
	Dollar Amount of Contract:	\$896,338		
	Your Company's Detailed S	cope of Services for Pro	oject: Perform full maint	enance, pest control
	fertilization, irrigation inspection			
	Duration of Contract: STAR	T DATE: October 2021	END DATE	currently maintaining
2.	Project Name/Location: Sev	en Oaks CDD		
	Contact: John Gentilella	Contact Phone: 813-2	230-7987	
	Project Type/Description: C	DD in Wesley Chapel		
	Dollar Amount of Contract:	\$827,799		
	Your Company's Detailed S	cope of Services for Pro	oject: Perform full maint	enance, pest control
	fertilization, irrigation inspection, a	rborist reports, and enhancir	ng community as needed	
	Duration of Contract: STAR	T DATE: December 202	1 END DATE	currently maintaining
3.	Project Name/Location: Mea			
	Contact: Jason Liggett	Contact Phone: 863-	582-6289	
	Project Type/Description: C			
	Dollar Amount of Contract:	\$254,888		

Experience cont.	
Duration of Contract: ST	ART DATE: September 2020 END DATE: currently main
Project Name/Location:	Country Walk CDD
Contact: Jason Liggett	Contact Phone: 863-582-6289
Project Type/Description	CDD in Wesley Chapel
Dollar Amount of Contra	
Your Company's Detaile	d Scope of Services for Project: Perform full maintenance, pest control
	ction, arborist reports, and enhancing community as needed
	ART DATE: November 2019 END DATE: currently maintain
Duration of Contract: ST	
Duration of Contract: ST Project Name/Location: Contact: John Koster	
Project Name/Location: Contact: John Koster	The Ridge at Wiregrass Contact Phone: 216-577-9673
Project Name/Location: Contact: John Koster Project Type/Description	The Ridge at Wiregrass Contact Phone: 216-577-9673 HOA in Wesley Chapel
Project Name/Location: Contact: John Koster Project Type/Description Dollar Amount of Contra Your Company's Detaile	The Ridge at Wiregrass Contact Phone: 216-577-9673 HOA in Wesley Chapel

Experience cont.

An additional five **(5) points** will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three **(3)** years.

Has your company had previous Landscape Maintenance and Irrigation experience with other					
Community Development Districts within the past three (3) years? YES V NO					
If yes, please fill in information below:					
Project Name/Location: Seven Oaks CDD / Wesley Chapel					
Contact: John Gentilella Phone: 813-230-7987 \$ amt.: \$827,799					
Your company's Scope of Services for Project: Perform full maintenance, pest control fertilization, irrigation inspection, arborist reports, and enhancing community as needed					
Duration of Contract: START DATE: December 2021 END DATE: currently maintaining					
(5 Points Possible) (Points Awarded – This is either "0" or "5")					
3. <u>Understanding Scope of RFP</u> (15 Points Possible) (Points Awarded)					
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?					
4. Price (20 Points Possible) (Points Awarded)					
A full twenty (20) points will be awarded to the proposer submitting the lowest bid for Parts 1 4 of the Scope of Services (the Contract Amount). AN AVERAGE OF ALL YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ANY ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *					
* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 2 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). (210,000/265,000) x 20 = 15.85, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C then multiplied by the number of points possible (20). (210,000/425,000) x 20 = 9.88, therefore Contractor "C" will receive 9.88 of 20 points.					
5. <u>Reasonableness of ALL Numbers</u> (5 Points Possible) (Points Awarded)					
Up to five (5) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.					
<u>Proposer's Total Score</u> (100 Points Possible) (Points Awarded)					
35 P a g e					

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES AGREEMENT

2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 ("District"); and (the "Contractor," and collectively	, 2024, by and between: North Park Isle Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and having offices at c/o Inframark,
	with the District, the "Parties"). (the "Contractor," and collectively

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping, and

WHEREAS, the District has a need to retain an independent contractor to provide, for certain lands within the District, certain Landscape Maintenance and Irrigation services; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so in accordance with its proposal submitted to the District;

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

- 1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.
- 2. SCOPE OF SERVICES. The Contractor shall provide the services described in the Scope of Services attached hereto as EXHIBIT A and for the areas identified in the Landscape Maintenance and Irrigation Areas Exhibit attached hereto as EXHIBIT B ("Work"). The Contractor agrees that the Landscape Maintenance and Irrigation Areas Exhibit attached hereto as EXHIBIT B is the District's best estimate of the District's landscape needs, but that other areas may also include landscaping that requires maintenance. The Contractor agrees that the District may, in its discretion, add up to 0.5 acre(s) of landscaping area to the Work, with no adjustment to price. The Contractor shall perform the Work consistent with the presently established, high quality standards of the District, and shall assign such staff as may be required for coordinating, expediting, and controlling all aspects of the Work. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Notwithstanding any other provision of this Agreement, the District reserves the right in its discretion to remove from this Agreement any portion of the Work and to separately contract for such services. In the event that the District contracts with a third party to install certain landscaping or to otherwise perform services that might otherwise constitute a portion of the Work, Contractor agrees that it will be responsible for any

such landscaping installed by the third party, and shall continue to perform all other services comprising the Work, including any future services that apply to the landscaping installed by the third party or to the areas where services were performed by the third party.

3. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Additional Services Order (see Section 7.c. herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, such as USF, IFAS, etc. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District. Contractor shall be required to provide a full and properly staffed work crew on site five (5) days per work week, which shall include a minimum daily work crew of [TBD]. The Contractor shall assign the same work personnel and supervisors to North Park Isle to maintain the property in a consistent manner by workers that are familiar with the property and procedures expected.

In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District Representatives (defined below).

Contractor in conducting the Work shall use all due care to protect against any harm to persons or property. Contractor is responsible for vehicular safety within the community and shall use orange safety cones in addition to the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped. If the Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and repair all damage – and/or replace damaged property – to the satisfaction of the District.

4. **MONITORING OF SERVICES.** The District shall designate in writing one or more persons to act as the District's representatives with respect to the services to be performed under this Agreement ("District Representatives"). The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. This authority shall include but not be limited to verification of correct timing of services to be performed, methods of pruning, pest control and disease control. The District hereby designates the District Manager and the North Park Isle Field Operations Manager to act as the District Representatives. The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

The Contractor shall provide to management a written report of work performed for each month with notification of any problem areas and a schedule of work for the upcoming month. Further, at the request of the District, the Contractor agrees to meet the District Representatives at least once per week to inspect the property to discuss conditions, schedules, and items of concern regarding this Agreement.

If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor whether through a written report or otherwise. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the

District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within three days and prior to submitting any invoices to the District. If the Contractor does not respond or take action within the specified time period, and subject to Section 17, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor \$100 per day as liquidated and agreed damages, and not as a penalty; to withhold some or all of the Contractor's payments under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be deducted from the Contractor's compensation. Any oversight by the District Representatives of Contractor's Work is not intended to mean that the District shall underwrite, guarantee, or ensure that the work is properly done by the Contractor, and it is the Contractor's responsibility to perform the work in accordance with this Agreement.

- 5. **SUBCONTRACTORS.** The Contractor shall not award any of the work to any subcontractor without prior written approval of the District, except as it pertains to bush hogging or bush hogging services. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.
- 6. **EFFECTIVE DATE.** This Agreement shall be binding and effective as of the date first written above, and shall remain in effect as set forth in Section 7, unless terminated in accordance with the provisions of this Agreement.

7. **COMPENSATION; TERM.**

- a. Work under this Agreement shall begin on the date first written above and end _____ ("Initial Term"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, and unless terminated pursuant to the terms of this Agreement, this Agreement shall automatically renew on the same terms up to three times and for one year periods each starting [DATE].
- b. As compensation for the Work, the District agrees to pay Contractor the amounts set forth in the Bid Proposal Form submitted by Contractor included in EXHIBIT A. All additional work or services, and related compensation, shall be governed by Section 7.c. of this Agreement.
- c. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District's landscaping (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Additional Services Order ("ASO"). The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed ASO, an example of which is attached as **EXHIBIT C**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor's bid pricing (attached as part of **EXHIBIT A**). Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

d. Payments by District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

8-2-12+4MG

e. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors and suppliers be made within ten (10) days of receipt of payment from the District. Unless prohibited by law, District may at any time make payments due to Contractor directly or by joint check, to any person or entity for obligations incurred by Contractor in connection with the performance of Work, unless Contractor has first delivered written notice to District of a dispute with any such person or entity and has furnished security satisfactory to District insuring against claims therefrom. Any payment so made will be credited against sums due Contractor in the same manner as if such payment had been made directly to Contractor. The provisions of this Section are intended solely for the benefit of District and will not extend to the benefit of any third persons, or obligate District or its sureties in any way to any third party. Subject to the terms of this Section, Contractor will at all times keep the District's property, and each part thereof, free from any attachment, lien, claim of lien, or other encumbrance arising out of the Work. The District may demand, from time to time in its sole discretion, that Contractor provide a detailed listing of any and all potential lien claimants (at all tiers) involved in the performance of the Work including, with respect to each such potential lien claimant, the name, scope of Work, sums paid to date, sums owed, and sums remaining to be paid.

8. INSURANCE.

- a. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Employer's Liability Coverage with limits of at least \$500,000 per accident or disease.
 - iii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$2,000,000 combined single limit bodily injury and property damage liability, and further including, but not being limited to, Independent Contractors

- Coverage for bodily injury and property damage in connection with subcontractors' operation.
- iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and shall have limits of at least \$2,000,000 per occurrence and \$2,000,000 on aggregate.
- b. The District, its staff, supervisors and consultants shall be named as additional insureds (except with respect to the Worker's Compensation Insurance). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-/VII.
- c. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

9. INDEMNIFICATION.

- a. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District Staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, or representatives.
- b. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.
- c. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultants limitations on liability contained in section 768.28, Florida Statutes or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

- 10. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees to use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.
- 11. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the bid, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, and except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
- 12. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. In such event, the following conditions shall apply:
 - (a) The District may elect to purchase any or all materials directly from a supplier identified by Contractor.
 - (b) Contractor shall furnish detailed Purchase Order Requisition Forms ("Requisitions") for all materials to be directly purchased by the District.
 - (c) Upon receipt of a Requisition, the District shall review the Requisition and, if approved, issue its own purchase order directly to the supplier, with delivery to be made to the District on an F.O.B. job site basis.
 - (d) The purchase order issued by the District shall include the District's consumer certificate of exemption number issued for Florida sales and use tax purposes.
 - (e) Contractor will have contractual obligations to inspect, accept delivery of, and store the materials pending use of the materials as part of the landscaping services. The contractor's possession of the materials will constitute a bailment. The contractor, as Bailee, will have the duty to safeguard, store and protect the materials while in its possession until returned to the District through use of the materials.
 - (f) After verifying that delivery is in accordance with the purchase order, Contractor will submit a list indicating acceptance of goods from suppliers and concurrence with the District's issuance of payment to the supplier. District will process the invoices and issue payment directly to the supplier.

- (g) The District may purchase and maintain insurance sufficient to cover materials purchased directly by the District.
- (h) All payments for direct purchase materials made by the District, together with any state or local tax savings, shall be deducted from the compensation provided for in this Agreement.
- keep, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.
- 14. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
- 15. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
- 16. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
- 17. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 4 of this Agreement are taken, the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Any termination by the District shall not result in liability to the District for consequential damages, lost

profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

- 18. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
- 19. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
- 20. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
- 21. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
- 22. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency / conflict between this document, and the **EXHIBITS**, this document and the **EXHIBITS** shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency / conflict, this document shall control.
- 23. **ENFORCEMENT OF AGREEMENT**. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, mediation, or appellate proceedings.
- 24. **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 the District and the Contractor.
- 25. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

26. **NOTICES.** Any notice, demand, request or confirmful maintenance per functed hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: North Park Isle Community

Development District

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607 Attn: District Manager

With a copy to: Straley Robin Vericker

1510 W. Cleveland St. Tampa Florida 33606 Attn: Kathryn Hopkinson

B.	If to the Contractor:	
		Attn:

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- 27. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.
- 28. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be in the county in which the District is located.
- 29. **PUBLIC RECORDS**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b)

upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

 \mathbf{IF} THE CONTRACTOR HAS **OUESTIONS** REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813)873-7300, OR \mathbf{BY} **EMAIL** AT BRYAN.RADCLIFF@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

30. **PUBLIC ENTITY CRIMES**. Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 31. **SCRUTINIZED COMPANIES**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
 - 32. **E-VERIFICATION**. Pursuant to Section 448.095(2), Florida Statutes,
 - a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has

- any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
- c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 33. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 33. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel.
- 34. 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 any doubtful language will not be interpreted or construed against any party.
- 35. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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ATTEST:	NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
By:	By:
□ Secretary	□ Chairperson
□ Assistant Secretary	□ Vice Chairperson
	Date:
ATTEST:	
By:	By:
Its:	Its:
	Date:

Exhibit A: Fee Schedule & Scope of Services

Exhibit B: Landscape Maintenance and Irrigation Areas Exhibit

Exhibit C: Additional Services Order

EXHIBIT "A"

FEE SCHEDULE & SCOPE OF SERVICES

EXHIBIT "B"

LANDSCAPE MAINTENANCE AND IRRIGATION AREAS

EXHIBIT "C"

FORM

ADDITIONAL SERVICES ORDER

NORTH PARK ISLE CDD ADDITIONAL SERVICES ORDER (ASO)

FOR ILLUSTRATION PURPOSES ONLY. DO NOT USE THIS FORM -Contact District Manager for Finalized Form-

				Date:	MM/DD/YYYY
Contractor's Name:				ASO #:	01
			District Manager:	Bryan Ra	deliff
Project Manager's Ema	iil:		District Manager's Email	l: Heather@	breezehome.com
Contractor's Address:_			District Address:		rnational Parkway y, FL 32746
Contractor's Phone:			District Phone:	(813) 565	-4663
Contractor's Facsimile					
Item #	Item Description	<u>Unit</u>	<u>Unit Cost</u>	Quantity	<u>Total</u>
1			\$0.00	0.00	\$0.00
2			\$0.00	0.00	\$0.00
3			\$0.00	0.00	\$0.00
4			\$0.00	0.00	\$0.00
5			\$0.00	0.00	\$0.00
Net Change:	\$0.00		Amount This ASO:		\$0.00
			ASO Amount To Date:	:	\$0.00
			Original Agreement Amount:		\$0.00
			Revised Agreement		\$0.00
Reason for Additional	Services Order, Please Explain	1:			
Additional Specification	ons:				

North Park Isle Community Development District - Landscape Maintenance and Irrigation Services Original Agreement: Agreement Signed & Dated: IN WITNESS WHEREOF, the parties hereto have executed this Additional Services Order to be effective as of the later of the two dates set forth below. **OWNER: CONTRACTOR:** NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government By: By: Name: Name: Title: Title:

Date:

In the event of a conflict between the terms and conditions set forth in this Additional Services Order with the terms and conditions in the Agreement, the terms and conditions of the Agreement will govern and the conflicting terms contained in the Additional

Services Order will be disregarded. The District reserves the right to modify the Additional Services Order Form at any time.

Date:

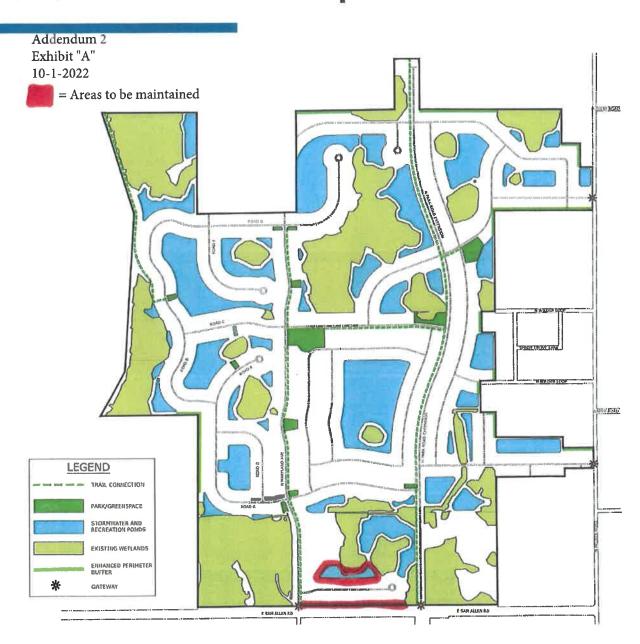
MAINTENANCE MAP /PLAN





(https://northparkisle.com/)

North Park Isle Map





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 6/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

COVERAGES	OFFICIOATE MUMPER, 4707405700	DEVICION NUMBE	ED.		
		INSURER F: Transverse Specialty Insurance Company	<i>y</i>		
Juniper Landscaping of Florida, LLC Including all Subsidiaries 4415 Metro Parkway Suite 300 Fort Myers FL 33916		INSURER E: Capitol Specialty Insurance Corporation	10328		
		INSURER D : Gemini Insurance Company	10833		
	LLC	INSURER C: Accredited Specialty Insurance Company	16835		
NSURED	JUNIP-1	ınsurer в : Great American Insurance Company	16691		
		INSURER A: Pennsylvania Manufacturers' Association	Insurance 12262		
Brown & Brown of FL, Inc Fort Myers 6611 Orion Drive Suite 201 Fort Myers FL 33912		INSURER(S) AFFORDING COVERAGE	NAIC#		
	Myers	E-MAIL ADDRESS: lorie.frost@bbrown.com			
		PHONE (A/C, No, Ext): 12392780278 (A/C	X C, No): 239-278-5306		
PRODUCER	.,	CONTACT NAME: Lorie Frost			
this sertificate ases not somet rights to the sertificate notati in fieu of such endorsement(s).					

COVERAGES CERTIFICATE NUMBER: 1707165703 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

E	EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s
F	X COMMERCIAL GENERAL LIABILITY		TSAHGL0000031-00	7/1/2023	7/1/2024	EACH OCCURRENCE	\$ 1,000,000
	CLAIMS-MADE X OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000
						MED EXP (Any one person)	\$ Excluded
						PERSONAL & ADV INJURY	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$ 2,000,000
	POLICY X PRO- JECT LOC					PRODUCTS - COMP/OP AGG	\$ 2,000,000
	OTHER:						\$
Α	AUTOMOBILE LIABILITY		1522751093921	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT (Ea accident)	\$2,000,000
	X ANY AUTO					BODILY INJURY (Per person)	\$
	OWNED SCHEDULED AUTOS ONLY					BODILY INJURY (Per accident)	\$
	X HIRED X NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$
	X Personal Inj					Personal Injury Prot	\$ 10,000
В	X UMBRELLA LIAB OCCUR		TUE316176404	7/1/2023	7/1/2024	EACH OCCURRENCE	\$ 10,000,000
	EXCESS LIAB CLAIMS-MADE					AGGREGATE	\$ 10,000,000
1	DED RETENTION \$						\$
Α	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		2022751093921	7/1/2023	7/1/2024	PER OTH- STATUTE ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE T/N	N/A				E.L. EACH ACCIDENT	\$ 1,000,000
	(Mandatory in NH)					E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
D C E	Professional Cyber Pollution		VPPL016981 2CIAFL17S011250200 EV2018460705	1/1/2023 7/3/2023 1/1/2023	1/1/2024 7/3/2024 1/1/2024	Professional Cyber Pollution	\$1,000,000 5,000,000 \$100000/\$3000000
1							

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Additional Named insureds;

Juniper Group Acquisition LLC, Juniper Landscaping Holdings, LLC, Juniper Landscaping of Florida, LLC, Juniper of Bradenton, LLC, Coast to Coast Landscaping, LLC, Prestige Property Maintenance Inc., Juniper Landscape Services, LLC, Yohes Lawncare and Landscaping, Battista Farms Pesticide/Herbicide liability is included in the Pollution Liability

CERTIFICATE HOLDER	CANCELLATION
Sample Certificate for Bid Purposes Only Final Certificate must be issued by	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
Brown & Brown	AUTHORIZED REPRESENTATIVE
	14B-C

LANDSCAPE MAINTENANCE

JUNIPER HAS BEEN EXCEEDING INDUSTRY STANDARDS IN THE AREA OF QUALITY AND DEPENDABILITY IN FLORIDA SINCE 2001

Our landscape maintenance teams work closely with the irrigation and horticultural teams. This, combined with regular inspections from our dedicated account managers, helps ensure the job quality our clients have come to expect.







LANDSCAPE INSTALLATION

OUR DESIGN & INSTALLATION TEAMS MAKE AN AWARD-WINNING COMBINATION!

Our teams work hard to deliver a quality project on time and on budget.

- Landscape Design Firm of the Year
- Best Landscape Design Custom Home
- Merit Award Design Residential
- Award Best Landscape Design









LANDSCAPE IRRIGATION



STATE LICENSED IRRIGATION CONTRACTOR

What is a certified irrigation specialty contractor's license?

An irrigation specialty contractor's license is a certified (state-wide) specialty license developed by the Construction Industry Licensing Board to permit contractors to install, maintain, repair, alter, extend, manage, monitor, audit, or, if not prohibited by law, design irrigation systems.

WATER MANAGEMENT

Our industry experts can help guide you on the most effective way to use your water resources.

- Central control management
- Converting beds to drip irrigation
- E/T weather-based controllers
- Soil moisture sensors
- Pressure regulated components
- High efficiency sprinklers



LANDSCAPE IRRIGATION



Juniper's certified technicians perform monthly inspections of irrigation systems to ensure optimum operation and coverage for plant material and turf areas. Concerns are promptly documented on a service form and turned in to the property manager for authorization.



- Water Management
- Repairs
- Water Monitoring
- Reporting
- Wet Checks

- Infrastructure
- **Pump Stations**
- **Central Control**
- Residential
- Commercial

LANDSCAPE HORTICULTURE

Our training program equips technicians and foreman to apply fertilizer as well as identify and correct plant material problems. Our management team and technicians have specialized training and GI-BMP Certifications from the University of Florida Extension Office, enabling us to be more proactive.







LANDSCAPE ARCHITECTURE

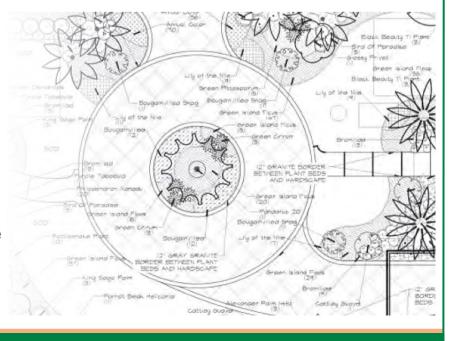
COMPLETE LANDSCAPE ARCHITECTURE & DESIGN SERVICES

Our design team can help boards with master plans for communities. Providing design hardscape features, 3D renderings of landscape plans, and complete landscape plans.



JUNIPER DESIGN TEAM

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- ISA Certified Arborists
- In-house Agronomist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer



NURSERY & TREE FARM



We know it because we grow it!





With our over 200 acres of nursery & tree farms we can deliver custom, quality plant material to fit the individual needs of our clients. Additionally, our dedicated plant buyer travels throughout the state in search of the best plant material.

By keeping our finger on the pulse of the plant market, we can maximize value for each client.





SEASONAL COLOR

We create custom schedules for our communities on the annual color program. Our annual flower beds are designed and installed to emphasize color, profusion, and display in high profile areas.

SEASONAL FLOWER PROGRAM

- Contract grown flowers
- Custom designed displays
- Scheduled installation
- Fresh look all year
- Best in quality annuals
- Enhanced landscape areas
- Additional fertilization keeps flowers looking great





ARBORICULTURE



JUNIPER has multiple ISA certified Arborists that are available for everything you may need for your tree health care. Preventive maintenance helps keep trees in good health while reducing any insect, disease, or site problems.

WHY HIRE AN ARBORIST?

Arborists specialize in the care of individual trees. They are knowledgeable about the needs of trees and are trained and equipped to provide proper care. Hiring an arborist is a decision that should not be taken lightly. Proper tree care is an investment that can lead to substantial returns. Well caredfor trees are attractive and can add considerable value to your property.



STORM RESPONSE



RESOURCES WHEN YOU NEED THEM MOST!

In preparation for and after a storm, Juniper has additional team members that are critical resources during storm events. They provide not only added manpower but bring with them the trucks and heavy equipment needed to handle storm clean up.



COMPANY RESOURCES

- 1,800+ team members statewide
- 17 locations throughout Florida
- 10,000+ gallons of onsite fuel
- 300+ trucks in our fleet
- ISA Certified Arborists
- Landscape Designers & Architects
- Teams throughout Florida
- Extensive supply of heavy equipment



SPORTS TURF



Gone are the days of playing ball in a dirt lot. Today, residents in communities expect playing fields and parks to be safe for their families. You want to work with a company who has industry experience & advanced knowledge in sports turf.

SERVICES

- Agronomic Services
- Agronomic Consulting
- Topdressing
- Fertilization Programs
- Pest & Disease Management
- Weed Management
- Cultivation Services
- Aerification
- Slicing
- Fraze Mowing
- Deep-Tine Soil Reliever
- Verticutting & Vacuum





EDUCATIONAL CLASSES



At Juniper Landscaping we offer CEU courses that cover a variety of subjects that include irrigation, palm tree care, turf care, and tree selection.

CURRENT COURSES

- IRRIGATION 101
- HORTICULTURE 101
- TREE SELECTION
- PEST ID LAWN & ORNAMENTAL
- PLANTING PRINCIPLES & PLANT ID
- DIAGNOSING LANDSCAPE ISSUES

Our Green Industry experts' courses are designed to assist managers to make the best decisions to maximize their property's beauty and ease of maintenance.







AWARD WINNING LANDSCAPES

EXCEEDING INDUSTRY STANDARDS!



PINNACLE AWARDS

- Best Landscape Design Custom Home
- Award Best Landscape Design
- Merit Award Design Residential
- Landscape Design Firm of the Year

AURORA AWARDS

- Landscape Design/Pool Design
- Best Custom home for "La Castille"

SAND DOLLAR AWARDS

- Best Community Feature of the Year
- Best Landscape Design 30-50k
- Best Landscape Design under 30k
- Best Landscape Design over 50k

SUMMIT AWARDS

- Best Contracting Landscape 5-8 million+
- Merit Award for Infrastructure & Landscape

SAFETY & TRAINING



We hold the safety of our clients & our team members in the highest regard. We have implemented a company wide safety program that is administered through our safety coordinator & local branch managers.

Initial Hire Program

- Safety rules
- New hire safety orientation
- Required & use of PPE

Safety Training Program

- Equipment certifications
- Weekly safety meetings
- Daily jobsite reviews
- Traffic control systems
- Best practices training
- Safety rewards/swag based on safety performance
- Online training tools

SCAN QR CODE TO WATCH VIDEO HIGHLIGHTS OF OUR IN-HOUSE TRAINING PROGRAM









CERTIFICATIONS & LICENSES

OUR QUALIFIED TEAM

At Juniper, many of our team members hold valuable certifications and licenses.

Their years of experience, along with additional training, enables them to provide our customers with answers they can trust.

CERTIFICATIONS & LICENSES

- Licensed Landscape Architects
- Certified Landscape Designers
- Certified Irrigation Designers
- Certified Pest Control Operators
- FNGLA Certified Horticultural
 Professional

- FNGLA Certified Landscape Contractor
- ISA Certified Arborist
- State of Florida Irrigation License
- Certified Hunter IMMS Installer
- Certified Rain Bird IQ Installer
- Best Management Practices (BMPs)



CERTIFICATIONS & LICENSES







Department of Agriculture and Consumer Serinces Bureau of Licensing and Enforcement

CERTIFIED PEST CONTROL OPERATOR

CHRISTOPHER CARL RICHARDS

This is to Cartify that the indicidual award abure is a Critified Past Control Operator and is privileged to practice



formity with an Act of the Legislature of the State of Florida regulating the practice of Past Control and imposing praading for violations.





On the recommendation of the Faculty and by virtue of the authority vested in them, the Trustees of the University have conferred upon

Kule James Leverette

the degree of

Associate of Applied Science in Turfgrass Management

In testimony whereaf, the seal of the University and the signatures of its ufficers are hereunto affixed this the fifteenth day of May, two thousand four.

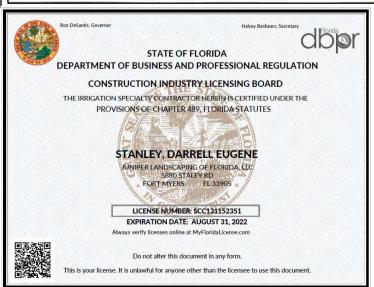












MEET THE TEAM MATT DEAN





BRANCH MANAGER

Matt Dean has been in the green industry for over 17 years, getting his start on the grounds crew of a golf course while still in high school. In order to further his career, he attended the outstanding agricultural program at Florida Southern College where he received a Bachelor's Degree in Turfgrass Management. After graduating, he continued maintaining the beautiful greens of golf courses from Lakeland to

Matt transitioned into landscape maintenance for HOAs as an Account Manager and eventually developed an interest in the landscape installation side of the business. He has managed enhancement and renovation projects from \$1,000 to over \$1 million. He finds great satisfaction bringing drawings on paper to life and seeing the finished product of a stunning landscaping.

HIGHLIGHTS

- Florida Southern College
 - Bachelor's Degree in Turfgrass
 Management
 - Minor in Business Administration
- Florida Waterwise Certified
- 9 Years Golf Course Management

Sun City Center.

9 Years Landscape Management

LAKELAND

3545 Waterfield Rd Lakeland, FL 33803

MEET THE TEAM KRISTEEN DOBSON





AGRONOMY MANAGER

Kristeen Dobson has over 7 years' experience in the green industry and got her start managing a small nursery. There she started as a Pest Control Technician and worked her way up to Agronomy Manager.

By conducting her own studies and research at the nursery, Kristeen gained a wealth of knowledge about plant materials and the issues they contract. She provides clients with customized plans on how to treat lawns and ornamentals correctly. Her goal is to never stop leaning so she can continue to look after turf and plants the best way possible.

Kristeen currently manages a team of over 10 dedicated Pest Control Technicians at Juniper and is passionate about passing on her knowledge to them. She strives to treat her team well, so they work hard, love their jobs, and achieve their best potential.

HIGHLIGHTS

- FNGLA Certified Horticultural Professional
- Best Management Practices Certified
- LTD Commercial Fertilizer Applicator

LAKELAND

3545 Waterfield Rd Lakeland, FL 33803

MEET THE TEAM JOSH BURTON



REGIONAL DIRECTOR

Josh Burton is a Lakeland native whose green industry experience started at a very young age. He studied Horticultural Science and Business Administration at Florida Southern College where he obtained a Bachelor of Science degree. The green industry is Josh's passion and led him to run his own landscape firm for 23 years.

Josh is a State Certified Irrigation Contractor, Certified Pest Control Operator and holds a license with the Department of Business and Professional Regulation. His strategy is to develop a plan, set goals, and hold accountability. Dissecting contracts and breaking down a property into segments allows for a calculated approach which will ultimately provide the high customer satisfaction that is expected.

Josh believes putting people in the right place and building great teams is the key to success and he focuses on the development of the people around him.

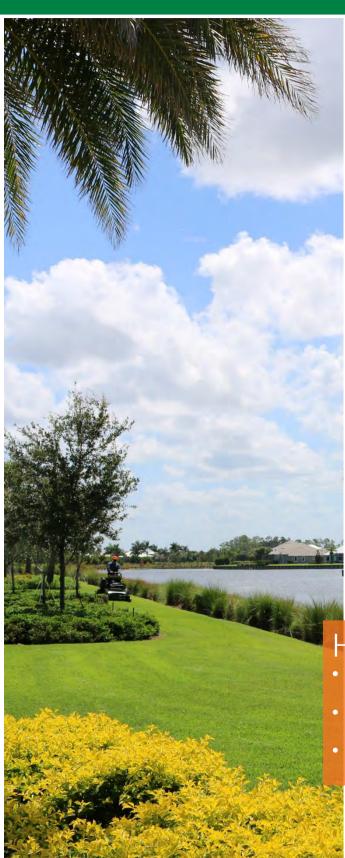
HIGHLIGHTS

- Florida Southern College
 - Bachelor of Science Degree in Horticulture
- State of Florida Certified Irrigation Contractor
- Certified Pest Control Operator
 - Over 20 Years Green Industry Experience

LAKELAND

3545 Waterfield Rd Lakeland, FL 33803

MEET THE TEAM BONNIE MARSHALL



CLIENT RELATIONS MANAGER

Bonnie Marshall has been involved in many aspects of the green industry over the past 15 years, including operations, sales, finance, HR, insurance, and more. As a St Petersburg, native, she has spent her entire life living in Florida and feels a strong connection to the area.

Bonnie graduated with honors from the University of South Florida and had the privilege of being part of Wedgworth, an agricultural leadership program. This 2-year program starts out locally, then expands to national & international locations, during which Bonnie traveled to Hong Kong, Vietnam, and China.

Bonnie is skilled at managing relationships and offering insights and advice to ensure success at every company she has worked with. During her time with a national tree company, she negotiated the largest commercial landscape sale in company history.

Bonnie is involved with many organizations and has served on their various boards and committees throughout her career. These include, but are not limited to, International Society of Arboriculture (ISA), Florida Nursery, Growers and Landscape Association (FNGLA), Central Florida Hotel and Lodging Association (CFHLA), Community Associations Institute (CAI), Building Owners and Managers Association (BOMA), and Roots Plus Growers Association (RPG).

HIGHLIGHTS

- University of South Florida
 - Bachelor of Science in Finance, Cum Laude
- University of Florida
 - Leadership Program Graduate
- The George Washington University
 - Master's Certificate in Project Management

TAMPA

7104 E 9th Ave Tampa, FL 33619

MEET THE TEAM



DIRECTOR OF BUSINESS SERVICES

Mark Michalek moved to Florida with his family at a young age from Pittsburg, PA and has never looked back. He attended the University of Central Florida on an academic scholarship and obtained a Bachelor of Business Administration degree. He had nearly 10 years of experience in community association management, before transitioning to the green industry, and is a licensed CAM. Additionally, he sat on the Trade Show Committee for the Community Associations Institute of Central Florida for 7 years.

In his capacity as a CAM, Mark worked closely with many HOA boards. He specifically provided his expertise on their landscape maintenance contracts and negotiations. This background gave Mark an extensive knowledge of a community's needs and he utilizes this information to give invaluable insight to the sales and maintenance teams at Juniper.

Mark spends his free time in sports related activities such as bowling, football and racing.

HIGHLIGHTS

- University of Central Florida
 - Bachelor of Business Administration
- **Licensed Community Association Manager**
- Community Associations Institute of Central Florida (CAICF) Chair for 7 Years

WEST ORLANDO

4000 Avalon Rd Winter Garden, FL 34787

INSURANCE





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Lorie Frost		
Brown & Brown of FL, Inc Fort Myers 6611 Orion Drive #201	PHONE (A/C, No, Ext): 239-278-0278 FAX (A/C, No): 239-2	78-5306	
Fort Myers FL 33912	E-MAIL ADDRESS: Ifrost@bbftmyers.com		
	INSURER(S) AFFORDING COVERAGE	NAIC#	
	INSURER A: Hamilton Specialty Ins Co*	29424	
INSURED JUNIP-1	INSURER B : FCCI Insurance Company*	10178	
Juniper Landscaping of Florida, LLC	INSURER C: FCCI Commercial Insurance Co*	33472	
land each of its subsidiaries 5880 Staley Road	INSURER D : FCCI Commercial Ins Co	33472	
Ft. Myers FL 33905	INSURER E: AGCS Marine Ins Company		
,	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 576705792

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

=	EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR		ADDL SU		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
D	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		GL0019848	7/11/2017	7/11/2018	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$1,000,000 \$100,000	
l						MED EXP (Any one person)	\$5,000	
l						PERSONAL & ADV INJURY	\$1,000,000	
l	GEN'L AGGREGATE LIMIT APPLIES PER:					GENERAL AGGREGATE	\$2,000,000	
	POLICY X PRO-					PRODUCTS - COMP/OP AGG	\$2,000,000	
l	OTHER:						\$	
С	AUTOMOBILE LIABILITY		CA100015500	7/11/2017	7/11/2018	COMBINED SINGLE LIMIT (Ea accident)	S1,000,000	
l	X ANY AUTO					BODILY INJURY (Per person)	\$	
l	OWNED SCHEDULED AUTOS ONLY					BODILY INJURY (Per accident)	s	
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY					PROPERTY DAMAGE (Per accident)	\$1,000,000	
							S	
С	X UMBRELLA LIAB X OCCUR		UMB100015501	7/11/2017	7/11/2018	EACH OCCURRENCE	s10,000,000	
l	EXCESS LIAB CLAIMS-MADE					AGGREGATE	\$10,000,000	
I	DED X RETENTION \$ NIL						S	
В	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		76333	7/1/2017	7/1/2018	X PER OTH-		
l	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A				E.L. EACH ACCIDENT	\$1,000,000	
1	(Mandatory in NH)					E.L. DISEASE - EA EMPLOYEE	\$1,000,000	
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - POLICY LIMIT	\$1,000,000	
E A	Leased & Rented Equipment Pollution Liability		MZ193077814 AHSECC1129000	7/11/2017 12/21/2016	7/11/2018 12/21/2017	Lease/ Rented Pollution Liability Aggregate	200,000 1,000,000 2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

It is agreed that the certificate holder, the contractor and the owner is included as additional insured as respects to general liability and auto liability. It is further agreed that such insurance as is afforded shall be primary and non-contributory with any other insurance in force for or which may be purchased by additional insured. Waiver of subrogation applies on the general liability, auto liability and workers compensation policies.

CERTIFICATE HOLDER



SAMPLE

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

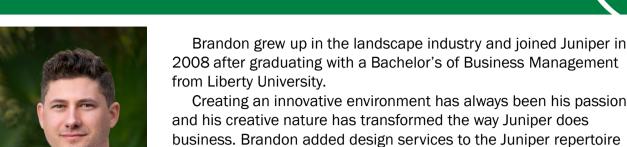
AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

LEADERSHIP TEAM





Creating an innovative environment has always been his passion and his creative nature has transformed the way Juniper does business. Brandon added design services to the Juniper repertoire because of his drive to provide Juniper clients the most diverse product offering. He oversees day-to-day operations and is heavily involved in sales and under his leadership, Juniper has experienced year-over-year growth. He has ushered in a new generation of Juniper talent and changed the way we do business today.

Brandon's designs have been recognized by nationwide landscape magazines and he has received numerous awards in the construction industry.



Dan deMont Chief Revenue Officer

Dan joined the Juniper team in 2011 after a five-year relationship with Juniper as one of their primary vendors. As a Regional Sales Manager for one of the biggest landscape industry suppliers in the United States, Dan managed 14 branches, sold over \$20 million a year, and learned the business from a different perspective.

Dan introduced the idea that Juniper could grow their business with team structure, team goals, and the "one stop shop" mentality while maintaining the small family business feel it was built on. Dan is an experienced landscape and irrigation professional with numerous certifications and has earned multiple awards for landscape design and construction.

He attended both Edison College and UMass Boston and has a degree in business management. Dan is a past vice president of the Florida Irrigation Society SW FL Chapter and is very active in the community, participating in various charities.



Robert Oulahan
Chief Financial Officer

Robert spent the majority of his over 25-year career serving middle market companies in financial leadership positions. His experience includes time with "Big 4" accounting firms, Nasdaq listed companies and strong growth focused entities. He has helped guide these businesses by implementing various financial and tax solutions that were in line with the company's strategies and core values. He has specialized in service industry and construction companies during his career in the public and private sector.

Robert graduated Rutgers University as a Magna Cum Laude. After college he successfully obtained his CPA certification.

CLIENT REFERENCES



Jonathan Pentecost

Division President SW FL "Since 2005, Juniper Landscaping has provided quality material and workmanship for thousands of homes built for DR Horton and our brands in Southwest Florida. I have found not only their prices to be competitive, but they are highly skilled operators with excellent execution in their business from first negotiation to last install and warranty."

Rhonda Brewer

V.P. Community Development "Juniper is a full service landscape, irrigation, and maintenance company with exceptional customer service and quality. They have the expertise and attention to detail which make working with them a pleasure and our projects a success. I would highly recommend Juniper for any landscape or irrigation project."

Mike Lewis

V.P. Purchasing, Design & Architecture "Juniper Landscaping is truly a full service operation. From incredible landscape designs by the team at Botanics Design Group to top quality material and installation services to best in class maintenance operations keeping the landscaping looking beautiful long after the initial install, Juniper does it all with some of the best people in the business."

John R. Peshkin Managing Principle

"Juniper is a first-class organization focused on customer satisfaction. The turn-key services they provide us from preliminary design and budgeting to construction and long-term maintenance have helped streamline our land development efforts. Juniper provides excellent quality work and is a trusted and valued trade partner."

Bob Koenig Vice President

"Juniper has successfully completed a diverse range of projects for our company such as an addition to a high end resort hotel, a custom home whose owners wanted their landscaping to make a statement, institutional work, a streetscape project on 47th Terrace in Cape Coral and code minimum projects for warehouses and manufacturing. Throughout each of these projects Juniper Landscaping has been able work effectively with our team on site to meet the demands of the budget and the schedule required for each project while providing a quality project. I highly recommend Juniper."

JUNIPER CARES

Making our communities better places to live and work is important, not only for our clients and employees, but for all our neighbors in the area. With that in mind, we support many local charitable organizations across the state and use environmentally sound practices.









JUNIPER CARES







The Industry COLLECTIVE is a movement of landscapers, lawn care companies, and suppliers who are unified in their efforts to impact their local communities.



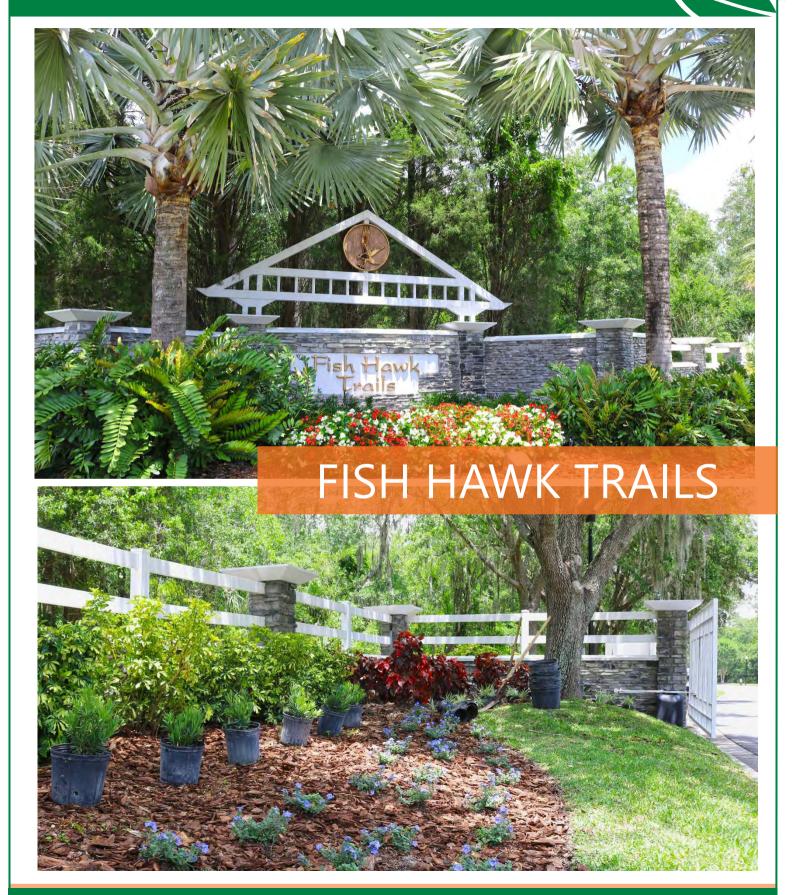
Imagine an entire industry coming together, to serve and to give, for the sole purpose of creating a positive impact locally and around the world. This is Industry Collective.

Industry Collective has designed practical, on-site community service events to minimize headache and maximize IMPACT. This makes it easier than ever to build team morale while serving the needs of communities everywhere.





PORTFOLIO: TAMPA



PORTFOLIO: LAKELAND







PORTFOLIO: OCALA





WORLD EQUESTRIAN CENTER





PORTFOLIO: CUSTOM DESIGN



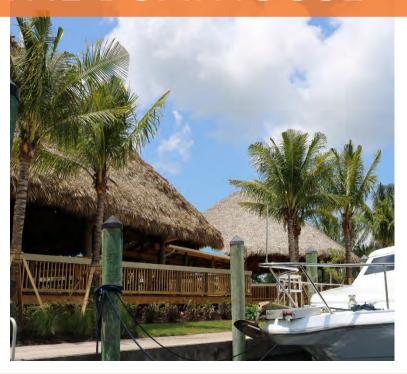




PORTFOLIO: CUSTOM DESIGN



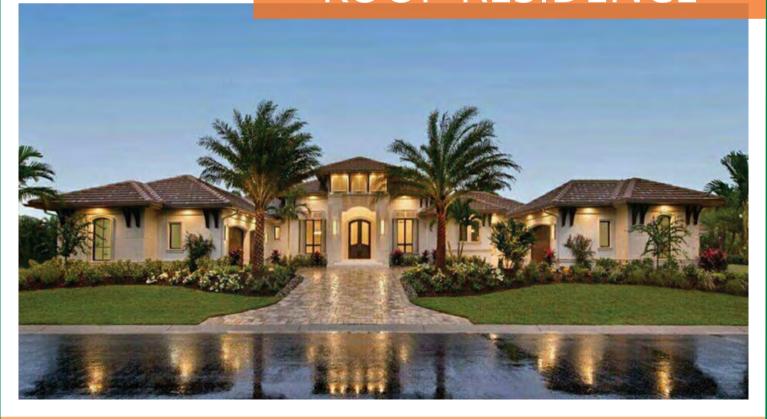




PORTFOLIO: CUSTOM DESIGN



KOOP RESIDENCE



DESIGN SAMPLES









Request for Proposal: North Park Isle CDD

Contact: Shannon Dyer Shannon@pinelakellc.com (656) 224-9119

PINELAKE LLC.COM



12980 TARPON SPRINGS RD. ODESSA, FL 33556 813.948.4736

April 30, 2024

Dear North Park Isle CDD Board of Directors,

Pine Lake Services appreciates the opportunity to submit our qualifications for the Landscape

Maintenance Services at North Park Isle CDD. Pine Lake is a certified minority business since 1998, providing professional experience in growing, installation, irrigation, and maintenance services.

Pine Lake Services will provide North Park Isle with a fully-staffed crew each week, along with separate pest control technicians, and separate ancillary crews as needed. Once awarded we will provide you a single point of contact to guarantee ease of communication between yourself and PLS.

We Care About the Details

Our mission is to focus on developing outstanding relationships and providing quality goods and services. We pride ourselves for being on time, safe, and within budget! As our company grows, we never want you to forget that our key management and owners are only a phone call away.

Customer Satisfaction Guaranteed

Your satisfaction is our priority, and we strive to provide a service we are proud of. We start every project by providing a thorough consultation to understand your goals and the needs of the project. We do this to guarantee that the project is completed according to your preferences.

Management Team with 150 Years Combined Experience

North Park Isle CDD will be fully staffed with experienced personnel. Our management team has a combined 150 years of experience in landscape installation and maintenance, meaning we can tackle any issues that may arise over the course of the Landscape Maintenance Service contract.



Thank you for taking the time to review our qualifications and considering Pine Lake Services to maintain the landscape for North Park Isles. Please contact Shannon at 656-224-9119 or Shannon@pinelakellc.com with any questions you may have.

We look forward to exceeding your expectations. Come *Discover the Difference* with Pine Lake!

Regards,

John AMAROSA, (00)
John Amarosa

Table of Contents

Tab 2: Ability and Adequacy of Personnel & Proposed Staffing Staffing Approach	Tab 1: About Us, Certificates, Financials
	Tab 4: RFP Response & Price



About Us, Certificates & Financials

About Us: https://vimeo.com/307360401

EXPERIENCED AND CREATIVE GREEN INDUSTRY PROFESSIONALS

We at Pine Lake Services take pride in any landscape project. We recognize that you have many goods and service providers from which to choose. Pine Lake Nursery & Pine Lake Services specializes in Landscape Installation, Maintenance, and Irrigation.

More than twenty years ago, our company was founded on the simple principle to be the Green Industry Leader in the state of Florida by providing excellent customer service and top-quality material for each of our client projects. We focus on developing outstanding relationships and providing outstanding quality goods and services. We know these projects can be unwieldy, and we strive to make your job as easy as possible.

We can provide you with:

- Over 150 years of combined professional experience in growing, installation, irrigation, and maintenance services.
- Experience with projects of varying scope and scale; some in excess of \$3M.
- We are fully bonded, insured, and can support your major project requirements.
- Two locations and over 75 acres of green goods in production; ensuring product quality, consistency and potential cost savings.
- Over 70 employees at any given time and this number swells in the growing season.
- A local, reputable, unblemished certified minority business since 1998.
- Exemplary OSHA and Risk Management statistics, including referrals from many city, county, DOT, HOA, and commercial clients.
- Consistent Florida Grade 1 products; as members in good standing with FNGLA and Tampa Bay Wholesale Growers
 Association



Overview

Pine Lake Services (PLS) is a company that has been trained in use of Green Industries Best Management Practices to produce a visually pleasing and environmentally safe community.

Our employees have earned a certificate for completion of training in "Florida Green Industries Best Management Practices for Protection of Water Resources in Florida" from UF/IFAS Extension and are familiar with Florida Friendly maintenance practices.

Operational Philosophy & Approach

Our integrated approach to landscaping emphasizes nine interrelated principles:

- Right Plant, Right Place
- Water Efficiently
- Fertilize Appropriately
- Mulch
- Attract Desirable Wildlife
- Manage Yard Pests Responsibly
- Recycle Yard Waste
- Reduce Stormwater Runoff
- Protect the Waterfront

PLS will staff the property with a consistent, well-trained crew for the maintenance and detail services, including bed weed control. The team will work from a highly organized operational plan which includes an annual calendar, weekly Gantt charts, plus path of motion and detail sectional maps. These maps will include the plans for maintenance of the high-profile neighborhood entry medians.

There will be a highly trained and organized team leader/supervisor to oversee the day-to-day operations and be the primary point of contact with the North Park Isle's staff. The PLS Team will also be backed by our entire organization of experienced landscape professionals located throughout the Tampa Bay area.

The North Park Isle's team will be fully furnished with all the equipment needed to get the job done safely and efficiently. The ancillary services including irrigation inspections, turf and ornamental horticulture, palm pruning, and mulching can also be supplemented by additional crews and technicians, if needed.

Geographic Location

The office of Pine Lake Services that would service your property is located at 12980 Tarpon Springs Rd, Odessa with crews operating daily in the North Park Isles CDD area.

In addition we are expanding and opening up a new operations center south of Brandon during the second half of 2024.

Ability to Manage the Project

Pine Lake Services demonstrates the ability to manage this project with the following actions:

On-Going Field Training: PLS understands the importance of continuing education and training amongst our crew members. We encourage our employees to become better at their jobs to ensure we have less call backs and eliminate waste time. We utilize a training software for all our employees called Greenius, if interested please request more information or a copy of the PLS training plan can be provided upon request.

Job Site Visit Excellence: Site inspections are an excellent way for North Park Isles and PLS to maintain communication. This will ensure the PLS crew understands your expectations and continuously improve on the job. Our Best Practices include the following steps: Crew Check-In, Property Assessment, Client Communication, and Job Improvement.

Organized Approach: PLS will create an organized approach to the North Park Isles maintenance to include documented production maps, Gantt Charts and project schedules. The purpose of this is to guarantee that the Foreman is not the only person understanding the property scope and boundaries. The entire team will be informed at all times.

Evaluation of Existing Workload

Pine Lake Services current workload will not inhibit our ability to work at North Park Isles. We have the ability to meet and exceed your expectations.

Our Account Management team is currently managing properties within the Tampa Bay area. A dedicated manager will be available for the entirety of the North Park Isle CDD Landscape Maintenance and Irrigation Management contract. This person will always your one stop point of contact available for daily communication and any emergencies that may arise.



Corporate Profile

Legal Name: Pine Lake Services LLC

Address: 2122 Henley Road

Lutz, FL 33558

Incorporated: July 9, 1998 Federal Tax ID: 27-3360158

Principals: President Vice-President

Janet Trapuzzano Michael Trapuzzano

janet@pinelakenurseryinc.com michael@pinelakenurseryinc.com

(413) 439 8414 (813) 416 0969

Management: Chief Financial Officer Chief Operating Officer

Robert Spears John Amarosa

bob@pinelakenurseryinc.com john@pinelakenuerseryinc.com

(858) 735 7579 (727) 243 2852

Bank Information

Jeff Taylor Vice President, Portfolio Manager ServistFirst Bank 4221 W. Boy Scout Blvd. Tampa, FL 33607

Phone: (813) 751 0795 jetaylor@servisfirstbank.com

Dun & Bradstreet No: 04-0000-849

Certifications: Port of Tampa Bay Small Business Enterprise Certification, Hillsborough County & State of Florida-Minority Business Development, Minority and Small Business Development

Company Summary: Pine Lake Services is composed of almost 100 acres of plants and trees with a staff offering over 100 years of experience serving the green Industry in the nursery, landscape, Install maintenance and irrigation businesses.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/17/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS

CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). CONTACT Stephanie Carp
NAME: Stephanie Carp
PHONE
(A/C. No. Ext): 813-498-1197
E-MAIL CONTACT STEPHANIE CARP. Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd ADDRESS: SCAPP@SSPINS.com Suite 350 Tampa FL 33607 INSURER(S) AFFORDING COVERAGE NAIC# License#: 70726 INSURER A: Berkshire Hathaway Specialty Insurance Company 22276 INSURER B: Great American Insurance INSURED 16691 Pine Lake Services, LLC INSURER C 12980 Tarpon Springs Rd Odessa FL 33556 INSURER D : INSURER E : INSURER F : **REVISION NUMBER:** COVERAGES **CERTIFICATE NUMBER: 1627679520** THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ADDLISUBR POLICY EFF POLICY EXP
(MM/DD/YYYY) (MM/DD/YYYY) LIMITS TYPE OF INSURANCE **POLICY NUMBER** EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) Х **COMMERCIAL GENERAL LIABILITY** UM00169661MA23A 12/15/2023 12/15/2024 \$ 1,000,000 \$ 300,000 CLAIMS-MADE OCCUR MED EXP (Any one person) PERSONAL & ADV INJURY \$ 1,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE \$ 2,000,000 PRO-JECT POLICY PRODUCTS - COMP/OP AGG \$ 2,000,000 OTHER: COMBINED SINGLE LIMIT \$ 1,000.000 AUTOMOBILE LIABILITY 12/15/2024 47-CAO-332641-01 12/15/2023 (Ea accident) **BODILY INJURY (Per person)** ANY AUTO X OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED BODILY INJURY (Per accident) AUTOS NON-OWNED AUTOS ONLY PROPERTY DAMAGE Х ¢ UMBRELLA LIAB 12/15/2023 12/15/2024 Х UM00169661MA23A \$ 5,000,000 EACH OCCURRENCE OCCUR EXCESS LIAB **AGGREGATE** CLAIMS-MADE DED RETENTIONS
WORKERS COMPENSATION X PER STATUTE 7/1/2023 7/1/2024 В 196-54164 AND EMPLOYERS' LIABILITY E.L. EACH ACCIDENT \$ 1,000.000 ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 latory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT \$ 1,000,000 \$766.810 12/15/2024 Scheduled Limit Installation Floater UM00169661MA23A 12/15/2023 DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) **CERTIFICATE HOLDER CANCELLATION** SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

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For Information Purposes

AUTHORIZED REPRESENTATIVE

Form (Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

	1 Name (as shown on your income tax return). Name is required on this line; do	not leave this line blank.											
	Pine Lake Services, LLC												
	Business name/disregarded entity name, if different from above												
page 3.	Check appropriate box for federal tax classification of the person whose nam following seven boxes.	e is entered on line 1. Ch	_			Ce	rtai	n ent		nol	indiv		nly to
ခ်	Individual/sole proprietor or C Corporation S Corporation	Partnership	Tru	sVes	tate								
96.	single-member LLC			L	7	Ex	emį	ot pa	yee co	ode.	(if an	^{y)} —	
è è	Limited liability company. Enter the tax classification (C=C corporation, S=			<i>[</i>									
Print or type. Specific Instructions on page	Note: Check the appropriate box in the line above for the tax classification LLC if the LLC is classified as a single-member LLC that is disregarded for another LLC that is not disregarded from the owner for U.S. federal tax pu is disregarded from the owner should check the appropriate box for the ta	om the owner unless the corposes. Otherwise, a sing	owner of to gle-memb	he U	_C is	1 00		ption (if an	from iy) _	FAT	rca i	repor	ing
g.	Other (see instructions) ▶					(Ap	plea	to acc	ounts it	nointe	ined o	Anide U	e U.S.)
क्र	5 Address (number, street, and apt. or suite no.) See instructions.		Request	er's	name	e and	add	lress	(option	ona!)		
See	12980 Tarpon Springs Rd												
07	6 City, state, and ZIP code												
	Odessa, FL 33556												
	7 List account number(s) here (optional)												
Par							_						
Enter	your TIN in the appropriate box. The TIN provided must match the name	ne given on line 1 to av	old	500	a Jei:	ecurt	ty n	umb	er				
backu	p withholding. For individuals, this is generally your social security num int alien, sole proprietor, or disregarded entity, see the instructions for f	Part I. later. For other	or a				_			_			
entitie	is, it is your employer identification number (EIN). If you do not have a n	umber, see How to ge	et a	Ш						- {			
TIN, I				or		a si Balla	- 44	T 41					_
Note:	If the account is in more than one name, see the instructions for line 1, see To Give the Requester for guidelines on whose number to enter.	. Also see What Name	and	Em	broa	er ide	TITLE I	rcau	on nu	amı	er		=
INDITIL	er to dive the nequester for guidelines on whose humber to enter.			2	7	-	3	3	6	0	1	5	8
5	NI E Cartifornia								Ш				
Par								_		_			
-	r penalties of perjury, I certify that: a number shown on this form is my correct taxpayer Identification numb	or for Lam waiting for	a numbi	or to	he	eeuo	d te	n me	ı). su	d			
2. I ar Se	n not subject to backup withholding because: (a) I am exempt from bac vice (IRS) that I am subject to backup withholding as a result of a fallur longer subject to backup withholding; and	kup withholding, or (b) I have I	not b	been	noti	led	l by '	the Ir	nter	nal l	Reve ne tha	nue at I am
	n a U.S. citizen or other U.S. person (defined below); and												
	e FATCA code(s) entered on this form (if any) indicating that I am exemp												
you h	ication instructions. You must cross out item 2 above if you have been no ave failed to report all interest and dividends on your tax return. For real est sition or abandonment of secured property, cancellation of debt, contribution than interest and dividends, you are not required to sign the certification, b	tate transactions, item 2 ons to an individual reti	2 does no rement a	ot ap Tang	ply. zemo	For n ent (If	nort RA),	gag	e inte I gen i	resi erali	i pai ly, p	d, ayme	nts
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Section	on references are to the Internal Revenue Code unless otherwise I.	• Form 1099-MISC proceeds)	(various	type	s of	inco	me	, pri	ZØS, 8	swe	ırds,	or g	1088

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid)

- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

Minority Certifications



Board of County Commissioners Economic Development Department Minority and Disadvantaged Business Development

Minority/Woman Business Certification

Pine Lake Nursery & Landscape, Inc.

HC-1410/21

Valid from December 20, 2021 - January 2, 2024

Approved Lines of Business:

Landscape Installation and Maintenance, Sales - Plant Nursery and Tree Farm

Thurs Keep

Theresa Kempa Minority and Disadvantaged Business Manager



Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89
Pline Lake Services, Inc.

is hereby certified as a

Minority Business Enterprise (MBE)

In the following specialty(ies)

Lawn Care

The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager Minority and Small Business Manage



Minority and Small Business Development

Certification Program
This is to certify that in accordance with City of Tampa Ordinance 2008-89
Pine Lake Services, Inc.

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Lawn Care

The certification is valid from March 23, 2023 to April 16, 2025

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

Gregory K. Hart, Manager Minority and Small Business Manager

Additional Certifications

STATE OF FLORIDA

Department of Agriculture and Consumer Services BUREAU OF LICENSING AND ENFORCEMENT

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Date

AND THE A COUNTY OF A COUNTY O

August 10, 2023

JF264985

June 1, 2024

THE CERTIFIED PEST CONTROL OPERATOR NAMED BELOW HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 482 FOR THE PERIOD EXPIRING: June 1, 2024

MARC E VASHER 304 LEWIS RD LITHIA, FL 33547

General Household Pest and Rodent Control Lawn and Ornamental

CONTRACTOR A SECTION CONTRACT CONTRACTOR



WILTON SIMPSON, COMMISSIONER



PORT TAMPA BAY

Small Business Enterprise Certification

Pine Lake Services, Inc. Federal ID #:27-3360158

Services Provided: Landscaping & Lawn Maintenance

Valid from 11/01/2023 to 10/31/2024

Donna L. Caseu SBE & Contracts Manager

Please note this certificate is vield only with Port Tampe Bay.
It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency

2023 - 2024 HILLSBOROUGH COUNTY BUSINESS TAX REC OCC. CODE

280.061000 LANDSCAPING SERVICE (OVER 3 EMP)

13 Employees

Receipt Fee 80.00

40.00 Hazardous Waste Surcharge Law Library Fee 0.00

PINE LAKE SERVICES LLC BUSINESS 12980 TARPON SPRINGS RD ODESSA, FL 33556

PINE LAKE SERVICES LLC 12980 TARPON SPRINGS RD NAME ODESSA, FL 33556 MAILING

ADDRESS

Paid 23-0-082798 11/09/2023 120.00

BUSINESS TAX RECEIPT

HAS HEREBY PAID A PRIVILEGE TAX TO ENGAGE IN BUSINESS, PROFESSION, OR OCCUPATION SPECIFIED HEREON

NANCY C MILLAN, TAX COLLECTOR 813-635-5200
THIS BECOMES A TAX RECEIPT WHEN VALIDATED.

2023 - 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
10000 American Momentum Bank	0.00
10010 Bank of America Operating	2,675.36
10020 Bank of America Payroll (deleted)	-29.57
10030 Bank of America Petty Cash (deleted)	29.57
10035 ServisFirst Operating	-1,333.79
10045 ServisFirst Accrual	35,576.09
10050 Bank OZK Operating	14,221.82
10060 Bank OZK Payroll	1,179.19
10099 Petty Cash Drawer	5,213.24
Total Bank Accounts	\$57,531.91
Accounts Receivable	
10200 Accounts Receivable	1,197,027.96
Total Accounts Receivable	\$1,197,027.96
Other Current Assets	
10300 Inventory	0.00
10310 Inventory Holding Material	122,887.94
10320 Inventory Holding Equipment	0.00
10330 Inventory Holding Sub	0.00
10340 Inventory Holding Other	0.00
10350 Inventory Assigned to Projects	0.00
Total 10300 Inventory	122,887.94
10620 Notes Receivable	0.00
10625 Note Receivable - Employee	0.00
10630 Prepaid Expenses	83,055.07
10800 Undeposited Funds	0.00
10850 Over/Under Billing	-19,224.27
10900 Accrued Asset	0.00
Total Other Current Assets	\$186,718.74
Total Current Assets	\$1,441,278.61

	TOTAL
Fixed Assets	
11100 Computers, Furniture & Equipmnt	11,242.95
11500 Leasehold Improvements	0.00
11501 Henley Sales Trailer	12,912.64
11502 Henley Office Trailer	46,359.28
11503 Pavement	8,400.00
11504 Porch on Trailer	4,600.00
11505 Well - Brooksville Property	0.00
11506 Well - Henley Property	7,580.00
11507 New Air Conditioner - Office Tr	5,480.00
Total 11500 Leasehold Improvements	85,331.9
Total 11100 Computers, Furniture & Equipmnt	2
12000 Machinery & Equipment	96,579.8 0
12001 OG Acq - Generator on Trailer	7 5,000.00
12002 OG Acq - JD Gator - 2321	7,000.00
12003 Other Machinery & Equipment	3,500.00
12010 2006 TCM 806E Loader 2935	40,500.00
12011 2007Volvo L35 Loader w/att 3703	0.00
12012 2007Volvo L35 Loader w/att 3689	0.00
12101 2018 CAT 908M Loader w/att 2539	88,237.32
12102 2018 CAT 908M Loader w/att 2712	88,237.32
12201 2019 Toro Dingo w/att 6654	38,547.83
12301 2020 JD 35G Cmpct Ex 0112	44,252.36
12302 2020 JD 3025E Ut Tractor 2986	15,755.89
12303 2019 JD 333G Compct Loader 6758	76,540.49
12304 2006 FC FDM Mulch Head	16,010.00
12305 2021 Toro Dingo TX1000	40,666.79
12306 Electric Wheelbarrow	15,657.94
Total 12000 Machinery & Equipment	479,905.94

	TOTAL
13000 Vehicles & Trailers	3,250.00
13100 Trailers	0.00
13101 1995 48' Box w/Refer 8602	5,000.00
13102 1996 Freuhauf 53' Drop Deck1501	1,250.00
13103 1996 Freuhauf 53' Drop Deck1503	6,250.00
13104 2000 48' Box w/Refer 8809	0.00
13105 2006 20' Featherlite 6493	7,150.00
13106 2006 20' Anderson 10 Ton 1662	4,086.00
13107 2006 Anderson 6 Ton 7543	5,545.00
13108 2021 Triple Crown 7x16 - 3360	3,084.78
13150 2017 Anderson 10 Ton 3283	8,838.83
13152 Wylie Water Trailer #74637	10,600.00
13153 Wylie Water Trailer #73807	10,600.00
Total 13100 Trailers	62,404.61
13500 Vehicles	0.00
13501 2001 Sterling Water Truck 8586	12,283.60
13502 2004 Isuzu Box Truck 0172	0.00
13503 2005 International Semi 2346	64,234.00
13504 2011 Ford F450 6251	47,384.33
13505 2013 Freightliner Flatbed 2545	21,725.94
13506 2014 Jeep Wrangler 9276	34,106.00
13507 2015 Ford F250 8837	0.00
13508 2015 Chevy Silverado 2500 3924	29,818.18
13509 2017 Chevy Silverado 1500 2573	33,831.80
13510 2017 Ford F350 0028	56,936.33
13511 2018 Ford F250 3524	45,216.17
13512 2020 Chevy Silverado 1500 0507	49,741.10
13513 2021 Chevy 3500 #7731	49,073.14
13514 2021 Isuzu NPR HD Crew 5350	60,921.99
Total 13500 Vehicles	505,272.5
Total 13000 Vehicles & Trailers	8
17000 Accumulated Depreciation	- 530,927.1 3
Total Fixed Assets	\$390,040.87
Other Assets	
19000 Goodwill	948,226.00
19101 Accumulated Amort - Goodwill	-204,524.20
Total 19000 Goodwill	743,701.80
19100 Accumulated Amortization	0.00

	TOTAL
19200 Cost in Excess of Billings	0.00
19201 Deposit on Materials	0.00
19205 Security Deposits	0.00
19300 Due To/ Due From PLS	532,281.73
19305 Due from AVM	544,972.20
19400 Loan Fees	0.00
Total Other Assets	\$1,820,955.7
TOTAL ASSETS	3
LIABILITIES AND EQUITY	\$3,652,275.2
Liabilities	1
Current Liabilities	
Accounts Payable	
20000 Accounts Payable	551,322.00
Total Accounts Payable	\$551,322.00
Credit Cards	
21100 BOA CC - Trapuzzano	13,662.89
21101 BOA CC - Michael	42,910.39
Total 21100 BOA CC - Trapuzzano	56,573.28
21200 Chase Sapphire Ink CC	56,950.18
21201 Chase Ink - Janet	263.27
21220 Chase Ink - Michael	-1,611.00
21270 Chase Ink - Caitlin (deleted)	-0.30
Total 21200 Chase Sapphire Ink CC	55,602.15
21250 Wex	6,041.23
21300 Tractor Supply	901.75
Total Credit Cards	\$119,118.41
Other Current Liabilities	055 44
20060 Payroll Liabilities	965.44 30,450.53
20065 Accrued Payroll	30,450.53 0.00
20070 Sales Tax Payable 22000 Unearned Revenue	0.00
22100 Billings in Excess of Costs 22900	0.00
Accrued Liability	0.00
22995 Current Portion Long Term	127,566.19
Debt 23020 Line of Credit	0.00
23050 ServisFirst RLOC	674,583.56
Total Other Current Liabilities	\$833,565.72
Total Current Liabilities	\$1,504,006.13

Pine Lake Companies

Balance Sheet

	TOTAL
Long-Term Liabilities	
23010 Due To / Due From AVM	-30,579.02
23100 AMB Loan	0.00
23110 First Citrus Term Loan	0.00
23120 Hernando Land Holdings	0.00
23130 Note Payable - Trapuzzano	0.00
23140 NP - AW	0.00
23190 Pine Lake Debt Co Loan	1,344,415.55
23200 Notes Payable	0.00
23105 NP Channel Partners 53987	0.00
23125 NP Channel Partners 52614	0.00
23201 NP CAT Loader 2539	7,353.22
23202 NP CAT Loader 2712	7,353.22
23203 NP Toro Dingo 6654	13,176.53
23204 NP JD 35G Compact Ex 0112	17,709.48
23205 NP JD 3025 Ut Tractor 2986	7,370.13
23206 NP 2021 Isuzu NPR HD Crew 5350	49,100.08
23501 NP 2014 Jeep Wrangler 9276	12,174.07
23502 NP 2015 Chevy Silv 2500 3924	3,535.88
23503 NP 2017 Chevy Silv 1500 2573	3,526.80
23504 NP 2017 Ford F350 0028	0.00
23505 NP 2018 Ford F250 3524	5,443.90
23506 NP JD 333G Comp Loader XX6758	41,370.86
23507 NP 2006 JD Fecon FDM8xx0312	9,633.69
23508 NP 2020 Chevy 1500 0507	34,857.31
23509 NP GM Chevy 3500 #7731	38,668.87
23510 NP Western 2021 Toro Dingo TX	22,592.80
23520 Channel Partners Loan \$50k	0.00
23530 NP Electric Wheelbarrow	14,977.16
Total 23200 Notes Payable	288,844.00
23300 Less Current Portion	-127,566.19
LTD 29949 PPP II Loan	0.00
29950 Contingent Liability	0.00
Total Long-Term Liabilities	\$1,475,114.3
Total Liabilities	4
Equity	\$2,979,120.4
30000 Opening Balance Equity	7 0.00
30002 Additional Paid-In Capital	0.00
30005 Retained Earnings	-820,800.00
30011 Prior Period Adjustment	0.00
30100 Capital Stock	500.00
30500 Shareholder Distribution	-265,088.53
George Characteristic Control of	23,000,00

Pine Lake Companies

Balance Sheet

AVAILABLE OF THE PROPERTY OF T	TOTAL
Equity Allocated to PLS	-199,884.60
Pine Lake Equity Co	1,715,000.00
Net Income	243,427.87
Total Equity	\$673,154.74
TOTAL LIABILITIES AND EQUITY	\$3,652,275.21

Total Bank Accounts	\$57,750.01
Total Accounts Receivable	\$217,224.79
Total 10300 Inventory Holding	11,931.83
Total Other Current Assets	\$ -1,492.38
Total Current Assets	\$273,482.42

Total 19000 Goodwill 225,273.00 Total Other Assets \$340,349.16 TOTAL ASSETS \$677,360.67 Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11		
Total Fixed Assets \$63,529.09 Total 19000 Goodwill 225,273.00 Total Other Assets \$340,349.16 TOTAL ASSETS \$677,360.67 Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38		
Total 19000 Goodwill 225,273.00 Total Other Assets \$340,349.16 TOTAL ASSETS \$677,360.67 Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38	Total 13000 Vehicles and Trailers	127,459.01
Total Other Assets \$340,349.16 TOTAL ASSETS \$677,360.67 Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11	Total Fixed Assets	\$63,529.09
Total Other Assets \$340,349.16 TOTAL ASSETS \$677,360.67 Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11		
Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38	Total 19000 Goodwill	225,273.00
Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38		
Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38		
Total Accounts Payable \$33,287.62 Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38		
Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38	TOTAL ASSETS	\$677,360.67
Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38		
Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38		
Total Credit Cards \$13,975.11 Total Other Current Liabilities \$55,088.38		
Total Other Current Liabilities \$55,088.38	Total Accounts Payable	\$33,287.62
Total Other Current Liabilities \$55,088.38		
	Total Credit Cards	\$13,975.11
Total Current Liabilities \$102,351.11	Total Other Current Liabilities	\$55,088.38
	Total Current Liabilities	\$102,351.11

Total 23210 PL Loans	0.00
Total 23290 MG Loans	0.00
Total 23200 Notes Payable	136,724.54
Total Long-Term Liabilities	\$623,750.79
Total Liabilities	\$726,101.90
Total Equity	\$ -48,741.23
Total Equity	
TOTAL LIABILITIES AND EQUITY	\$677,360.67



Ability and Adequacy of Personnel and Proposed Staffing

Staffing Approach - Key Personnel & Staffing Levels

PLS will ensure the North Park Isle team is fully staffed at all times. Our management team has a combined 150 years of landscape and irrigation maintenance experience, giving us the capability to handle unique situations that may arise.

The following pages include the PLS organizational chart and resumes for the supervisory PLS staff. The resumes highlight relevant and similar property experience.

Proposed Staffing Levels:

Maintenance Crew of 12 for General Services in Peak Season

Pine Lake Services will staff North Park Isle with the following:

Also, a dedicated Account Manager who will be your single point of contact for all of your needs and concerns.

A 4 person crew three days per week in season that will include a Foreman, Lead man and crew. The crew will perform all duties required by the association each week. In addition, there will be a production manager assigned to this property to visit and assist the crew each week.

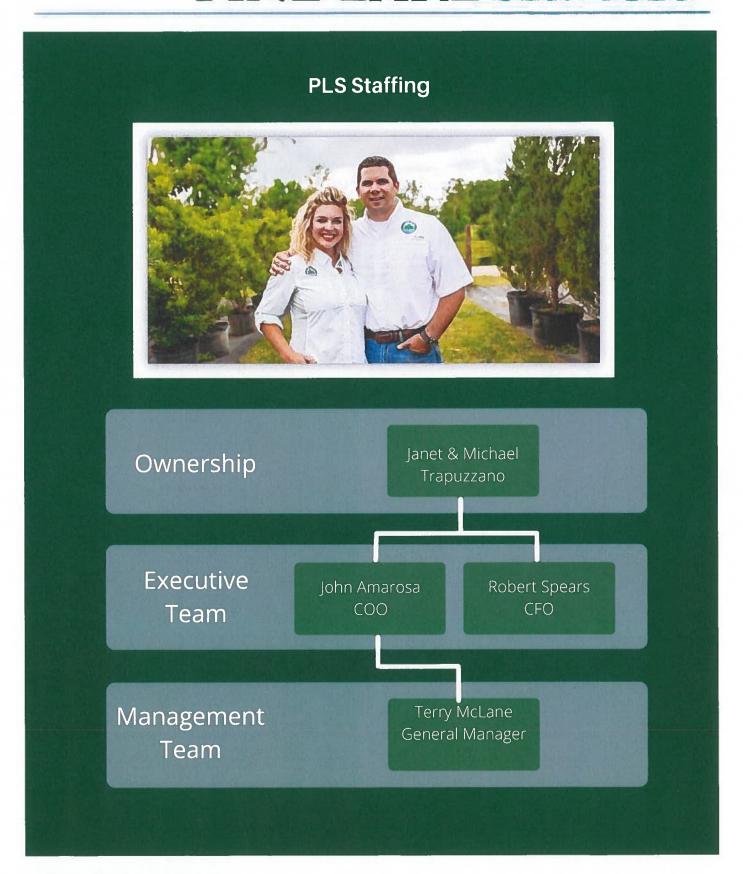
- 2 person irrigation crew performing a complete monthly wet check inspection and repairs.
- 2 person horticulture team to perform monthly applications, inspections and spot treatments.

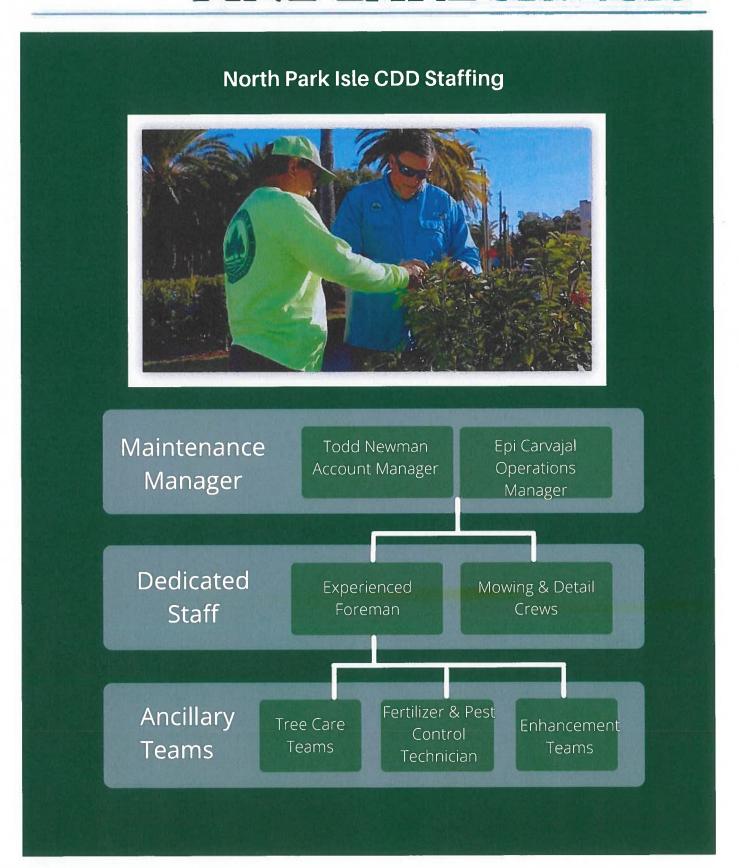
Enhancement Teams can be dispatched to perform installs of flowers and mulch or small projects.

Emergency Numbers

Should an emergency arise during Pine Lake's time contracted with North Park Isle, the management team is always available.

John Amarosa, COO (727) 243-2852 Terry McLane, General Manager (727) 423-7664 Epi Carvajal, Operations Manager (813) 528-5039







JANET CLAIRE TRAPUZZANO President

EDUCATION

Florida State University B.A. International Relations



MICHAEL TRAPUZZANO

Vice President

EDUCATION

University of Pittsburgh B.S. Emergency Medicine

North Park Isle CDD

DUTIES & RESPONSIBILITIES

Janet works on development and growth of the company with banking, finance, culture and employee development. She is Instrumental in setting our company goals and initiatives to better serve our customers and employees alike.

PROJECT EXPERIENCE

- Moffitt Cancer Center Campuses
- · City of Tampa Parks and Recreation Sites
- BayCare Facilities throughout Tampa
- Bay Tampa Treemendous Program
- Perry Harvey Park



DUTIES & RESPONSIBILITIES

Michael serves as the lead member of the Pine Lake Companies executive team. Michaels's day to day is heavily based around the financial management of the company and its interests and assets. Mike also works with the sales team in developing new relationships and driving the company brand.

PROJECT EXPERIENCE

- Moffitt Cancer Center Campuses
- City of Tampa Parks and Recreation Sites
- BayCare Facilities throughout Tampa
- Bay Tampa Treemendous Program
- Perry Harvey Park
- Curtis Hixon Park
- Carlton Lakes CDD
- Waterleaf CDD
- Cypress Creek CDD
- Triple Creek CDD
- Cornergate CDD



JOHN AMAROSA

29
YEARS EXPERIENCE

EDUCATION

COO

University of South Florida B.A. Criminology

Associations

Vice President *of FNGLA* BOMA BMI CAI

CERTIFICATIONS

State of Florida CPCO
GI-BMP Certified in Florida
BMP Certified in Pinellas & Manatee
OSHA 30
UF Palm School Graduate
State of Florida Aquatics Management
Certified

DUTIES & RESPONSIBILITIES

Mr. Amarosa organizes and implements company objectives on a day to day basis. He ensures quality, production and safety for the organization. John will ensure client satisfaction while working with the executive leadership team.

PROJECT EXPERIENCE

- Oversaw landscape operations on the following properties:
- City of Tampa Parks
- Long Leaf CDD
- Concord Station CDD
- Oakstead CDD
- Highlands CDD
- Highland Park CDD
- Sterling Hill CDD
- Forest Brooke CDD
- Waterchase CDD
- Lakewood Ranch CDD 1, 2, 3, 5 and 6
- South Fork 3 CDD
- Carlton Lakes CDD
- The Groves CDD
- Riverbend West CDD
- Harrison Ranch CDD
- KBAR Ranch II CDD

Plus a multitude of extremely large HOA's and High Profile Sites including:

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several Del Web by Pulte Properties
- All BayCare Hospital Facilities
- All Moffitt Cancer Center Campuses
- Several HCA Hospitals
- Encore at Fishhawk
- Kings Point HOA
- Trinity HOA
- Champions Club HOA
- Cobb's Landing HOA
- East Lake Woodlands HOA
- Villa Rosa HOA
- Connerton HOA
- Wellington HOA
- Saddlebrook HOA
- HCA Hospitals



TERRY MCLANE

General Manager

32
YEARS EXPERIENCE

EDUCATION

Tampa Bay Area Graduate

CERTIFICATIONS
State Of Florida Pest Control
GI-BMP Certified in Florida

DUTIES & RESPONSIBILITIES

Mr. McLane organizes and implements company objectives on a day to day basis. He ensures quality production and safety for the organization. Terry will ensure client satisfaction while working with the Operational Leadership team.

PROJECT EXPERIENCE

Oversaw landscape operations on the following properties:

- Concord Station CDD
- Oakstead CDD
- . Highlands CDD
- . Highland Park CDD
- Sterling Hill CDD
- Waterchase CDD
- Carlton Lakes CDD
- The Groves CDD
- Asturia CDD
- Bexley Ranch CDD
- Connerton West CDD
- Riverbend West CDD
- * KBAR Ranch II CDD
- Tampa Bay Golf & Country Club

Plus a multitude of extremely large HOA's and High Profi Sites including:

- Innisbrook Resort
- Several Esplanade properties with Taylor Morrison
- Several Del Web by Pulte Properties
- Several BayCare Hospital Facilities
- All Moffitt Cancer Center Campuses
- Saddlebrook HOA
- Trinity HOA
- Champions Club HOA
- Tampa Bay Golf and Country Club
- Villa Rosa HOA
- Wellington HOA
- Cheval HOA
- Epperson Ranch HOA and Lagoon
- Estancia HOA
- East Lake Woodlands HOA



EPI CARVAJAL

Operations Manager

27 YEARS EXPERIENCE

EDUCATION BMP Certified Trainer CPR Certified Trainer



MARC VASHER

Bridgebury Inc

21

YEARS EXPERIENCE

EDUCATION

University of Miami

CERTIFICATIONS

Certified Pest Control Operator General household Pest - Termite GI BMP Certified

North Park Isle CDD

DUTIES & RESPONSIBILITIES

Epi will be the Operations Manager for the CDD. He will prepare the work week for the crews and oversee that all performances that are completed for that week. He will be assist the Account Manager as the point of contact for daily activities. Epi has managed many large scale properties and portfolios in his and past with great success. Epi is well versed in CDD management and care and will communicae via our Account Manager any and all needs to be addresed or improved on..

PROJECT EXPERIENCE

- Connerton CDD
- Riverbend West CDD
- KBAR Ranch II CDD
- Belleview HOA/POA
- Franklin Street Management
- Portfolio The Groves CDD & HOA
- Oakstead CDD
- Saddlebrook Resort
- Summer Tree HOA
- Tampa Bay Golf & Country Club

DUTIES & RESPONSIBILITIES

Marc is a State of Florida Certified Pest Contro Operator and serves as the authority for Pine Lake in al things horticulture. His skills are not limited to the following but a few highlights included:

- warm-season turf grass nutritional requirements
- turf grass disease identification including curative and preventative cultural/chemical treatments
- turf grass insect identification including curative and preventative cultural/chemical treatments
- turf grass weed identification including curative and preventative cultural/chemical treatments
- palm tree nutritional requirements as well as insect and disease issues within the State
 - hard wood tree nutritional requirements as well a
- insect and disease issues within the State
 - ornamental shrub and groundcover nutritiona
- requirements
 - ornamental shrub and groundcover insect and disease
- · curative and preventative cultural/chemical treatments

PROJECT EXPERIENCE

- Moffitt Cancer Center Campuses
- City of Tampa Parks and Recreation Sites
- BayCare Facilities throughout Tampa
- Bay Perry Harvey Park
- Carlton Lakes CDD
- Riverbend West CDD



Todd Newman

Account Manager

10 YEARS EXPERIENCE

EDUCATION

BMP Certified Trainer

CPR Certified Trainer



Jeff Cane

8 YEARS EXPERIENCE

EDUCATION

Sinclair Community College

CERTIFICATIONS
OSHA 10

DUTIES & RESPONSIBILITIES

Todd's journey in the landscaping industry began ten years ago, fueled by his passion for outdoor spaces and a keen eye for detail. His commitment to excellence and dedication to client satisfaction have been the cornerstones of his career. As an Account Manager, Todd is dedicated to building strong, collaborative relationships with clients, serving as their trusted advisor and advocate. He works closely with each client to understand their goals, preferences, and budgetary constraints, ensuring that every project is executed to perfection.

PROJECT EXPERIENCE

- Del Web Bexley
- Terra Bella CCD/HOA
- Whispering Pines CDD
- · Advent Health- Bruce B Downs Campus
- · Advent Health- New Tampa Campus
- · Westbridge CDD
- . Easton Park CDD

DUTIES & RESPONSIBILITIES

Jeff has a total of 8 years experience within the landscape industry ranging from private residential to high end commercial. He started landscape in Ohio and has 3 years experience within the industry in Florida. He started in horticulture and has worked closely with all realms of the industry to round out his knowledge. Jeff strive to provide tailored landscape solutions to his clients so they can have a sense of pride in the places they work and live.

PROJECT EXPERIENCE

- Waterset (Apollo Beach)
- Feil Group
- Harrod Properties Portfolio
- JLL Properties
- Volanti By Mattamy
- . Whispering Pines by Pulte
- Beacons at Epperson



Equipment & Scope of Work

RESULTS in the FIRST 90 DAYS!

Our Goal is to show a noticeable difference within the first 90 days on the job. Through our onsite inspections, property reviews and conversations with you and your team, together we will construct service, communication and action plans best suited for North Park Isle CDD. Listed here are tasks we will fulfill in the first 90 days based on priorities you have already identified.

✓ IRRIGATION

- Check irrigation systems and components for proper operation
- Map the system showing locations of major components
- Sample the soil and adjust watering for desired moisture
- Recommend necessary repairs and upgrades

✓ SHRUBS AND

- ✓ Remove weeds
- ✓ Prune selected shrubs
- Remove plants too close to tree trunks, crowding shrubs, and poor performing plants
- Apply insect and disease control to treatable diseased plant material
- Provide Design ideas and proposels for declining landscape areas

✓ SAFETY

- Trim plant material or trees hindering or blocking line of sight at intersections and monuments
- Identify tripping hazards in the turf and hardscape
- Identify drainage problems and propose solutions

✓ COMMUNICATION

- Introduce the Account Manager and walk the site together
- ✓ Determine your communication preferences
- ✓ Build operational plans, maps and Gantt Charts
- Refine, test and re-test operational plans, then finalize for the crew. Communicate to customer

✓ TURF

- Apply broadleaf weed spray where necessary
- Apply pre-emergent weed spray to inhibit new weed growth
- Identify areas where turf needs replacement and propose

TREES

- ✓ Prune selected trees
- Establish tree rings as needed
- Identify hazard trees and propose immediate removal
- Identify trees with nutritional deficiencies and propose solutions

Quality Inspections & Reports

At PLS we believe in inspecting what we expect!

Each month our management team will walk the property and inspect all aspects of your landscape. We will document our findings on a report similar to this one. Items on the report can range from an irrigation issue, trash issue, to a pest control issue to an observed opportunity for an improvement. This will also add value to your team as we will constantly look for and report any safety hazard, we come across whether landscaping related or other.

North Park Isle CDD Property Map Technical Approach

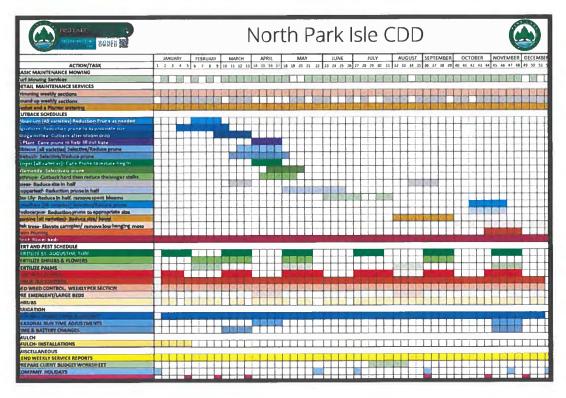
By breaking the property down into sections, we can ensure an even workload for our teams while maintaining the levels of service the community desires. This guarantees all areas of the neighborhood look their best each month.

North Park Isle Irrigation Management Technical Approach

The community has a well-established but somewhat aged Irrigation System. We will develop a systematic routine to ensure inspection and repairs of all zones. This will include a detailed monthly report, cleaning of filters, and proposal for all repairs discovered in the system. We have included a sample copy of our irrigation report, which is provided monthly.

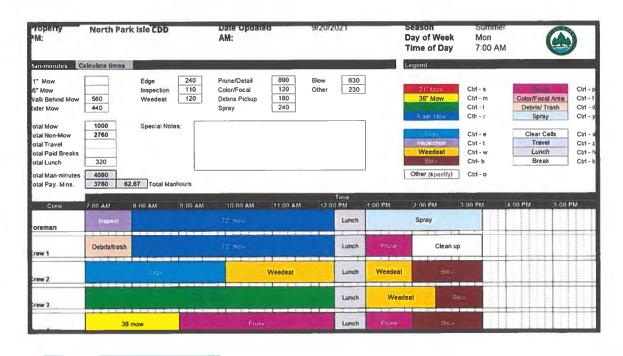
4			Pine I	ake S	ervices	,			- Caronina	Qty:	Description:	Cost:	Total:
1	A		Monthly	/ Irrigation	n Repor	t	Job Nur	nber:			General Labor	\$80.00 per hr	
1		JOB NA	AME:				EST#:				Technical Labor - mainline, electrica	\$85.00 per hr	
L		Technic	cian:			1100	Clock:				Emergency, After hours, Overtime	\$85.00 per hr	
		Date:					Check R	ain Sensor:	Yes/No		6" pop-up spray (Installed)	\$34.71	
	100			-1		×.					12" pop-up spray (Installed)	\$75.19	
ne:	Spray, Rotor, Drip	Run time:	Program:	Replace Nozzie	Replace Head	Broken Pipe	Valve not operating	Other:	Comments		6" rotor head (Installed)	\$70.77	
1											Broken shrub riser (Installed)	\$25.32	
2											Straighten, Lower or Raise Head	\$18.13	
3											Drip line breaks	\$8.75	
4											Replace Nozzie	\$10.05	
5					Ì						Replace MP Rotator Nozzle	\$17.01	
6											Add 6" pop-up w/ pipe within 10'	\$55.00	
7											Add rotor w/ pipe within 10'	\$75.00	
8						T					Add bubbler within 10'	\$50.00	
9											Relocate head within 5'	\$40.00	
10						Ī					Replace solenoid	\$156.74	
11											Replace 1" valve (Installed)	\$406.92	
12											Replace 1.5" valve (Installed)	\$616.73	
13											Replace 2" valve (Installed)	\$851.05	
14											Repair 1/2" to 3/4" lateral line	\$71.73	
15											Repair 1" to 1 /4" lateral line	\$93.94	
16											Repair 1 1/2" to 2" lateral line	\$158.63	
17											Wireless rain/freeze sensor	\$310.00	
18											Wired in rain/freeze sensor	\$125.00	
19		1						1			Rectangular valve box	\$140.00	
20											10" round valve box	\$60.00	
21	1	İ				1					Maxi jet stakes, with nozzle	\$40.01	
22							1	1			MISC:	\$	
23					1						MISC:	\$	
24				1	1								
	Start Times:		-	Run Days	s:		-			· -			
		A:		7		МТ	WRF	SS				Total: \$	
		-		1		A.A. T	MALE E						

Annual Operations Calendar



*Sample to be reviewed and agreed upon at contract start

Daily Gantt Chart



*We will coordinate with the Property Manager to develop all daily/weekly Gantt charts once the job is awarded.



RFP & Price

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES REQUEST FOR PROPOSALS

BID PROPOSAL FORM

Having carefully examined the specifications and having thoroughly inspected said property, the undersigned proposes to furnish all labor, materials and proper equipment for the entire scope of work, in accordance with said specifications, for the sum of:

General Landsc	ape Maintenanc	\$ 172,503.52		

PART 1

PART 2

Fertilization (All labor and materials) \$ 12,785.00 Yr.

(Include any and all turf pesticide/herbicide mixtures you intend to use throughout the year)

		ST. AUC	JUST	INE (per specification	s in P	art 2)		
MONTH		FORMULA	1	PLICATION RATE LBS. N/1000 SF)		TAL POUNDS ODUCT TO BE APPLIED		OST PER PLICATION
FEB	20-0-	10 W/ PRE-M	1 LB	N/1000 SF	1,800	LBS	\$ 1,7	25.00
APR	40-0-	0 SOLUBLE N	.5 LE	N/1000 SF	450 l	BS	\$ 94	18.75
MAY	43-0-	0 100% POLY COATED	1 LB	N/1000 SF	900	LBS	\$ 92	21.25
JUL	0-0-2	4 6% FE	1 LE	K/1000 SF	1,50	0 LBS	\$1,4	25.00
AUG	0-0-2	24 6% FE	1 LB	K/1000 SF	1,500	LBS	\$1,42	25.00
OCT	20-0-	10 W/ PRE-M		N/1000 SF		D LBS	\$1,72	25.00
				M (per specifications				
MONTH		FORMULA		PLICATION RATE LBS. N/1000 SF)	1	OTAL POUNDS ODUCT TO BE APPLIED	1	COST PER PLICATION
		NA						
	1	BA	HIA (per specifications in	Part 2)		
MONTH FORMULA		APPLICATION RA (LBS. N/1000 SI					COST PER APPLICAT ION	
MAR 20-0-10 W/ PRE-M			.5 LB N/1000 SF	-	150 LBS		\$ 243.75	
APR	40-0-0 SOLUBLE			.5 LB N/1000 SF		100 LBS		\$ 312.50
MAY		43-0-0 100% POLY CO	DATE	1 LB N/1000 SF		100 LBS		\$ 190.00
AUG		0-0-24 6% FE		1 LB K/1000 SF		200 LBS		\$325.00
OCT		20-0-10 W/ PRE-M		.5 LB N/1000 SF		150 LBS		\$243.75

	ORNAMENTALS (per specifications in Part 2)								
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER					
		(LBS. N/1000 SF)	PRODUCT TO BE	APPLICATION					
			APPLIED						
MAR	24-2-11 50% SRN 3% Fe	1.5 LB N/1000 SF	150 LBS	\$ 300.00					
MAY	24-2-11 50% SRN 3% Fe	1.5 LB N/1000 SF	150 LBS	\$ 300.00					
OCT	24-2-11 50% SRN 3% Fe	1.5 LB N/1000 SF	150 LBS	\$ 300.00					

	PALMS (per specifications in Part 2)							
MONTH	FORMULA	APPLICATION RATE	TOTAL POUNDS	COST PER				
		(LBS. /PALM)	PRODUCT TO BE	APPLICATION				
			APPLIED					
MAR	8-2-12 + 4% Mg	1.5 LB N/100 SF	300 LBS	\$ 600.00				
JUN	8-2-12 + 4% Mg	1.5 LB N/100 SF	300 LBS	\$ 600.00				
SEPT	8-2-12 + 4% Mg	1.5 LB N/100 SF	300 LBS	\$ 600.00				
NOV	8-2-12 + 4% Mg	1.5 LB N/100 SF	300 LBS	\$ 600.00				

Please list any additional fertilization for those plant materials requiring specialized applications.

		SPECIALTY PLANT MATER	IALS	
MONTH	FORMULA	PLANTS TO BE FERTILIZED	TOTAL POUNDS PRODUCT TO BE	COST PER APPLICATION
		(i.e., Crapes, Loropetalum)	APPLIED	
	NA			

The totals in the "Cost per application" column should equal your Total Fertilization Cost for the year.

PART 3

Pest Control	(All labor and materials)	\$9,536.25	Yr.
		(if entire pesticide allowance is re	equired) *

* This is an allowance for treatments of trees, ornamentals, groundcovers, etc. and should include only those pesticides/herbicides not already included in the turf fertilizer section. This dollar amount will not be equally divided amongst the monthly invoices. The portion of the allowance used on any particular event shall be billed the month after services are rendered. Contractor shall continue to be responsible for the eradication/control of all weeds, pests and diseases after the allowance listed above has been exhausted.

OTC Injections will be performed at the discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

OT	C Inject	ions (All labor and materials)
\$_	NA	/Yr. (based on quantities below)
(O)	ГС injec	tions per specs - do not include in Grand Total

Palm Type	Palm Qty	# of Inoculations per quarter per palm (based on size) (i.e. (2) inoculations per large Canary Palm per 1/4, etc.)	Cost per Individual Inoculation	Total Cost per Year (4x per year)
-		per 1/4, etc.)		
		1		

The CDD reserves the right to subcontract out any and all OTC Injection events.

Application of Top Choice for annual treatment of Fire Ants

For informational purposes only, please provide a cost to apply Top Choice for the annual control of fire ants in all Highlighted Landscaped Areas Designated as Parks and clubhouse as described in Scope of Services. \$ 4,285.00 / Yr.

Top Choice application will be performed at the sole discretion of the District's BOS (This shall not be included in either the Pest Control cost listed above nor shall it be included in the Grand Total or Contract Amount.)

P/	\R	T	4
- 4	711		-

Irrigation (All labor and materials)	\$ 11,362.92	/Yr.
<u>PART 5</u>		
Based on quantities determined by Contractor's Contractor shall install:	field measurements at	time of bidding
CY Medium Pine Bark Mulch per specs for	top-dressing at \$ 56.25	/CY
Installation of Pine Bark Mulch (medium) (All labor (do not include in Grand Total)	and materials) \$25,312	.50 /Yr.
Each top-dressing shall leave all The DISTRICT reserves the right to subcontract		outside vendor

PART 6

Annual Installation (All labor and materials)

The District reserves the right to subcontract any annual installation event to an outside vendor

Contractor shall install approximately 6500 (4" pots) annuals up to four (4) times per year per specs at the direction of the District at \$2.50/annual

\$ 16,250.00 /rotation

\$ 65,000.00 /Yr. (if all rotations are performed - do not include in Grand Total)

GRAND TOTAL (PARTS 1, 2, 3 & 4 - This is what contr	ract will be written for
206,187.00 /Yr.	
FIRST ANNUAL RENEWAL	\$206,188.00
SECOND ANNUAL RENEWAL	\$212,375.00
THIRD ANNUAL RENEWAL	\$ 214,497.00
Contractor/Firm Name Pine Lake Services, LLC	
irm Address 12980 Tarpon Springs Rd	
City/State/Zip_Odessa, FL 33556	
hone Number (813) 948-4736 Fax Number	
Tame and Title of Representative John Amarosa, COO (Please Print)	
epresentative's Signature	,
Spread and	2, 20
Date4/30/2024	
Date 4/30/2024 DDENDA – Bidder acknowledges the receipt of Addendum	No.'s

COMPANY OWNED MAJOR EQUIPMENT TO BE USED IN CONNECTION WITH THE WORK

PROPOSER:	Pine Lake Services, LLC	DATE:	4/30/2024
•			

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	96" Mower	2	Odessa
2	52" Walk Behind Mowers	4	Odessa
1	36" Mower	4	Odessa
12	Various 2 cycle handheld	4	Odessa
1	UTV	2	Odessa
1	Tank Sprayers -Various	4	Odessa
1	Isuzu Truck	2	Odessa
	1	<u> </u>	

NORTH PARK ISLE CDD

WEEKLY WORK JOURNAL

(this form must be filled out at the end of each weekly visit and turned in to the clubhouse office)

DATE:	
DESCRIPTION OF WORK PERFORM	ED TODAY:
ISSUES REQUIRING ATTENTION: (Please notify District Rep. if any)	

NORTH PARK ISLE CDD PEST MANAGEMENT REPORT

SYMPTOM	S:
LOCATION	N:
PROBABLE	E CAUSE OF DAMAGE:
ESTIMATE	D MATERIALS REQUIRED FOR TREATMENT:
CERTIFIEI	PESTICIDE APPLICATOR'S NAME:
NORTH PA	RK ISLE REPRESENTATIVE NAME:
	_
HE INVOI	CE FOR THIS WORK MUST MATCH THE DESCRIPTION OF THIS SERV
EQUEST)	

NORTH PARK ISLE CDD IRRIGATION REPAIR REQUEST FORM

DATE:				
DAMAGE:				
	100			
		Al Total State	· ·	4:
LOCATION:				
			2	
PROBABLE CAUSE OF DAMAGE:				
		\$25.		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Landscape and irrigation

(25 Points Possible) (_____ Points Awarded)

REQUEST FOR PROPOSAL LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES

EVALUATION CRITERIA

manager and other s manage this project;	pecifically train proposed staffi	ed individuals who will manag	gned personnel, including the project ge the property; present ability to es certification, technical training, ifications, etc. with bid.)
Management and Supe	ervisory Person	nel	
Name Years Exp.		Position/Certifications	Duties and Responsibilities
1. John Amarosa 29 C		COO/CPCO	Oversee all business operations
2. Terry McLane 32		GM/BMP	Oversee all contractual obligations
_{3.} Epi Carvajal	27	Operations Manager	Oversee site operations & client relations
4. Lupe Valdez 27		Irrigation Supervisor	Oversee irrigation services
5 Todd Newman 10 Account Manager Oversee Property Operations			Oversee Property Operations
2 Superviso	ce and Irrigations, and4 at will be utilize	n staff will always include, at a Technical personnel. In ad d on this project. (Such as pes	dition, list any personnel with
Name	Years Exp.	Position/Certifications	Duties and Responsibilities
1. Javier Linares 20 Sr. Ma		Sr. Maintenance Foreman	Oversee site maintenance
2. Sir Lewis Bailey	14	Enhancement Foreman	Oversee small projects
3. Marc Vasher	21	CPCO	Oversee Horticulture Program
4. Robert Zambito		Certified Arborist	Treecare Professional

1.

Personnel

2.	Experience	(30 Points Possible) (Points Awarded)					
		e of the respondent in similar projects, volume of nance in any other contracts; subcontractor listing,					
1.	Project Name/Location: Carlton Lakes (CDD Riverview					
	Project Type/Description: CDD Landscap	Project Type/Description: CDD Landscape and Irrigation maintenance					
	Dollar Amount of Contract: \$585,000						
	Your Company's Detailed Scope of Servi	ces for Project: Landscape and irrigation					
		ol, arbor care, flower installation, mulch,					
	and enhancement projects.						
	Duration of Contract: START DATE:	07/01/2021 END DATE: Ongoing					
2.	Project Name/Location: Riverbend Wes	CDD Ruskin					
		one: (813) 382-7355					
	Project Type/Description: CDD Landsca						
	Dollar Amount of Contract: \$255,000						
		Your Company's Detailed Scope of Services for Project: Landscape and irrigation					
	maintenance, fertilizer and pest control, arbor care, flower installation, mulch,						
	and enhancement projects.						
	Duration of Contract: START DATE: 10	0/01/2022 END DATE: Ongoing					
3.	Project Name/Location: KBar Ranch II CI	סס					
Tid.	Contact: Matthew Nolan Contact Phone: (813) 533-2950						
	Project Type/Description: Landscape and Irrigation Maintenance						
	Dollar Amount of Contract: \$700,000						
	Dollar Amount of Contract: 4700,000						

Experience cont. Landscape and irrigatio	n maintenance, fertilizer and p	pest control, arbor care, flower
installation, mulch and	enhancement projects.	
Duration of Contract: S7	ΓART DATE: 05/1/2023	END DATE: Ongoing
Project Name/Location:	Lakeside CDD	
Contact: Darryl Adams	Contact Phone: (813) 9	994-1001
	n: Landscape and Irrigation	
Dollar Amount of Contr	act: \$528,000	
Your Company's Detail		ect:
		and pest control, arbor care, flo
	and anhancement projects.	
Duration of Contract: S	TART DATE: 6/1/2023	END DATE: On-going
Project Name/Location:	Bullfrog Creek CDD	
	Z Contact Phone: (656)	209-7919
	n: Landscape and Irrigation	
Dollar Amount of Contr		
2 4		ect:
	tion maintenance, fertilizer : nd anhancement projects.	and pest control, arbor care, flo
	io annancemeni orolecis.	

Experience cont.

An additional five (5) points will be awarded to all proposers with previous Landscape Maintenance and Irrigation experience with CDDs within the past three (3) years.

Has your company had previous Landscape Maintenance and Irrigation experience with other					
Community Development Districts within the past three (3) years? YES NO					
If yes, please fill in information below:					
Project Name/Location: Carlton Lakes CDD Riverview					
Contact: Jennifer Goldyn Phone: (813) 652-2454 \$ amt.: \$585,000					
Your company's Scope of Services for Project: Landscape and irrigation maintenance, fertilizer and pest control, arbor care, flower installation, mulch and enhancement projects.					
Duration of Contract: START DATE: 07/01/2021 END DATE: Ongoing					
(5 Points Possible) (Points Awarded – This is either "0" or "5")					
3. <u>Understanding Scope of RFP</u> (15 Points Possible) (Points Awarded)					
Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including product specifications, pricing, scheduling, staffing, qualifications, etc.? Have all documents been completed as directed and information requested been provided? Does it demonstrate clearly the ability to perform these services?					
4. Price (20 Points Possible) (Points Awarded)					
A full twenty (20) points will be awarded to the proposer submitting the lowest bid for Parts 1 - 4 of the Scope of Services (the Contract Amount). AN AVERAGE OF ALL YEARS' PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND ANY ANNUAL RENEWALS. All other proposers will receive a percentage of this amount based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation. *					
* Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 20 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (20). (210,000/265,000) x 20 = 15.85, therefore, Contractor "B" will receive 15.85 of 20 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C then multiplied by the number of points possible (20). (210,000/425,000) x 20 = 9.88, therefore Contractor "C" will receive 9.88 of 20 points.					
5. Reasonableness of ALL Numbers (5 Points Possible) (Points Awarded)					
Up to five (5) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities, etc. based on Contractor's field measurements) provided in Parts 1,2,3,4, 5 & 6.					
Proposer's Total Score (100 Points Possible) (Points Awarded)					
35 Page					

4893-0331-1538, v. 2

MINUTES OF MEETING NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

1	A regular meeting of the Board of Supervisors of North Park Isle Community				
2	Development District was held on Thursday, March 07, 2024, and called to order at 2:50 p.m. at				
3	the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.				
4					
5	Present and constituting a quorum were	Present and constituting a quorum were:			
6 7	Carlos de la Ossa	Chairperson			
8	Nicholas Dister	Vice Chairperson (via phone)			
9	Ryan Motko	Assistant Secretary (via phone)			
10	Kelly Evans	Assistant Secretary			
11	Albert Viera	Assistant Secretary			
12	1110010 11010	1 20010 00210 2 0 0 1 2 0 002 9			
13	Also present were:				
14	1				
15	Bryan Radcliff	District Manager			
16	Angie Grunwald	District Manager			
17	Kathryn Hopkinson	District Counsel			
18	, ,				
19	The following is a summary of the discussions and actions taken.				
20					
21	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
22	Mr. Radcliff called the meeting to order, and a quorum was established.				
23					
24	SECOND ORDER OF BUSINESS	Public Comments			
25	There were none.				
26					
27	THIRD ORDER OF BUSINESS	Business Items			
28	A. Discussion of Drainage Easement Restr	ictions.			
29					
30		cy/restrictions regarding drainage easements. A			
31	conversation ensued between district counsel and the Board. The Board requested				
32	district counsel draft a drainage easement agreement for review at the next				
33	scheduled meeting.				
34					
35	B. Consideration of Wall Repair Proposal				
36	<u> </u>				
37	On MOTION by Mr. Motko seconded by Mr. de la Ossa, with all in				
38	favor, the Board Approved a proposal from QGS to repair a section of				
39	wall within the District. 5-0				
40					
41		nunity Property Manager District Credit Card			
42	\$1,500 Limit				
43					
44 45					

45

	March 7, 2024		NORTH PARK ISLE C	DD
46				
47	On N	MOTION by Mr. de la Ossa s	econded by Ms. Evans, with all in	
48		•	ion to provide a District Credit Card	
49		e on-site clubhouse manager		
50				
51 52		ER OF BUSINESS al of Minutes of the February	Consent Agenda v 01, 2024 Regular Meeting	
53	B. Conside	eration of Operation and Main	ntenance January 2024	
54	C. Accepta	ance of the Financials and Ap	oproval of the Check Register for January	2024
55				
56	On N	MOTION by Mr. de la Ossa s	econded by Mr. Motko, with all in	
57			C (Minutes from the regular	
58	meet	ing held on 02/01/2024, Open	ration and Maintenance	
59	Expe	enditures for January 2024 an	d Acceptance of Financials for the	
60	mont	th ending 12/31/2023 were ap	oproved. 5-0	
61				
62	FIFTH ORDER	OF BUSINESS	Staff Reports	
63			-	
64	A. Dist	trict Counsel		
65	B. Dist	trict Engineer		
66		trict Manager		
67	i. F	ield Inspections Report		
68	There b	eing no reports, the next item	ı followed.	
69				
70	SIXTH ORDER	R OF BUSINESS	Board of Supervisors' Requests	and
71			Comments	
72	Meeting Date	: Change		
73				
74			conded by Mr. Motko, with all in	
75		• • • •	neeting date to July 11, 2024 was	
76	appro	ved. 5-0		
77				
78		Osso addressed the Board 1	regarding the performance level of Y	ellowstone
79	Landscaping			
80				
81		•	econded by Ms. Evans with all in	
82		r directing the District Manag		
83			new landscaping services was	
84	appro	oved. 5-0		
85				
86	SEVENTH ORI	DER OF BUSINESS	Adjournment	

87 88

89 90

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 3:12 p.m. 5-0

	March 7, 2024	NORTH PARK ISLE CDD
91		
92 93	Bryan Radcliff	Carlos de la Ossa
94	District Manager	Chairperson

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BLUE LIFE POOL SERVICE LLC	13755	\$2,100.00		POOL SERVICES - FEBRUARY 2024
ECO-LOGIC SERVICES LLC	3595	\$10,050.00		LAKE MAINT JANUARY 2024
ECO-LOGIC SERVICES LLC	3686	\$4,325.00	\$14,375.00	LAKE MAINT FEBRUARY 2024
INFRAMARK LLC	110067	\$4,929.17		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110650	\$143.01	\$5,072.18	DISTRICT SERVICES FEBRUARY 2024
JNJ AMENITY SERVICES LLC	0336	\$700.00		AMENITY CLEANING - FEBRUARY 2024
SECURITEAM	17873	\$500.00		MONITORING SERVICE - FEBRUARY 2024
Monthly Contract Subtotal		\$22,747.18		
Variable Contract				
ALBERTO VIERA	AV 020124	\$200.00		SUPERVISOR FEE - 02/01/24
CARLOS DE LA OSSA	CDLO 020124	\$200.00		SUPERVISOR FEE - 02/01/24
KELLY ANN EVANS	KE 020124	\$200.00		SUPERVISOR FEE - 02/01/24
NICHOLAS J. DISTER	ND 020124	\$200.00		SUPERVISOR FEE - 02/01/24
RYAN MOTKO	RM 020124	\$200.00		SUPERVISOR FEE - 02/01/24
STRALEY ROBIN VERICKER	24069	\$1,552.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24
Variable Contract Subtotal		\$2,552.50		
Utilities				
CITY OF PLANT CITY	1318543	\$1,771.51		WATER RECLAIM
CITY OF PLANT CITY	1322050	\$34.87		RECLAIM - 01/11/24-02/02/24
CITY OF PLANT CITY	1322051	\$30.35		RECLAIM - 01/11/24-02/02/24
CITY OF PLANT CITY	1322052	\$30.35	\$1.867.08	RECLAIM - 01/11/24-02/02/24
GIG FIBER LLC	2377	\$10,450.00	ψ1,007.00	SOLAR EQIPMENT LEASE
TECO	1253 021424 ACH	\$1,118.75		ELECTRIC - 01/11/24-02/08/24
TECO	1600 011724 ACH	\$5,297.96		ELECTRIC - 12/09/23-01/10/24
TECO	1600 022224 ACH	\$5,853.05		ELECTRIC - 01/11/24-02/08/24
TECO	1600 121423 ACH	\$5,296.47		ELECTRIC - 11/08/23-12/08/23
TECO	2210 021424 ACH	\$173.92		ELECTRIC - 01/11/24-02/08/24
TECO	3537 021424 ACH	\$39.78		ELECTRIC - 01/11/24-02/08/24
TECO	6724 021424 ACH	\$87.83		ELECTRIC - 01/11/24-02/08/24
Utilities Subtotal		\$30,184.84		

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
JNJ AMENITY SERVICES LLC	0330	\$693.00		TRASH BINS
NORTH PARK ISLE CDD	02022024-01	\$725.62		SERIES 2019 FY24 TAX DIST ID INT 02/02/2024
NORTH PARK ISLE CDD	02022024-02	\$72.47		SERIES 2021 FY24 TAX DIST ID INT 02/02/2024
NORTH PARK ISLE CDD	02072024-01	\$1,672.08		SERIES 2019 FY24 TAX DIST ID 662
NORTH PARK ISLE CDD	02072024-02	\$166.99	\$2,637.16	SERIES 2021 FY24 TAX DIST ID 662
Regular Services Subtotal		\$3,330.16		
Additional Services				
SECURITEAM	14214011624	\$350.00		SERVICE & LABOR - 01/15/24
SECURITEAM	14271020124	\$437.50	\$787.50	CARD READER ISSUE
Additional Services Subtotal		\$787.50		
TOTAL		\$59,602.18		

Approved (with any necessary revisions noted):				
S	ignature:			
T	itle (Check one):			
[] Chariman [] Vice Chariman [] Assistant Secretary			

BLUE LIFE POOL SERVICE 5108 SWALLOW DR LAND O LAKES, FL 34639 US +1 8135975009 accounts@bluelifepools.com www.bluelifepoolsfl.com

Invoice



BILL TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607 SHIP TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
13755	02/01/2024	\$2,100.00	03/02/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00
	CYA	CYA FEE 3 TIMES A YEAR ONLY	1	100.00	100.00

BALANCE DUE

\$2,100.00

Eco-Logic Services LLC

PO Box 18204 Sarasota, FL 34276

Invoice

Date	Invoice #
2/1/2024	3595

Bill To

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

North Park Isle CDD

Description		Amount
Lake Maintenance Services for January 2024 Lake 6 bank cleanup Lake 7 cleanup		4,325.00 2,775.00 2,950.00
	Total	\$10,050.00

Eco-Logic Services LLC

PO Box 18204 Sarasota, FL 34276

Invoice

Date	Invoice #
2/28/2024	3686

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

North Park Isle CDD

Description		Amount
Lake Maintenance Services for February 2024		4,325.00
	T. ()	4400500
	Total	\$4,325.00



2002 West Grand Parkway North
Suite 100 INVOICE#

DATE 2/6/2024

NET TERMS

INVOICE

Net 30 **DUE DATE**3/7/2024

Katy, TX 77449

BILL TO

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

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	562.50		562.50
Dissemination Services	1	Ea	600.00		600.00
District Management	1	Ea	2,666.67		2,666.67
Personnel Services	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					4,929.17

#110067

CUSTOMER ID

C2301

PO#

Subtotal	\$4,929.17
Tax	\$0.00
Total Due	\$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.



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

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

Services provided for the Month of: February 2024

#110650
CUSTOMER ID
C2301

PO#

DATE
2/27/2024

NET TERMS

Net 30

DUE DATE
3/28/2024

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	2	Ea	0.15		0.30
Postage	227	Ea	0.63		143.01
Subtotal					143.31

\$143.31	Subtotal
\$0.00	Tax
\$143.31	Total Due

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.

\$700.00

INVOICE

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

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



North Park Isle CDD c/o Inframark

Bill to

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

Invoice details

Invoice no.: 0336 Invoice date: 02/26/2024 Due date: 03/15/2024

Date	Product or service	SKU	Qty	Rate	Amount
	Restrooms		2	\$185.00	\$370.00
	Clean and sanitize 8 toilets, 3 urinals, and 6 shand soap and trash bags.	sinks. Sweep and/or mop floors. Su	apply all toilet	paper, paper	towels,
	Pool Deck		1	\$120.00	\$120.00
	Rearrange pool chairs and/or tables. Wipe to around pool deck.	ables as needed. Close umbrellas w	hen not in us	se. Pick up any	trash
	Trash		3	\$30.00	\$90.00
	Remove and replace 3 large trash bags.				
	Kitchen/Activity Room		1	\$120.00	\$120.00
	Wipe down all counters, sink, and refrigerat	or on the outside. Sweep and/or n	nop floors.		
	Date	Restrooms Clean and sanitize 8 toilets, 3 urinals, and 6 hand soap and trash bags. Pool Deck Rearrange pool chairs and/or tables. Wipe taround pool deck. Trash Remove and replace 3 large trash bags. Kitchen/Activity Room	Restrooms Clean and sanitize 8 toilets, 3 urinals, and 6 sinks. Sweep and/or mop floors. Su hand soap and trash bags. Pool Deck Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas waround pool deck. Trash Remove and replace 3 large trash bags. Kitchen/Activity Room	Restrooms Clean and sanitize 8 toilets, 3 urinals, and 6 sinks. Sweep and/or mop floors. Supply all toilet hand soap and trash bags. Pool Deck Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in us around pool deck. Trash Remove and replace 3 large trash bags.	Restrooms Clean and sanitize 8 toilets, 3 urinals, and 6 sinks. Sweep and/or mop floors. Supply all toilet paper, paper hand soap and trash bags. Pool Deck Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use. Pick up any around pool deck. Trash Trash Remove and replace 3 large trash bags. Kitchen/Activity Room 1 \$120.00

Total







Note to customer

Amenity cleaning services at North Park Isle - Feb 2024.

Pay invoice



Tampa, FL 33613 Phone: 813-909-7775

Invoice

Bill To
North Park Isle CDD c/o Inframark
2005 Pan Am Circle Tampa, FL 33607
Tumpu, T L 33007

Ship To	
Norh Park Isle CDD	
3716 N Maryland Ave	
Plant City, FL 33565	

Date	Invoice #	P.O. No.	Terms	Due Date
02/01/2024	17873		Net 30	03/02/2024

QTY	Description			
	Monthly Monitoring Service			
1	12 hour Amenity Event Based Remote Video Monitorin	12 hour Amenity Event Based Remote Video Monitoring		
		Subtotal	\$500.00	
		Sales Tax (0.0%)	\$0.00	
		Total	\$500.00	
		Payments/Credits	\$0.00	
		Balance Due	\$500.00	

MEETING DATE: February 01, 2024,

DMS:

Bryan Radcliff

AV 020124

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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
Albert Viera		Salary Accepted	\$200.00

MEETING DATE: February 01, 2024,

DMS:

Bryan Radcliff

CDLO 020124

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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
Albert Viera		Salary Accepted	\$200.00

MEETING DATE: February 01, 2024,

DMS:

Bryan Radcliff

KE 020124

SUPERVISORS CHECK IF IN ATTENDANCE		STATUS	PAYMENT AMOUNT		
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		
Albert Viera		Salary Accepted	\$200.00		

MEETING DATE: February 01, 2024,

DMS:

Bryan Radcliff

ND 020124

SUPERVISORS CHECK IF IN ATTENDANCE		STATUS	PAYMENT AMOUNT		
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		
Albert Viera		Salary Accepted	\$200.00		

MEETING DATE: February 01, 2024,

RM 020124

DMS: Bryan Rad

SUPERVISORS CHECK IF IN ATTENDANCE		STATUS	PAYMENT AMOUNT		
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		
Albert Viera		Salary Accepted	\$200.00		

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

Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

February 07, 2024

Client: Matter: 001509 000001

Invoice #:

24069

Page:

: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/12/2023	LB	PREPARE CORRESPONDENCE TO C. DE LA OSSA RE APPROVAL BY THE CITY OF PLANT CITY OF THE LANDSCAPE MAINTENANCE AGREEMENT AT THE CITY COMMISSION MEETING ON DECEMBER 11, 2023 AND EXECUTION OF SAME.	0.2	\$35.00
12/14/2023	KCH	REVIEW SIGNED LANDSCAPE MAINTENANCE AGREEMENT RECEIVED, SIGNED BY CITY OF PLANT CITY.	0.5	\$162.50
12/19/2023	WAS	RESEARCH REQUIREMENTS AND OPTIONS FOR STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS.	0.7	\$227.50
1/2/2024	KCH	PREPARE RESOLUTION FOR PARKING AND TOWING POLICY; PREPARE PARKING AND TOWING POLICY; PREPARE AGREEMENT WITH TOWING COMPANY.	1.5	\$487.50
1/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/3/2024	KCH	REVIEW BOS MEETING AGENDA AND ATTACHMENTS.	0.3	\$97.50
1/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
1/4/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.4	\$130.00
1/15/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/31/2024	KCH	REVIEW AGENDA AND PREP FOR BOS MEETING.	0.3	\$97.50
		Total Professional Services	4.9	\$1,552.50

Page 413

February 07, 2024

Client: 001509 Matter: 000001 Invoice #: 24069

Page: 2

Total Services \$1,552.50
Total Disbursements \$0.00

 Total Current Charges
 \$1,552.50

 Previous Balance
 \$3,417.50

 Less Payments
 (\$3,417.50)

 PAY THIS AMOUNT
 \$1,552.50

Please Include Invoice Number on all Correspondence



CUSTOMER NAME

City of Plant City

UTILITY BILLING DEPARTMENT РО ВОХ С PLANT CITY FL 33564-9003

CUSTOMER NUMBER

UTILITY BILL

SERVICE ADDRESS

Office hours for questions regarding your bill: Monday - Friday 8:00 AM - 4:45 PM Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208 After hours Water or Sewer Emergency (813) 757-9172

NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218805	3431 N PARK RD		
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE		
1318543	02/07/2024	01/09/2024 - 02/07/2024	02/28/2024		

ACCOUNT NUMBER

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	01/11/24	02/02/24	3068	3911	843	27.59
CONSUMPTION					RATE	USAGE	
RECLAIM					1.370000	20	27.40
RECLAIM					1.890000	823	1555.47
UTILITY TAX 10%							161.05

Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date. Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

\$0.0	Previous Balance	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY
\$1,771.5	Total Current Billing						
\$0.0	Adjustments						
\$0.0	Less Payments Received				uss the utility rates	ill be held to disc	A Public Hearing wi
\$0.0	Penalties				7:30 PM		at City Hall on Dece Current utility rates
\$1,771.5	Total Amount Due			ates	-billing/page/utility-ra		





FEB 13

City of Plant City

UTILITY BILLING DEPARTMENT PO BOX C PLANT CITY FL 33564-9003

010774





NORTH PARK ISLE COMMUNITY DEVELOPMENT DI 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

1318543		02/28/2024	\$1,771.51
BILL NUMBER [DUE DATE	TOTAL AMOUNT DUE
3431 N PARK RD	D	1008218805	636117
SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER

Remit and make checks in US funds payable to:

մեդթիկիդիակինակիդակիկիդիկինիկերի CITY OF PLANT CITY D

PO BOX C PLANT CITY FL 33564-9003



CITY OF PLANT CITY

UTILITY BILLING DEPARTMENT PO BOX C PLANT CITY FL 33564-9003

UTILITY BIL

Office hours for questions regarding your bil Monday - Friday 8:00 AM - 4:45 P

Phone (813) 659-4222 Fax (813) 659-423

Solid Waste pickup questions (813) 757-920

After hours Water or Sewer Emergency (813) 757-917

FOR ONLINE BILL PAYMENTS, CITY FACTS AND INFORMATION GO TO WEB SITE: WWW.PLANTCITYGOV.COM

CUSTOMER NAME								
NORTH PARK ISLE COMMUNITY DEVELOPMENT DI						RD		
BILL DATE		ACCOUN ⁻	NUMBER	CUSTOME	ER NUMBER		DUE DATE	
02/07/2024		1008218810		636117		02/28/2024		
METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT	
231236048	Α	01/11/2024	02/02/2024			3 USAGE 3	\$27.5§ \$4.1	
						USAGE 0	\$3.17 \$0.0	
	BILL DATE 02/07/2024 METER NUMBER	MMUNITY DEVELOPMENT BILL DATE 02/07/2024 METER READ NUMBER CODE	MMUNITY DEVELOPMENT DI BILL DATE ACCOUNT 02/07/2024 10082 METER READ PREVIOUS NUMBER CODE READ DATE	BILL DATE ACCOUNT NUMBER 02/07/2024 1008218810 METER READ PREVIOUS CURRENT NUMBER CODE READ DATE	BILL DATE ACCOUNT NUMBER CUSTOMI 02/07/2024 1008218810 63 METER READ PREVIOUS CURRENT PREVIOUS NUMBER CODE READ DATE READ DATE READING 231236048 A 01/11/2024 02/02/2024 0 RATERIAN STATES OF THE PREVIOUS READING	MMUNITY DEVELOPMENT DI 3625 N PARK BILL DATE ACCOUNT NUMBER CUSTOMER NUMBER 02/07/2024 1008218810 636117 METER READ PREVIOUS CURRENT PREVIOUS CURRENT NUMBER CODE READ DATE READING READING	MMUNITY DEVELOPMENT DI 3625 N PARK RD	

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing	\$34.87
02/24	3				Previous Balance	\$0.00
				A = Actual	Adjustments	\$0.00
				E = Estimate	Interest	\$0.00
				F = Final	Less Payments Received	\$0.00
				i — i ii lai	Total Amount Due	\$34.87

What is my watering day? Cual es mi dia de riego? https://www.plantcitygov.com/environmental-compliance/page/ current-water-use-restrictions-and-water-conservation-tips

★ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ★



City of Plant City **Utility Billing Department** 302 W Reynolds Street Plant City FL 33563-3216

Promptly Send Payment To:

Received FEB 20

TEMP - RETURN SERVICE REQUESTED IMPORTANT NOTICE ENCLOSED

> NORTH PARK ISLE COMMUNITY DEVELOPMENT DI 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008

UTILITY BILL

Remittance Copy
Please write your Account Number on your check and enclose this portion of bill with your payment

Account Number:	1008218810
Customer Number:	636117
Bill Number:	1322050
Pay By:	02/28/2024
Total Due:	\$34.87
Service Location	

Service Location

3625 N PARK RD

Please remit and make checks in US funds payable to: CITY OF PLANT CITY SP PO BOX C PLANT CITY FL 33564-9003



CITY OF PLANT CITY

UTILITY BILLING DEPARTMENT PO BOX C PLANT CITY FL 33564-9003

UTILITY BILL

Office hours for questions regarding your bil Monday - Friday 8:00 AM - 4:45 PI

Phone (813) 659-4222 Fax (813) 659-423

Solid Waste pickup questions (813) 757-920

After hours Water or Sewer Emergency (813) 757-917

FOR ONLINE BILL PAYMENTS, CITY FACTS AND INFORMATION GO TO WEB SITE: WWW.PLANTCITYGOV.COM

CUSTOMER NAME						SERVICE LOCATION			
NORTH PARK ISLE CO	NORTH PARK ISLE COMMUNITY DEVELOPMENT DI						RD		
BILL NUMBER	BILL DATE		ACCOUNT NUMBER		CUSTOMER NUMBER		DUE DATE		
1322051	02/07/2024		1008218820		636117		02/28/2024		
CHARGE DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT	
WA REC COM2" CONSUMPTION RECLAIM	231236046	А	01/11/2024	02/02/2024		0 ATE 0000	0 USAGE 0	\$27.59 \$0.0	
UTILITY TAX 10% CONSUMPTION TAX						ATE 0000	USAGE	\$2.76 \$0.00	

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing	\$30.3
02/24	0			***************************************	Previous Balance	\$0.00
				A = Actual	Adjustments	\$0.00
				E = Estimate	Interest	\$0.00
				F = Final	Less Payments Received	\$0.00
				r = r tilat	Total Amount Due	\$30.35

What is my watering day? Cual es mi dia de riego? https://www.plantcitygov.com/environmental-compliance/page/ current-water-use-restrictions-and-water-conservation-tips

...... See DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT See......





City of Plant City **Utility Billing Department** 302 W Reynolds Street Plant City FL 33563-3216

FEB 20

TEMP - RETURN SERVICE REQUESTED IMPORTANT NOTICE ENCLOSED

NORTH PARK ISLE COMMUNITY DEVELOPMENT 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008

UTILITY BILL

Remittance Copy Please write your Account Number on your check and enclose this portion of bill with your paymen

Account Number:	1008218820
Customer Number:	636117
Bill Number:	1322051
Pay By:	02/28/2024
Total Due:	\$30.35
Onmina I	· Comme

Service Location

3897 N PARK RD

Please remit and make checks in US funds payable to: CITY OF PLANT CITY SP PO BOX C PLANT CITY FL 33564-9003

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CITY OF PLANT CITY

UTILITY BILLING DEPARTMENT PO BOX C PLANT CITY FL 33564-9003

UTILITY BIL

Office hours for questions regarding your bi Monday - Friday 8:00 AM - 4:45 P

Phone (813) 659-4222 Fax (813) 659-423

Solid Waste pickup questions (813) 757-920

After hours Water or Sewer Emergency (813) 757-917

FOR ONLINE BILL PAYMENTS, CITY FACTS AND INFORMATION GO TO WEB SITE: WWW.PLANTCITYGOV.COM

cust	OMER NAME					SERVICE LOCAT	ION	
NORTH PARK ISLE CO	MMUNITY DEVELO	OPMENT	DI			4063 PARK R	D	
BILL NUMBER	BILL DATE		ACCOUNT	NUMBER	CUSTOMI	ER NUMBER		DUE DATE
1322052	02/07/2024		10082	18830	63	6117		02/28/2024
CHARGE DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUN
WA REC COM2" CONSUMPTION RECLAIM	231236047	Α	01/11/2024	02/02/2024		0 ATE '0000	0 USAGE	\$27.5
UTILITY TAX 10% CONSUMPTION						ATE	0 USAGE	\$0.0 \$2.76
TAX					0.10	0000	0	\$0.0

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing	\$30.3
02/24	0				Previous Balance	\$0.0
				A = Actual	Adjustments	\$0.0
				E = Estimate	Interest	\$0.00
				F = Final	Less Payments Received	\$0.00
				r = ritiat	Total Amount Due	\$30.35

What is my watering day? Cual es mi dia de riego? https://www.plantcitygov.com/environmental-compliance/page/ current-water-use-restrictions-and-water-conservation-tips



Promptly Send Payment To:

City of Plant City Utility Billing Department 302 W Reynolds Street Plant City FL 33563-3216 Received

TEMP - RETURN SERVICE REQUESTED IMPORTANT NOTICE ENCLOSED

NORTH PARK ISLE COMMUNITY DEVELOPMENT DI 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008

UTILITY BILL

Remittance Copy Please write your Account Number on your check and enclose this portion of bill with your paymen

Account Number:	1008218830
Customer Number:	636117
Bill Number:	1322052
Pay By:	02/28/2024
Total Due:	\$30.35
Service Location	

Service Locatio

4063 PARK RD

Please remit and make checks in US funds payable to: CITY OF PLANT CITY SP PO BOX C PLANT CITY FL 33564-9003

լեքերիվերթել<u>ին իրակարկինինինի</u>ներին այլ

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





Invoice #: 2377 **Invoice Date:** 02/01/24

Amount Due: \$10,450.00

Ship To:

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

Bill To:

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

Due Date	
03/02/24	

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD, Ph 1_Feb 2024	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



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

3716 N MARYLAND AVE PLANT CITY, FL 33565

Statement Date: February 14, 2024

Amount Due: \$1,118.75

> Due Date: March 06, 2024 Account #: 221008971253

Your Energy Insight



Your average daily kWh used was .24% lower than it was in your previous period.



Scan here to view



your account online.

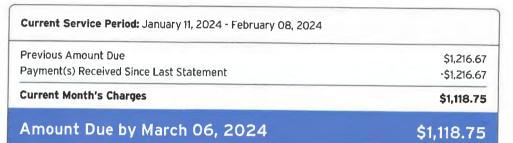
An audit you can look forward to.

one of our certified auditors will identify ways you can save energy

TampaElectric.com/BizSave

DO NOT PAY. Your account will be drafted on March 06, 2024

Account Summary



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

Monthly Usage (kWh) 2023 2024 14000 11200 8400 5600 2800 Jan Feb Apr May Jun-Jul Aug Sep Oct Nov Dec

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



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

Account #: 221008971253 Due Date: March 06, 2024

Pay your bill online at TampaElectric.com See reverse side of your paystub for more ways to pay.

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

Amount Due: \$1,118.75 Payment Amount: \$ 653853200082

> Your account will be drafted on March 06, 2024

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

Make check payable to: TECO

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

Page 2 of 4



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

Account #: 221008971253 Statement Date: February 14, 2024 Charges Due: March 06, 2024

Meter Read

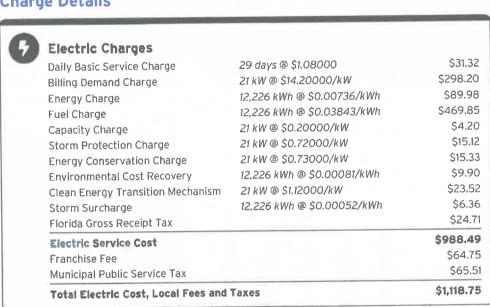
Meter Location: AMENITY CENTER

Service Period: Jan 11, 2024 - Feb 08, 2024

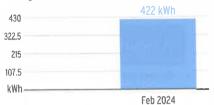
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	*	Previous Reading	并	Total Used	Multiplier	Billing Period
1000799286	02/08/2024	94,364		82,138		12,226 kWh	1	29 Days
1000799286	02/08/2024	21.12		0		21.12 kW	1	29 Days

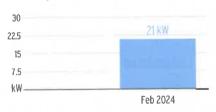
Charge Details



Ava kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,118.75

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

Tampa Electric P.O. Box 111

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:

Power Outage: 877-588-1010

Energy-Saving Programs:

813-275-3909



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: 866-689-6469 All Other Correspondences:

Tampa, FL 33601-0111

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

TROPICAL OASIS AVE, SOLAR PLANT CITY, FL 33565 Page 421 **Statement Date:** January 17, 2024

Amount Due: \$5,297.96

Due Date: February 07, 2024 **Account #:** 221008971600

DO NOT PAY. Your account will be drafted on February 07, 2024

Account Summary

Previous Amount Due \$5,296.47
Payment(s) Received Since Last Statement -\$5,296.47

Current Month's Charges \$5,297.96

Amount Due by February 07, 2024

\$5,297.96

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



Scan here to view your account online.



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



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

Account #: 221008971600 **Due Date:** February 07, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT TROPICAL OASIS AVE, SOLAR PLANT CITY, FL 33565 Amount Due: \$5,297.96

Payment Amount: \$_____

668667895089

Your account will be drafted on February 07, 2024

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



Account #: 221008971600 Statement Date: January 17, 2024 Charges Due: February 07, 2024

Service Period: Dec 09, 2023 - Jan 10, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Torrida Oross Receipt Tax	· · · · · · · · · · · · · · · · · · ·
	Florida Gross Receipt Tax	\$0.0
	Storm Surcharge	\$0.0
(Clean Energy Transition Mechanism	\$0.0
:	Storm Protection Charge	\$0.0
- 1	Lighting Fuel Charge	\$0.0
- 1	Monthly Charge	\$2797.6
ı	Lighting Energy Charge	\$0.0
	Lighting Service Items LS-2 (Bright Choices) for 33 days	
	Electric Charges	

Billing information continues on next page \longrightarrow

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill



Bank Draft

Visit **TECOaccount.com** for free recurring or one time payments via checking or savings account.



In-Person

Find list of
Payment Agents at
TampaElectric.com



Mail A Check

Payments: TECO

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



using KUBRA EZ-Pay at **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)

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.



Account #: 221008971600 Statement Date: January 17, 2024 Charges Due: February 07, 2024

Service Period: Dec 09, 2023 - Jan 10, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 33 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1065.78
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
Lighting Charges	\$1,065.78



Account #: 221008971600 Statement Date: January 17, 2024 Charges Due: February 07, 2024

Service Period: Dec 09, 2023 - Jan 10, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 33 days	
Lighting Energy Charge	\$0.0
Monthly Charge	\$444.0
Lighting Fuel Charge	\$0.0
Storm Protection Charge	\$0.0
Clean Energy Transition Mechanism	\$0.0
Storm Surcharge	\$0.0
Florida Gross Receipt Tax	\$0.0
Lighting Charges	\$444.0



Service For:

TROPICAL OASIS AVE SOLAR, PLANT CITY, FL 33565 Account #: 221008971600 Statement Date: January 17, 2024 Charges Due: February 07, 2024

Service Period: Dec 09, 2023 - Jan 10, 2024

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 33 days	
Lighting Energy Charge	210 kWh @ \$0.03406/kWh	\$7.
Monthly Charge		\$655.4
Lighting Fuel Charge	210 kWh @ \$0.03806/kWh	\$7.9
Storm Protection Charge	210 kWh @ \$0.03877/kWh	\$8.
Clean Energy Transition Mechanism	210 kWh @ \$0.00036/kWh	\$0.0
Storm Surcharge	210 kWh @ \$0.00074/kWh	\$0.
Florida Gross Receipt Tax		\$0.6
Lighting Charges		\$679.5

Billing information continues on next page \longrightarrow

Rate Schedule: LS-2 Customer Specified Lighting

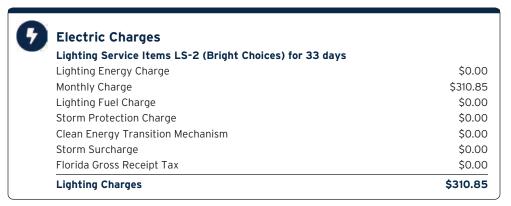


Account #: 221008971600 Statement Date: January 17, 2024 Charges Due: February 07, 2024

Service Period: Dec 09, 2023 - Jan 10, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$5,297.96



Account #: 221008971600 Statement Date: January 17, 2024 Charges Due: February 07, 2024

Important Messages

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



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP TROPICAL OASIS AVE, SOLAR PLANT CITY, FL 33565 Page 428 Statement Date: February 22, 2024

Amount Due: \$5,853.05

Due Date: March 14, 2024
Account #: 221008971600
REVISED INVOICE

DO NOT PAY. Your account will be drafted on March 14, 2024

Account Summary

Previous Amount Due \$5,297.96
Payment(s) Received Since Last Statement -\$5,297.96

Current Month's Charges \$5,853.05

Amount Due by March 14, 2024

\$5,853.05

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



Scan here to view your account online.



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



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

Account #: 221008971600 **Due Date:** March 14, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$5,853.05

Payment Amount: \$_____

600000623558

Your account will be drafted on March 14, 2024

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



Account #: 221008971600 Statement Date: February 22, 2024 Charges Due: March 14, 2024

Service Period: Jan 25, 2024 - Feb 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Ø	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 15 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$555.09
	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
	Lighting Charges	\$555.09

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit **TampaElectric.com**

Ways To Pay Your Bill



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In-Person

Find list of
Payment Agents at
TampaElectric.com



Mail A Check

Payments: TECO

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



at **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

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Account #: 221008971600 Statement Date: February 22, 2024 Charges Due: March 14, 2024

Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

- ()	
Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.0
Monthly Charge	\$2797.6
Lighting Fuel Charge	\$0.0
Storm Protection Charge	\$0.0
Clean Energy Transition Mechanism	\$0.0
Storm Surcharge	\$0.0
Florida Gross Receipt Tax	\$0.0
Lighting Charges	\$2,797.6



Account #: 221008971600 Statement Date: February 22, 2024 Charges Due: March 14, 2024

Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1065.78
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
Lighting Charges	\$1,065.78



Account #: 221008971600 Statement Date: February 22, 2024 Charges Due: March 14, 2024

Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Floatsia Channa	
Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
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
Lighting Charges	\$444.08



Service For:

TROPICAL OASIS AVE SOLAR, PLANT CITY, FL 33565 Account #: 221008971600 Statement Date: February 22, 2024 Charges Due: March 14, 2024

Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	Choices) for 29 days	
Lighting Energy Charge	210 kWh @ \$0.03406/kWh	\$7.
Monthly Charge		\$655.4
Lighting Fuel Charge	210 kWh @ \$0.03806/kWh	\$7.9
Storm Protection Charge	210 kWh @ \$0.03877/kWh	\$8.
Clean Energy Transition Mechanism	210 kWh @ \$0.00036/kWh	\$0.0
Storm Surcharge	210 kWh @ \$0.00074/kWh	\$0.
Florida Gross Receipt Tax		\$0.6
Lighting Charges		\$679.5

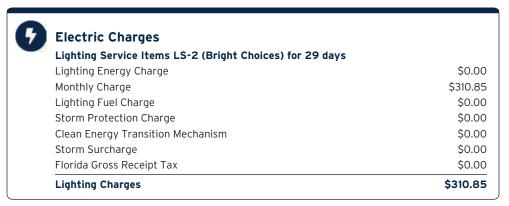


Account #: 221008971600 Statement Date: February 22, 2024 Charges Due: March 14, 2024

Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$5,853.05



Account #: 221008971600 Statement Date: February 22, 2024 Charges Due: March 14, 2024

Important Messages

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

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

Adjusted Bill. Please review your billing details for past charges that have been billed and/or adjusted appropriately.

We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.

\$5,296.47



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

TROPICAL OASIS AVE, SOLAR PLANT CITY, FL 33565 Statement Date: December 14, 2023

Due Date: January 04, 2024 **Account #:** 221008971600

DO NOT PAY. Your account will be drafted on January 04, 2024

Account Summary

Previous Amount Due \$5,296.47
Payment(s) Received Since Last Statement -\$5,296.47

Current Month's Charges \$5,296.47

Amount Due by January 04, 2024

\$5,296.47

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



Amount Due:

Scan here to view your account online.



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



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

Account #: 221008971600 **Due Date:** January 04, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT TROPICAL OASIS AVE, SOLAR PLANT CITY, FL 33565 Amount Due: \$5,296.47

Payment Amount: \$_____

663729629046

Your account will be drafted on January 04, 2024

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



Account #: 221008971600 Statement Date: December 14, 2023 Charges Due: January 04, 2024

Service Period: Nov 08, 2023 - Dec 08, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Li	ghting Charges	\$2,797.6
Flo	orida Gross Receipt Tax	\$0.0
St	orm Surcharge	\$0.0
CI	ean Energy Transition Mechanism	\$0.0
St	orm Protection Charge	\$0.0
Lie	ghting Fuel Charge	\$0.0
М	onthly Charge	\$2797.6
Lie	ghting Energy Charge	\$0.0
Li	ghting Service Items LS-2 (Bright Choices) for 31 day	's
E	lectric Charges	

Billing information continues on next page →

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

TECO

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



using KUBRA EZ-Pay at 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

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Account #: 221008971600 Statement Date: December 14, 2023 Charges Due: January 04, 2024

Service Period: Nov 08, 2023 - Dec 08, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

V	
Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1065.78
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
Lighting Charges	\$1,065.78



Account #: 221008971600 Statement Date: December 14, 2023 Charges Due: January 04, 2024

Service Period: Nov 08, 2023 - Dec 08, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

7	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$444.08
	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
	Lighting Charges	\$444.08



Service For:TROPICAL OASIS AVE

SOLAR, PLANT CITY, FL 33565

Account #: 221008971600 Statement Date: December 14, 2023 Charges Due: January 04, 2024

Service Period: Nov 08, 2023 - Dec 08, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright	t Choices) for 31 days	
Lighting Energy Charge	210 kWh @ \$0.03511/kWh	\$7.3
Monthly Charge		\$655.4
Lighting Fuel Charge	210 kWh @ \$0.05169/kWh	\$10.8
Storm Protection Charge	210 kWh @ \$0.01466/kWh	\$3.0
Clean Energy Transition Mechanism	210 kWh @ \$0.00036/kWh	\$0.0
Storm Surcharge	210 kWh @ \$0.00326/kWh	\$0.6
Florida Gross Receipt Tax		\$0.5
Lighting Charges		\$678.0

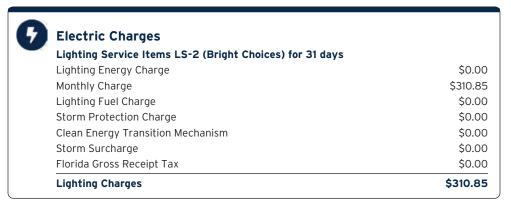


Account #: 221008971600 Statement Date: December 14, 2023 Charges Due: January 04, 2024

Service Period: Nov 08, 2023 - Dec 08, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Total Current Month's Charges

\$5,296.47



Account #: 221008971600 Statement Date: December 14, 2023 Charges Due: January 04, 2024

Important Messages

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit TampaElectric.com/RateCommunications to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit TampaElectric.com/RateCommunications to review the new lighting rates, which take effect in January 2024.



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

1582 E SAM ALLEN RD PLANT CITY, FL 33565 Statement Date: February 14, 202

Amount Due:

Due Date: March 06, 2024 Account #: 221008226724

Your Energy Insight



Your average daily kWh used was 111.11% higher than the same period last year.



Your average daily kWh used was 2.56% lower than it was in your previous period.



your account online.



Scan here to view

An audit you can look forward to.

Schedule a FREE energy audit and and money.

TampaElectric.com/BizSave

DO NOT PAY. Your account will be drafted on March 06, 2024

Account Summary

Previous Amount Due	\$202.12
Payment(s) Received Since Last Statement	-\$202.12
Current Month's Charges	\$173.92

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

Monthly Usage (kWh) 2024 1300 1040 -780 520 260 Jan Jul Aug Oct Nov Dec

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



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

Account #: 221008226724 Due Date: March 06, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

Amount Due: \$173.92 Payment Amount: \$ 666198782149

> Your account will be drafted on March 06, 2024

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.

Page 2 of 4



Service For: 1582 E SAM ALLEN RD PLANT CITY, FL 33565 Account #: 221008226724 Statement Date: February 14, 2024 Charges Due: March 06, 2024

Meter Read

Meter Location: RIGHT SIDE FRONT Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: General Service - Non Demand

3	iervice Period: Jan II,	2024 - Feb 06, 2024	11400				
	Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
	1000852379	02/08/2024	14,742	13,644	1,098 kWh	1	29 Days

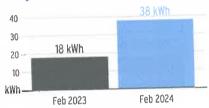
Charge Details

Storm Surcharge Florida Gross Receipt Tax Electric Service Cost	1,098 kWh @ \$0.00225/kWh	\$2.4 ⁻ \$4.3! \$173.9 ;
Electric Charges Daily Basic Service Charge Energy Charge Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism	29 days @ \$0.75000 1,098 kWh @ \$0.08192/kWh 1,098 kWh @ \$0.03843/kWh 1,098 kWh @ \$0.00775/kWh 1,098 kWh @ \$0.00427/kWh	\$21.75 \$89.95 \$42.20 \$8.5 \$4.69

Total Current Month's Charges

\$173.92

Avg kWh Used Per Day



Important Messages

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

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In-Person

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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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: 866-689-6469

All Other Correspondences:

Tampa Electric

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NORTH PARK ISLE COMMUNITY **DEVELOPMENT DISTRICT**

1620 E SAM ALLEN RD. ENTR PLANT CITY, FL 33565

Statement Date: February 14, 2024

Amount Due:

\$39.78

Due Date: March 06, 2024 Account #: 221008673537

Your Energy Insight



Your average daily kWh used was 233.33% higher than the same period last year.



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



your account online.



Scan here to view

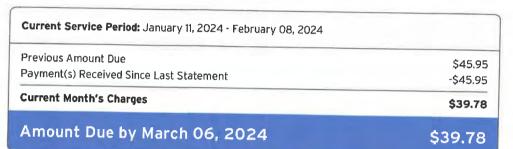
An audit you can look forward to.

Schedule a FREE energy audit and

TampaElectric.com/BizSave

DO NOT PAY. Your account will be drafted on March 06, 2024

Account Summary



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

Monthly Usage (kWh) 2023 110 88 ~ 66 44 22 Jan Feb Mar Apr May Jun Jul Aug Nov Dec

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



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

Account #: 221008673537 Due Date: March 06, 2024

Pay your bill online at TampaElectric.com See reverse side of your paystub for more ways to pay.

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

Amount Due: \$39.78 Payment Amount: \$ 664964222078

Your account will be drafted on March 06, 2024

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

Page 2 of 4



Service For: 1620 E SAM ALLEN RD ENTR, PLANT CITY, FL 33565 Account #: 221008673537 Statement Date: February 14, 2024 Charges Due: March 06, 2024

Meter Read

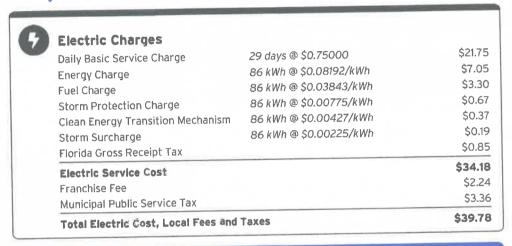
Meter Location: ENTRANCE

Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	8	Total Used	Multiplier	Billing Period
1000869434	02/08/2024	947	861		86 kWh	1	29 Days

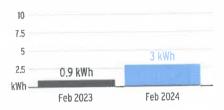
Charge Details



Total Current Month's Charges

\$39.78

Avg kWh Used Per Day



Important Messages

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

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time

payments via checking or savings account.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



In-Person

Phone

Toll Free:

866-689-6469

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

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

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:

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**

1603 BERMUDA BREEZE CT. IRR PLANT CITY, FL 33563

Statement Date: February 14, 2024

Amount Due: \$87.83

> Due Date: March 06, 2024 Account #: 221008636724

Your Energy Insight

Your average daily kWh used was 45.83% lower than the same period last year.



Your average daily kWh used was 23.53% lower than it was in your previous period.



your account online.



Scan here to view

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will

TampaElectric.com/BizSave

Account Summary

Current Service Period: January 11, 2024 - February 08, 2024						
Previous Amount Due	\$117.91					
Payment(s) Received Since Last Statement	-\$117.91					
Current Month's Charges	\$87.83					
Amount Due by March 06, 2024	\$97.93					

DO NOT PAY. Your account will be drafted on March 06, 2024

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

Monthly Usage (kWh) 2024 1200 -960 720 480 240 Jan Feh Mar Apr May Aug Sep Dec

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



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

Account #: 221008636724

Due Date: March 06, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Amount Due: \$87.83 Payment Amount: \$

664964222077

Your account will be drafted on March 06, 2024

Mail payment to: P.O. BOX 31318

TAMPA, FL 33631-3318

TECO

2005 PAN AM CIR, STE 300

TAMPA, FL 33607-6008

Make check payable to: TECO

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

Page 2 of 4



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

Account #: 221008636724 Statement Date: February 14, 2024 Charges Due: March 06, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Jan 11, 2024 - Feb 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	-	Total Used	Multiplier	Billing Period
1000850100	02/08/2024	15,846	15,457		389 kWh	1	29 Days

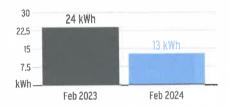
Charge Details

	Municipal Public Service Tax Total Electric Cost, Local Fees and		\$6.83 \$87.8 3
	Electric Service Cost Franchise Fee		\$76.0 2 \$4.98
	Florida Gross Receipt Tax		\$1.9
	Storm Surcharge	389 kWh @ \$0.00225/kWh	\$0.8
	Clean Energy Transition Mechanism	389 kWh @ \$0.00427/kWh	\$1.6
	Storm Protection Charge	389 kWh @ \$0.00775/kWh	\$3.0
	Fuel Charge	389 kWh @ \$0.03843/kWh	\$14.9
	Energy Charge	389 kWh @ \$0.08192/kWh	\$31.8
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.7
7	Electric Charges		

Total Current Month's Charges

\$87.83

Avg kWh Used Per Day



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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of
Payment Agents at
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Mail A Check

Payments:

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Toll Free:
866-689-6469

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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

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INVOICE

JNJ Amenity Services LLC 7804 Davie Ray Dr Zephyrhills, FL 33540 services@jnjcleanservices.com +1 (813) 781-8999



North Park Isle CDD c/o Inframark

Bill to

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

Ship to

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

Invoice details

Invoice no.: 0330 Invoice date: 02/06/2024 Due date: 02/15/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Trash bins		1	\$177.00	\$177.00
		1 commercial trash bin will be placed at basketball court. **	price includes shi	pping.		
2.		Trash bins		2	\$243.00	\$486.00
		2 trash bins with open, circular lid to place in each restroom	n. **price include	s shipping.		
3.		Services		3	\$10.00	\$30.00
		Trash bins will be delivered to JNJ and we will deliver them t	o NPI and place t	hem where they	go.	

Total \$693.00

Ways to pay



Note to customer

 $\ensuremath{^{\star\star}}\xspace$ Once invoice is paid, trash bins will be ordered and delivered to NPI.

Photo of each bin has been attached for reference.

Pay invoice

CHECK REQUEST FORM North Park Isle

Date: 2/2/2024

Invoice#: 02022024-01

Vendor#: V00028

Vendor Name: North Park Isle

Pay From: Truist Acct# 8942

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

Code to: 200.103200.1000

Amount: \$725.62

2/2/2024

Requested By: Teresa Farlow

DISTRICT CHECK REQUEST

Today's Date	<u>2/2/2024</u>			
Check Payable To:	North Park Isle CDD			
Check Amount	<u>\$725.62</u>			
Check Description	Series 2019 - FY 24 Tax Dist. ID Int 2/2/24			
Check Amount	<u>\$72.47</u>			
Check Description	Series 2021 - FY 24 Tax Dist. ID Int 2/2/24			
Special Instructions	Do not mail. Please give to Eric Davidson			
(Please attach all supporting documents)	mentation: invoices, receipts, etc.)			
	Eric			
	Authorization			
	٦			
DM				
Fund <u>001</u>	-			
G/L				
Object Code				

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

Net O&M Net DS 2019 Net DS 2021 Net Total

Dollar Amounts	Fiscal Year 2024 Perce	ntages
424,861.20	36.06%	36.06%
684,902.28	58.13%	58.13%
68,400.23	5.81%	5.81%
1,178,163.71	100.00%	100.00%

98%

		36.06%	36.06%	58.13%	58.13%	5.81%	5.81%	Proof	
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue		Distribution Number & Date Transferred
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4,654.39	464.83	464.83		644
11/17/2023	34,750.42	12,531.45	12,531.45	20,201.47	20,201.47	2,017.49	2,017.49	0.01	646
11/22/2023	7,513.60	2,709.50	2,709.50	4,367.88	4,367.88	436.21	436.21	0.01	647
12/5/2023	24,419.22	8,805.89	8,805.89	14,195.63	14,195.63	1,417.70	1,417,70		649
12/7/2023	806,303.61	290,763.60	290,763.60	468,728.73	468,728.73	46,811.28	46,811.28		651
12/15/2023	268,897.36	96,967.90	96,967.90	156,318.19	156,318.19	15,611.28	15,611.28	(0.01)	
1/5/2024	2,372.47	855.54	855.54	1,379.19	1,379.19	137.74	137.74	_	655
2/2/2024	1,248.20	450.12	450.12	725.62	725.62	72.47	72.47	(0.01)	Int 2/2/24
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			-	-)	<u>-</u>	1 - 1	-		
		-				-	-		
TAL	1,153,511.33	415,971.23	415,971.23	670,571.11	670,571.10				
Total on Roll	1,178,163.71		424,861.20		684,902.28	/			
llection Surplus / eficit)	(24,652.38)		(8,889.97)		(14,331.18)				



Distribution of Interest I	Earned on Investments	for the Quarter Ending December 31, 2023	02/02/2024
Distribution Category	Act System Num	Funding Agency	Distributed Amt
Bank Interest	DD0153	BELMONT II CDD	2,286.67
Bank Interest	DD0154	FISHHAWK RANCH CDD	6,557.93
Bank Interest	DD0155	LYNWOOD CDD	827.70
Bank Interest	DD0156	RHODINE ROAD NORTH CDD	1,341.17
Bank Interest	DD0157	NORTH PARK ISLE CDD	1,248.20
Bank Interest	DD0158	BELMOND RESERVE CDD	1,487.77
Bank Interest	DD0159	HAWKSTONE CDD	1,659.11
Bank Interest	DD0160	BERRY BAY CDD	1,671.31
Bank Interest	DD0161	SOUTH CREEK CDD	573.69
Bank Interest	DD0163	VARREA SOUTH CDD	309.68
Bank Interest	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	635.83
Bank Interest	DD0170	WATERSET SOUTH CDD	666.99
Bank Interest	DF0001	FLORIDA GREEN FINANCE AUTHORITY	1,606.99
Bank Interest	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	322.35
Bank Interest	DF0003	FLORIDA PACE FUNDING AGENCY	385.05
Bank Interest	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	2,192.49
Bank Interest	DA0002	Hills Property Appraiser	0.00
Bank Interest	DC0001	PORT AUTHORITY	11,610.12
Bank Interest	DC0003	SCHOOL - LOCAL	372,638.37
Bank Interest	DC0003	SCHOOL - STATE	522,499.31
Bank Interest	DC0003	SCHOOL I-SF	0.18
Bank Interest	DC0002	HILLS CO TRANSIT AUTHORITY	73,360.86
Bank Interest	DC0005	WATER MANAGEMENT	30,803.35
Bank Interest	DC0005	WATER MANAGEMENT N	0.10
Bank Interest	DC0005	WATER MANAGEMENT A	0.83
Bank Interest	DC0005	WATER MANAGEMENT H	0.50

CHECK REQUEST FORM North Park Isle

Date:

2/2/2024

Invoice#:

02022024-02

Vendor#:

V00028

Vendor Name:

North Park Isle

Pay From:

Truist Acct# 8942

Description:

Series 2021 - FY 24 Tax Dist ID Int 02/02/2024

Code to:

201.103200.1000

Amount:

\$72.47

2/2/2024

Requested By:

Teresa Farlow

DISTRICT CHECK REQUEST

Today's Date	2/2/2024
Check Payable To:	North Park Isle CDD
Check Amount	<u>\$725.62</u>
Check Description	Series 2019 - FY 24 Tax Dist. ID Int 2/2/24
Check Amount	<u>\$72.47</u>
Check Description	Series 2021 - FY 24 Tax Dist. ID Int 2/2/24
Special Instructions	Do not mail. Please give to Eric Davidson
(Please attach all supporting docum	nentation: invoices, receipts, etc.)
	Eric
	Authorization
DM	

Fund

Object Code

G/L

001

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

Net O&M Net DS 2019 Net DS 2021 Net Total

Dollar Amounts	Fiscal Year 2024 Perce	ntages
424,861.20	36.06%	36.06%
684,902.28	58.13%	58.13%
68,400.23	5.81%	5.81%
1,178,163.71	100.00%	100.00%

98%

	1	36.06%	36.06%	58.13%	58.13%	5.81%	5.81%		
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers	Rounded 2021 Debt Service Revenue	Proof	
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4.654.20		Service Revenue		Transferred
11/17/2023	34,750.42	12,531.45	12,531.45		4,654.39	464.83	464.83		644
11/22/2023	7,513.60	2,709.50		20,201.47	20,201.47	2,017.49	2,017.49	0.01	646
12/5/2023	24,419.22	8,805.89	2,709.50	4,367.88	4,367.88	436.21	436.21	0.01	647
12/7/2023	806,303.61		8,805.89	14,195.63	14,195.63	1,417.70	1,417.70	-	649
12/15/2023	268,897.36	290,763.60	290,763.60	468,728.73	468,728.73	46,811.28 46,811.28			: 651
1/5/2024		96,967.90	96,967.90	156,318.19	156,318.19	15,611.28	15,611.28	(0.01)	
	2,372.47	855.54	855.54	1,379.19	1,379,19	137.74	137.74		655
2/2/2024	1,248.20	450.12	450.12	725.62	725.62	72.47			
		-				72.17	72.47	(0.01)	Int 2/2/24
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					-	•		-	
TAL	1,153,511.33	415,971.23	415,971.23	(70 571 11		- U	-	-	
Total on Roll	1,178,163.71	1113	424,861.20	670,571.11	670,571.10				
llection Surplus / ficit)	(24,652.38)		(8,889.97)		(14,331.18)				



Distribution of fifte	rest carned on invest	ments for the Quarter Ending December 31, 2023	02/02/2024
Distribution Cate	gory Act System	Num Funding Agency	Distributed Amt
Bank Interest	DD0153	BELMONT II CDD	2,286.67
Bank Interest	DD0154	FISHHAWK RANCH CDD	6,557.93
Bank Interest	DD0155	LYNWOOD CDD	827.70
Bank interest	DD0156	RHODINE ROAD NORTH CDD	1,341.17
Bank Interest	DD0157	NORTH PARK ISLE CDD	1,248.20
Bank Interest	DD0158	BELMOND RESERVE CDD	1,487.77
Bank Interest	DD0159	HAWKSTONE CDD	
Bank Interest	DD0160	BERRY BAY CDD	1,659.11
Bank Interest	DD0161	SOUTH CREEK CDD	1,671.31 573.69
Bank Interest	DD0163	VARREA SOUTH CDD	
lank Interest	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	309.68
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ank Interest	DF0003	FLORIDA PACE FUNDING AGENCY	322.35
ank Interest	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	385.05
ank Interest	DA0002	Hills Property Appraiser	2,192.49
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nk Interest	DC0005	WATER MANAGEMENT N	30,803.35
nk Interest	DC0005	WATER MANAGEMENT A	0.10
nk Interest	DC0005	WATER MANAGEMENT H	0.83

CHECK REQUEST FORM North Park Isle

Date:

2/9/2024

Invoice#:

02072024-01

Vendor#:

V00028

Vendor Name:

North Park Isle

Pay From:

Truist Acct# 8942

Description:

Series 2019 - FY 24 Tax Dist. ID 662

Code to:

200.103200.1000

Amount:

\$1,672.08

2/9/2024

Requested By:

Teresa Farlow

DISTRICT CHECK REQUEST

Today's Date	<u>2/7/2024</u>
Check Payable To:	North Park Isle CDD
Check Amount	\$1,672.08
Check Description	Series 2019 - FY 24 Tax Dist. ID 662
Check Amount	<u>\$166.99</u>
Check Description	Series 2021 - FY 24 Tax Dist. ID 662
Special Instructions (Please attach all supporting documents)	Do not mail. Please give to Eric Davidson mentation: invoices, receipts, etc.)
	Eric
	Authorization
	1
DM Fund <u>001</u>	_

Object Code

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

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	District to the
Real Estate Current	662	DD0157	NORTH PARK ISLE CDD	2,994.90	0.00	0.00	0.00	-59.90	2,935.00	58.70	Distributed Amt
Real Estate Current	662	DD0158	BELMOND RESERVE CDD	8,116.85	0.00	0.00	0.00	-162.33	7.954.52	159.10	2,876.30
Real Estate Current	662	DD0159	HAWKSTONE CDD	143,338.44	0.00	0.00	0.00	-3,459,95	139,878.49	2,797.57	7,795.42
Real Estate Current	662	DD0160	BERRY BAY CDD	5,571.88	0.00	0.00	0.00	-111.44	5,460,44		137,080.92
Real Estate Current	662	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	3,649.30	0.00	0.00	0.00	-82.94	3,566.36	71.32	5,351.23 3,495.04
Real Estate Current	662	DD0170	WATERSET SOUTH CDD	32,678.06	0.00	0.00	0.00	-881.34	31,796.72	635.93	31,160.79
Real Estate Current	662	DF0001	FLORIDA GREEN FINANCE AUTHORITY	6,578.65	0.00	0.00	0.00	0.00	6,578.65	131.56	6,447.09
Real Estate Installment	662	DF0001	FLORIDA GREEN FINANCE AUTHORITY	319.19	0.00	0.00	0.00	0.00	319.19	6.39	312.80
Real Estate Current, Real Estate Installment	662	DF0001	FLORIDA GREEN FINANCE AUTHORITY	6,897.84	0.00	0.00	0.00	0.00	6,897.84	137.95	6,759.89
Real Estate Current	662	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	6,917.65	0.00	0.00	0.00	0.00	6,917.65	138.35	6,779.30
Real Estate Current	662	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	161,517.95	0.00	0.00	0.00	0.00	161,517.95	3,230.36	158,287.59
Real Estate Installment	662	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	4,109.74	0.00	0.00	0.00	0.00	4,109.74	82.20	4,027.54
Real Estate Current, Real Estate Installment	662	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	165,627.69	0.00	0.00	0.00	0.00	165,627.69	3,312.56	162,315.13
Central Assessment Current, Real Estate Current, Real Estate Installment, Tangible Property Current, Tangible Property Installment	662			66,270,592,81	3,850.00	0.00	0.00	-1,484,965.63	64,787,973.69	1,121,443.26	63,666,530.43

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Dollar Amounts	Fiscal Year 2024 Perce	ntages
Net O&M	424,861.20	36.06%	36.06%
Net DS 2019	684,902.28	58.13%	58.13%
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98%

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1/5/2024	2,372.47	855.54	855.54	1,379.19	1,379.19	137.74	137.74	(0.01)	652 655
2/2/2024	1,248.20	450.12	450.12	725.62	725.62	72.47	72.47	(0.01)	Int 2/2/24
2/7/2024	2,876.30	1,037.23	1,037.23	1,672.08	1,672.08	166.99	166.99	(0.01)	662
					-		100.55		002
					<u>.</u>				
							-		
		J		-	- 1				
		-	-						
OTAL	1,156,387.63	417,008.46	417,008.46	672,243.19	672,243.18				
et Total on Roll	1,178,163.71		424,861.20		684,902,28				
llection Surplus / eficit)	(21,776.08)		(7,852.74)		(12,659.10)				77.

CHECK REQUEST FORM North Park Isle

Date:

2/9/2024

Invoice#:

02072024-02

Vendor#:

V00028

Vendor Name:

North Park Isle

Pay From:

Truist Acct# 8942

Description:

Series 2021 - FY 24 Tax Dist ID 662

Code to:

201.103200.1000

Amount:

\$166.99

2/9/2024

Requested By:

Teresa Farlow

DISTRICT CHECK REQUEST

Today's Date	<u>2/7/2024</u>
Check Payable To:	North Park Isle CDD
Check Amount	<u>\$1,672.08</u>
Check Description	Series 2019 - FY 24 Tax Dist. ID 662
Check Amount	<u>\$166.99</u>
Check Description	Series 2021 - FY 24 Tax Dist. ID 662
Special Instructions	Do not mail. Please give to Eric Davidson
(Please attach all supporting docum	nentation: invoices, receipts, etc.)
	Eric
	Authorization
	7
DM	-
Fund <u>001</u>	
G/L	
Object Code	

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

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Committee	
Real Estate Current	662	DD0157	NORTH PARK ISLE CDD	2,994.90	0.00	0.00	0.00	-59.90		Commission	Distributed Amt
Real Estate Current	662	DD0158	BELMOND RESERVE CDD	8,116.85	0.00	0.00	0.00	-162.33	2,935.00 7,954.52	58.70	2,876.30
Real Estate Current	662	DD0159	HAWKSTONE CDD	143,338.44	0.00	0.00	0.00	-3,459.95	139,878.49	159.10	7,795.42
Real Estate Current	662	DD0160	BERRY BAY CDD	5,571.88	0.00	0.00	0.00	-111.44	5,460,44	2,797.57	137,080.92
Real Estate Current	662	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	3,649.30	0.00	0.00	0.00	-82.94	3,566.36	71.32	5,351.23 3,495.04
Real Estate Current	662	DD0170	WATERSET SOUTH CDD	32,678.06	0.00	0.00	0.00	-881.34	31,796.72	635,93	31,160.79
Real Estate Current	662	DF0001	FLORIDA GREEN FINANCE AUTHORITY	6,578.65	0.00	0.00	0.00	0.00	6,578.65	131.56	6,447.09
Real Estate Installment	662	DF0001	FLORIDA GREEN FINANCE AUTHORITY	319.19	0.00	0.00	0.00	0.00	319.19	6.39	312.80
Real Estate Current, Real Estate Installment	662	DF0001	FLORIDA GREEN FINANCE AUTHORITY	6,897.84	0.00	0.00	0.00	0.00	6,897.84	137.95	6,759.89
Real Estate Current	662	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	6,917.65	0.00	0.00	0.00	0.00	6,917.65	138.35	6,779.30
Real Estate Current	662	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	161,517.95	0.00	0.00	0.00	0.00	161,517.95	3,230.36	158,287.59
Real Estate Installment	662	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	4,109.74	0.00	0.00	0.00	0.00	4,109,74	82.20	4,027.54
Real Estate Current, Real Estate Installment	662	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	165,627.69	0.00	0.00	0.00	0.00	165,627.69	3,312.56	162,315.13
Central Assessment Current, Real Estate Current, Real Estate Installment, Tangible Property Current, Tangible Property Installment	662			66,270,592.81	3,850.00	0.00	0.00	-1,484,965.63	64,787,973.69	1,121,443.26	63,666,530.43

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

Net O&M Net DS 2019 Net DS 2021 Net Total

Dollar Amounts	Fiscal Year 2024 Percentages	
424,861.20	36.06%	36.06%
684,902.28	58.13%	58.13%
68,400.23	5.81%	5.81%
1,178,163.71	100.00%	100.00%

98%

		36.06%	36.06%	58.13%	58.13%	5.81%	5.81%		
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers	Rounded 2021 Debt Service Revenue	Proof	Distribution Number & Date
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4,654.39				Transferred
11/17/2023	34,750.42	12,531.45	12,531.45	20,201.47		464.83	464.83	-	644
11/22/2023	7,513.60	2,709.50	2,709.50		20,201.47	2,017.49	2,017.49	0.01	646
12/5/2023	24,419.22	8,805.89		4,367.88	4,367.88	436.21	436.21	0.01	647
12/7/2023	806,303.61		8,805.89	14,195.63	14,195.63	1,417.70	1,417.70		649
12/15/2023		290,763.60	290,763.60	468,728.73	468,728.73	46,811.28	46,811.28	1.	651
	268,897.36	96,967.90	96,967.90	156,318.19	156,318.19	15,611.28	15,611.28	(0.01)	652
1/5/2024	2,372.47	855.54	855.54	1,379.19	1,379.19	137.74	137.74	(0.01)	
2/2/2024	1,248.20	450.12	450.12	725.62	725.62	72.47		-	655
2/7/2024	2,876.30	1,037.23	1,037.23	1,672.08	1,672.08	166.99	72.47	(0.01)	Int 2/2/24
			-		- 1,072.00	100.99	166.99	-	662
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		- 1	_			-	•	-	
						_	-	-	
OTAL						-	-		
et Total on Roll	1,156,387.63	417,008.46	417,008.46	672,243.19	672,243.18	-	-	- 1	
ollection Surplus /	1,178,163.71		424,861.20		684,902.28				
Deficit)	(21,776.08)		(7,852.74)		(12,659.10)				

Due Date



Tampa, FL 33613 Phone: 813-909-7775

Invoice

North Park Isle CDD
c/o Inframark
2005 Pan Am Circle
Tampa, FL 33607

Date

Ship To
Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

Terms

	02/02/2024	14214011624		Net 30	03/03/2024
QTY	Description				
2	Bypassed spectrum DHCP. R already see Set a test schedule is rapid video monitor Tested and working DanielG - Daniel Ga The ISP equipment	router and was hander tup a DDNS and che in axis for the speaker ing is open to walk to ainza - 1/15/2024 1:4	r and it tested good. Nee est this site. 19:13 PM - n needs to be reconfigur	and subnet. Set Araknised to return during norm	
	ahartman - Andrew Hartman - Jan 03, 2024 5:10 PM Worked with R after finding issues with not being able to connect to the network via DHCP but could wa static NIC. R updated firmware manually and after rebooting, the Araknis router handed out an address via DHCP a OVRC connected again. Tested and working. See pictures DanielG - Daniel Gainza - 1/3/2024 1:22:24 PM - OVRC is down from a week already. Please investigate. You minght need to get with R on this.)				ress via DHCP and

Invoice #

P.O. No.

Subtotal	\$350.00
Sales Tax (7.5%)	\$0.00
Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00



Invoice

Tampa, FL 33613

Bill To
North Park Isle CDD
c/o Inframark
2005 Pan Am Circle
Tampa, FL 33607

Ship To	
Norh Park Isle CDD	
3716 N Maryland Ave	
Plant City, FL 33565	

Date	Invoice #	P.O. No.	Terms	Due Date
02/19/2024	14271020124		Net 30	03/20/2024

QTY	Description		
2.5	Service Labor - 1 hour minimum (DanielG - Daniel Gain Meet with Yolanda and she explained to me the issues an checked the system and after testing a badge I realized th with 0 in front of the number and the system refused to w and users with the right format. We tested multiple times	d which residents are having these issues. I at the card numbers were typed into the system ork like that I had to re-import all the credentials	
		Subtotal \$437.50	
		Sales Tax (7.5%) \$0.00	
		Total \$437.50	
		Payments/Credits \$0.00	
		Balance Due \$437.50	

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BLUE LIFE POOL SERVICE LLC	14054	\$2,000.00		POOL CLEANING - MARCH 2024
CHARTER COMMUNICATIONS	1124 011124 online	\$72.98		INTERNET - 01/11/24-02/10/24
CHARTER COMMUNICATIONS	1124 021124 online	\$216.93		INTERNET - 02/11/24-03/10/24
CHARTER COMMUNICATIONS	1124 031124 ACH	\$209.99	\$499.90	INTERNET - 03/11/24-04/10/24
INFRAMARK LLC	112640	\$29.09		DISTRICT SERVICES MARCH 2024
JNJ AMENITY SERVICES LLC	0348	\$700.00		AMENITY CLEANING - MARCH 2024
YELLOWSTONE LANDSCAPE	TM 673611	\$16,840.28		LANDSCAPE MAINT APRIL 2024
Monthly Contract Subtotal		\$20,069.27		
Variable Contract				
ALBERTO VIERA	AV 030724	\$200.00		SUPERVISOR FEE - 03/07/24
CARLOS DE LA OSSA	CDLO 030724	\$200.00		SUPERVISOR FEE - 03/07/24
KELLY ANN EVANS	KE 030724	\$200.00		SUPERVISOR FEE - 03/07/24
NICHOLAS J. DISTER	ND 030724	\$200.00		SUPERVISOR FEE - 03/07/24
RYAN MOTKO	RM 030724	\$200.00		SUPERVISOR FEE - 03/07/24
STRALEY ROBIN VERICKER	24221	\$1,305.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Variable Contract Subtotal		\$2,305.00		
Utilities				
GIG FIBER LLC	2483	\$10,450.00		SOLAR EQUIPMENT LEASE
TECO	1253 031424 ACH	\$1,079.55		ELECTRIC - 02/09/24-03/08/24
TECO	2210 031424 ACH	\$179.43		ELECTRIC - 02/09/24-03/08/24
TECO	3537 031424 ACH	\$39.00		ELECTRIC - 02/09/24-03/08/24
TECO	6724 031424 ACH	\$88.93	\$1,386.91	ELECTRIC - 02/09/24-03/08/24
Utilities Subtotal		\$11,836.91		
Regular Services				
DISCLOSURE SERVICES LLC	1046	\$3,000.00		SUBSCRIPTIONS
NORTH PARK ISLE CDD	03042024-01	\$1,407.62		SERIES 2019 FY24 TAX DIST ID 665
NORTH PARK ISLE CDD	03042024-02	\$140.58	\$1,548.20	SERIES 2021 FY24 TAX DIST ID 665
STANTEC CONSULTING SERVICES	2203245	\$425.00		DISTRICT ENGINEER SERVICES
U. S. BANK	7168993	\$4,040.63		TRUSTEE FEE
YELLOWSTONE LANDSCAPE	TM 671356	\$1,493.75		LANDSCAPE ENHANCEMENTS - SPRING ANNUALS
Regular Services Subtotal		\$10,507.58		
Additional Services				
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000259042	\$179.00		LOCK SERVICES

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BLUE LIFE POOL SERVICE LLC	14248	\$350.00		POOL LADDER
JAYMAN ENTERPRISES LLC	2987	\$175.00		DOOR / FOB SERVICES
JNJ AMENITY SERVICES LLC	0342	\$510.00		POOL SERVICES / CLEANING & FURNITURE
SECURITEAM	18090	\$333.00		100 KEY CARDS
Additional Services Subtotal		\$1,547.00		
TOTAL		\$46,265.76		

Approved (with any necessary revisions noted):			
Signature:			
Title (Check one):			
[] Chariman [] Vice Chariman [] Ass	rictant Socrotany		

BLUE LIFE POOL SERVICE

PO Box 1628 Land O Lakes, FL 34639 US +1 8135975009 accounts@bluelifepools.com www.bluelifepoolsfl.com

Invoice



BILL TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607 SHIP TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14054	03/01/2024	\$2,000.00	03/31/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00

BALANCE DUE

\$2,000.00



January 11, 2024

Invoice Number: 0384991011124 Account Number: **8337 12 001 0384991**

Security Code: ***

Service At: 3716 N MARYLAND AVE PLANT CITY FL 33565

Contact Us

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

Summary	Service from 01/11/24 thro details on following pages	ugh 02/10/24
Previous Bala	nce	425.29
Payments Red	ceived -Thank You!	-425.29
Adjustments		-135.00
Remaining Ba		-\$135.00
Spectrum Bus	iness™ Internet	207.98
Current Char	ges	\$207.98
Total Due by	01/28/24	\$72.98

NEWS AND INFORMATION

Spectrum Business is made to work for your business, and Spectrum Business Connect is the all-in-one cloud-based communication system made to connect you with your employees, vendors, and customers. To learn about how Spectrum Business Connect can benefit your business and how you can get a FREE mobile unlimited line for 1 year, call 1-833-919-2143 today!

Spectrum Business TV packages are made to entertain! Call 1-833-772-0255 to speak with a business specialist and pick the best TV package for your business!

聚媒

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 11 01122024 NNNNYNN 01 002894 0012

NORTH PARK ISLE CDD 3716 N MARYLAND AVE PLANT CITY FL 33565

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January 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991011124

Account Number: 8337 12 001 0384991

Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due by 01/28/24

\$72.98

Amount you are enclosing

\$

Please Remit Payment To:

 January 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991011124 Account Number: 8337 12 001 0384991

Security Code: ***



Contact Us

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

8633 2390 NO RP 11 01122024 NNNNNYNN 01 002894 0012

Charge Details

Previous Balance 425.29

Credit Card Payment 01/11 -425.29

Payments received after 01/11/24 will appear on your next bill.

Adjustments		
Equipment Chrg Reversal - Adjustment	12/24	-59.00
Equipment Chrg Reversal - Adjustment	12/24	-76.00
Adjustments Total		-\$135.00
Remaining Balance		-\$135.00

Service from 01/11/24 through 02/10/24

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
	\$207.98
Spectrum Business [™] Internet Total	\$207.98
Current Charges	\$207.98
Total Due by 01/28/24	\$72.98

Billing Information

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

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

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

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

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

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

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

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

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

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

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office It's Secure - Powerful technology keeps your information safe It's Flexible - Use your checking, savings, debit or credit card It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with Visit: spectrumbusiness.net/payment (My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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





Spectrum>

Page 3 of 4 January 11, 2024

> NORTH PARK ISLE CDD 8337 12 001 0384991

0843 Security Code:

Account Number:

Contact Us

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

8633 2390 NO RP 11 01122024 NNNNNYNN 01 002894 0012



MADE TO CONNECT



Spectrum Business Connect

/mo. per user for 2+ users when bundled with Internet for 2 yrs.*

Calling | Messaging | Video Conferencing

Get one FREE Mobile Unlimited Line for 1 year*



CALL 1-855-821-1633



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. "\$19.99 Spectrum Business Connect offer is for one user for 24 mos. Includes phone taxes, charges and fees. Must be bundled with Spectrum Business Internet & requires min. of 2 users. Includes unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada. Not available in all areas. Not compatible with all desk phones. Phone equipment is not included with service. Other telephone services may have corresponding taxes and rates. #Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet with Business Connect or Standard Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets are not included in any mobile promotion. Free Unlimited line must be ordered at same time as bundled purchase of Business Connect or Standard Business Voice, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 G8 of usage per line. Mobile service not available lareas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. @2023 Charter Communications, inc.



Page 4 of 4 January 11, 2024

NORTH PARK ISLE CDD 8337 12 001 0384991 **0843**

Account Number:

Security Code:



Contact Us

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

8633 2390 NO RP 11 01122024 NNNNNYNN 01 002894 0012





February 11, 2024

Invoice Number: 0384991021124 Account Number: **8337 12 001 0384991**

Security Code: ***

Service At: 3716 N MARYLAND AVE PLANT CITY FL 33565

Contact Us

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

Summary Service from 02/11/24 through 03/10/24 details on following pages	
Previous Balance	72.98
Payments Received	0.00
Past Due Balance - Due Now	\$72.98
Spectrum Business™ Internet	207.98
One-Time Charges	8.95
Current Charges Due By 02/28/24	\$216.93
Total Due	\$289.91

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE

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

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

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

*As a valued Spectrum Business customer, you are eligible for a credit of \$5.00 per month when you enroll in Auto Pay. Sign up at Spectrumbusiness.net/autopay to avoid impact from the monthly payment processing charge.

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 11 02122024 NNNNYNN 01 002753 0012

NORTH PARK ISLE CDD 3716 N MARYLAND AVE PLANT CITY FL 33565

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February 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991021124

Account Number: 8337 12 001 0384991

Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due \$289.91

Amount you are enclosing

\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

Interpretation of the communications of the communi



Page 2 of 2 February 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991021124 Account Number: 8337 12 001 0384991

Security Code: ***



Contact Us

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

8633 2390 NO RP 11 02122024 NNNNNYNN 01 002753 0012

 Charge Details
 72.98

 Previous Balance
 72.98

 Past Due Balance - Due Now
 \$72.98

Payments received after 02/11/24 will appear on your next bill. Service from 02/11/24 through 03/10/24

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
	\$207.98

Spectrum Business™ Internet Total \$207.98

One-Time Charges		
Late Fee	02/11	8.95
One-Time Charges Total		\$8.95
Current Charges Due By 02/28/24		\$216.93
Total Due		\$289.91

Billing Information

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

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Authorization to Convert your Check to an Electronic Funds

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

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

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

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

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

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

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office It's Secure - Powerful technology keeps your information safe It's Flexible - Use your checking, savings, debit or credit card It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with Visit: spectrumbusiness.net/payment (My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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





March 11, 2024 Invoice Number: Account Number: Security Code: Service At:

0384991031124 8337 12 001 0384991

3716 N MARYLAND AVE PLANT CITY FL 33565

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary Service from 03/11/24 through 04/10/24	
Previous Balance	289.91
Payments Received -Thank You!	-289.91
Remaining Balance	\$0.00
Spectrum Business™ Internet	209.99
Other Charges	0.00
Current Charges	\$209.99
YOUR AUTO PAY WILL BE PROCESSED 03/28/24	
Total Due by Auto Pay	\$209.99

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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



Received

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652MAR 1 8

8633 2390 NO RP 11 03122024 NNNNNNNN 01 001120 0004

NORTH PARK ISLE CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

Service At:

March 11, 2024

Invoice Number: 0384991031124 Account Number: 8337 12 001 0384991 3716 N MARYLAND AVE PLANT CITY FL 33565

NORTH PARK ISLE CDD

Total Due by Auto Pay

\$209.99

լիինի Ուրեփերեկիի ըրկակությունը բանակին

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 րՈՍիինիրով իրելիների իրելինինի այլիների այլիների այլի Page 2 of 2

March 11, 2024

NORTH PARK ISLE CDD

Invoice Number: Account Number: Security Code: 0384991031124 8337 12 001 0384991

0007



Contact Us

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

8633 2390 NO RP 11 03122024 NNNNNNNN 01 001120 0004

Charge Details		
Previous Balance		289.91
One-time EFT Payment	02/28	-289.91
Remaining Balance		\$0.00

Payments received after 03/11/24 will appear on your next bill. Service from 03/11/24 through 04/10/24

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199,99
Business WiFi	10.00
	\$209.99
Spectrum Business™ Internet Total	\$209.99

Other Charges	
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$209.99
Total Due by Auto Pay	\$209.99

Billing Information

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

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

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

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

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

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

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



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







2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

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

Services provided for the Month of: March 2024

#112640

CUSTOMER ID

C2301

PO#

DATE
3/28/2024
NET TERMS
Net 30
DUE DATE

4/27/2024

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	41	Ea	0.64		26.24
B/W Copies	19	Ea	0.15		2.85
Subtotal					29.09

Subtotal \$	29.09
Тах	\$0.00
Total Due \$	29.09

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.

\$700.00

INVOICE

JNJ Amenity Services LLC 7804 Davie Ray Dr Zephyrhills, FL 33540 services@jnjcleanservices.com +1 (813) 781-8999



North Park Isle CDD c/o Inframark

Bill to

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

Invoice details

Invoice no.: 0348

Invoice date: 03/20/2024 Due date: 04/15/2024

# Date	Product or service	SKU	Qty	Rate	Amount
1.	Restrooms		2	\$185.00	\$370.00
	Clean and sanitize 8 toilets, 3 urinals, and 6 hand soap and trash bags.	sinks. Sweep and/or mop floors. S	upply all toile	paper, paper	towels,
2.	Pool Deck		1	\$120.00	\$120.00
	Rearrange pool chairs and/or tables. Wipe t around pool deck.	ables as needed. Close umbrellas v	vhen not in us	se. Pick up any	trash
3.	Trash		3	\$30.00	\$90.00
	Remove and replace 3 large trash bags.				
			1	¢120.00	+100.00
4.	Kitchen/Activity Room		I	\$120.00	\$120.00

Total

Ways to pay



Note to customer

Amenity cleaning services at North Park Isle - March 2024.

Pay invoice



Bill To:

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

Property Name: North Park Isles CDD **Address:** 1907 E. Sam Allen Rd.

Plant City, FL 33563

INVOICE

INVOICE #	INVOICE DATE
TM 673611	4/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2024

Invoice Amount: \$16,840.28

Description Current Amount

Monthly Landscape Maintenance April 2024 \$16,840.28



IN COMMERCIAL LANDSCAPING

MEETING DATE: March 07, 2024
DMS: Bryan Rad Close

AV 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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
Albert Viera	V	Salary Accepted	\$200.00

MEETING DATE: March 07, 2024 DMS: Bryan Rad Cliff

CDLO 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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
Albert Viera	V	Salary Accepted	\$200.00

MEETING DATE: March 07, 2024 DMS: Bryan Rad Cliff

KE 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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Nick Dister		Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Albert Viera	V	Salary Accepted	\$200.00

MEETING DATE: March 07, 2024 DMS: Bryan Rad Class

ND 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary Accepted	\$200.00
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Nick Dister		Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Albert Viera	V	Salary Accepted	\$200.00

MEETING DATE: March 07, 2024 DMS: Bryan Rad Cliff

RM 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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
Albert Viera	V	Salary Accepted	\$200.00

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

Inframark 2005 Pan Am Circle, Suite 300 Tampa, FL 33607 March 08, 2024

Client: 001509 Matter: 000001 Invoice #: 24221

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/1/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING; PREPARE TOWING AGREEMENT WITH DIXIE.	1.9	\$617.50
2/22/2024	JMV	REVIEW COMMUNICATION FROM B. RADCLIFF.	1.6	\$600.00
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
		Total Professional Services	4.0	\$1,305.00

Page 488

March 08, 2024

Client: 001509 Matter: 000001 Invoice #: 24221

Page: 2

Total Services \$1,305.00
Total Disbursements \$0.00

 Total Current Charges
 \$1,305.00

 Previous Balance
 \$1,552.50

 Less Payments
 (\$1,552.50)

 PAY THIS AMOUNT
 \$1,305.00

Please Include Invoice Number on all Correspondence

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





Invoice #: 2483 Invoice Date: 03/01/24

Amount Due: \$10,450.00

Ship To:

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

Bill To:

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

Due Date	
03/31/24	

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD, Ph 1_March 2024	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

NORTH PARK ISLE COMMUNITY **DEVELOPMENT DISTRICT**

3716 N MARYLAND AVE PLANT CITY, FL 33565

Amount Due:

Your Energy Insight

previous period.

\$1,079.55

Due Date: April 04, 2024

Account #: 221008971253

Your average daily kWh used was 3.08% lower than it was in your

00000041-0000429-Page 11 of 20

DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Previous Amount Due	\$1,118.75
Payment(s) Received Since Last Statement	-\$1,118.75

Amount Due by April 04, 2024

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

\$1,079.55

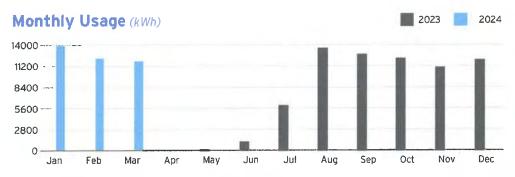
Scan here to view your account online.



One Less

Go paperless and get payment reminders so you never lose track of your bill.

TampaElectric.com/Paperless



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



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

Account #: 221008971253 Due Date: April 04, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

Amount Due: \$1,079.55 Payment Amount: \$

660026006972

Your account will be drafted on April 04, 2024

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



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

Account #: 221008971253 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

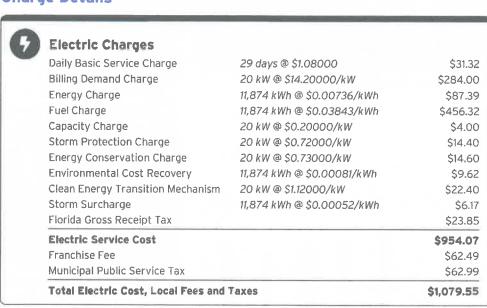
Meter Location: AMENITY CENTER

Service Period: Feb 09, 2024 - Mar 08, 2024

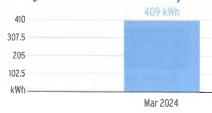
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	03/08/2024	6,238	94,364		11,874 kWh	1	29 Days
1000799286	03/08/2024	19.94	0		19.94 kW	1	29 Days

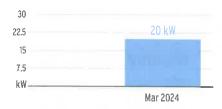
Charge Details



Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,079.55

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments: TECO P.O. Box 31318

Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

Correspondences:



P.O. Box 111 Tampa, FL 33601-0111

All Other

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will

be charged.



Phone

Tampa Electric

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

1582 E SAM ALLEN RD PLANT CITY, FL 33565 Statement Date: March 14, 2024

Amount Due: \$179.43

Due Date: April 04, 2024 Account #: 221008226724

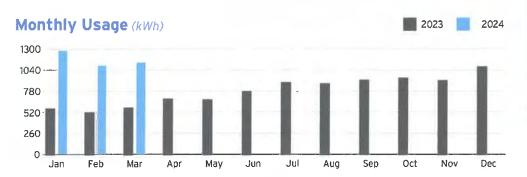


DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Previous Amount Due	\$173.92
Payment(s) Received Since Last Statement	-\$173.92
Current Month's Charges	\$179.43

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 **95% higher** than the same period last year.



Your average daily kWh used was **2.63% higher** than it was in your previous period.



Scan here to view your account online.

One Less Worry:)

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

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



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

Account #: 221008226724

Due Date: April 04, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$179.43

Payment Amount: \$_____

669902494379

Your account will be drafted on April 04, 2024

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



Service For:

1582 E SAM ALLEN RD PLANT CITY, FL 33565 Account #: 221008226724 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

Meter Location: RIGHT SIDE FRONT

Service Period: Feb 09, 2024 - Mar 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852379	03/08/2024	15,880	14,742	1,138 kWh	1	29 Days

Charge Details

O	Electric Charges Daily Basic Service Charge Energy Charge Fuel Charge Storm Protection Charge Clean Energy Transition Mechanism	29 days @ \$0.75000 1,138 kWh @ \$0.08192/kWh 1,138 kWh @ \$0.03843/kWh 1,138 kWh @ \$0.00775/kWh 1,138 kWh @ \$0.00427/kWh	\$21.75 \$93.22 \$43.73 \$8.82 \$4.86
	Storm Surcharge Florida Gross Receipt Tax	1,138 kWh @ \$0.00225/kWh	\$2.56 \$4.49
	Electric Service Cost		\$179.43

Total Current Month's Charges

\$179.43

Avg kWh Used Per Day



Important Messages

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

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:

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Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at 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

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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

1620 E SAM ALLEN RD, ENTR PLANT CITY, FL 33565 Statement Date: March 14, 2024

Amount Due: \$39.00

Your Energy Insight

period last year.

previous period.

Due Date: April 04, 2024 **Account #:** 221008673537

Your average daily kWh used

was 275% higher than the same

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



DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Current Service Period: February 09, 2024 - March 08, 2024	
Previous Amount Due	\$39.78
Payment(s) Received Since Last Statement	-\$39.78
Current Month's Charges	\$39.00

Amount Due by April 04, 2024

\$39.00

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

Scan here to view your account online.

One Less

Go paperless and get payment reminders so you never lose

track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh) 2023 2024 11088 66 44 22 0 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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



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

Account #: 221008673537 Due Date: April 04, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$39.00

Payment Amount: \$_____

660026006971

Your account will be drafted on April 04, 2024

Mail payment to: TECO

P.O. BOX 31318 TAMPA, FL 33631-3318



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

Account #: 221008673537 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

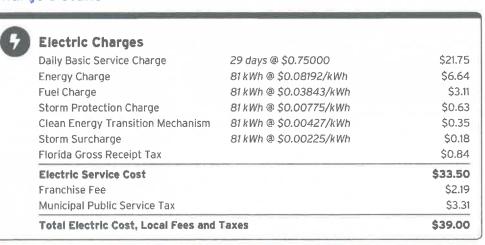
Meter Location: ENTRANCE

Service Period: Feb 09, 2024 - Mar 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000869434	03/08/2024	1,028	947	81 kWh	1	29 Days

Charge Details



Total Current Month's Charges \$39.00

Avg kWh Used Per Day



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In-Person Find list of

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TampaElectric.com



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TECO

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Phone:

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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

Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone
Toll Free:
866-689-6469

se Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, yo



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

1603 BERMUDA BREEZE CT, IRR PLANT CITY, FL 33563 Statement Date: March 14, 2024

Amount Due: \$88.93

Your Energy Insight

previous period.

last year.

Due Date: April 04, 2024 **Account #:** 221008636724

Your average daily kWh used was 50% lower than the same period

Your average daily kWh used was 7.69% higher than it was in your



DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Current Service Period: February 09, 2024 - March 08, 2024	
Previous Amount Due	\$87.83
Payment(s) Received Since Last Statement	-\$87.83
Current Month's Charges	\$88.93

Amount Due by April 04, 2024

\$88.93

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

Scan here to view your account online.



Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh) 1200 960 720 480 240 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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



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

Received

AR 18



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$88.93

Payment Amount: \$_____

660026006970

Your account will be drafted on April 04, 2024

Account #: 221008636724 Due Date: April 04, 2024

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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



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

Account #: 221008636724 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Feb 09, 2024 - Mar 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Us	ed Multiplier	Billing Period
1000850100	03/08/2024	16,242	15,846	396 kW	h 1	29 Days

Charge Details

Electric Charges Daily Basic Service Charge 29 days @ \$0.75000 \$21.75 Energy Charge 396 kWh @ \$0.08192/kWh \$32.44 Fuel Charge 396 kWh @ \$0.03843/kWh \$15.22 Storm Protection Charge 396 kWh @ \$0.00775/kWh \$3.07 Clean Energy Transition Mechanism 396 kWh @ \$0.00427/kWh \$1.69 Storm Surcharge 396 kWh @ \$0.00225/kWh \$0.89 Florida Gross Receipt Tax \$1.92 **Electric Service Cost** \$76.98 Franchise Fee \$5.04 Municipal Public Service Tax \$6.91 Total Electric Cost, Local Fees and Taxes \$88.93

Total Current Month's Charges

\$88.93

Avg kWh Used Per Day



Important Messages

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

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person Find list of

Payment Agents at TampaElectric.com



Payments: TECO P.O. Box 31318

Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

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

Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free: 866-689-6469

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681 Boca Raton, FL 33481 US +1 3059034654 accounting@dtsmuni.com



INVOICE

BILL TO INVOICE 1046

Inframark DATE 01/24/2024

CDD:

North Park Isle Community Development District

BOND SERIES BOND SERIES # 2 BOND SERIES # 3

SPECIAL ASSESSMENT REV BONDS 2019 2021

DTS MUNI – CDA SaaS, 1 Year Subscription - 2019 (Assessment Area One)

DTS MUNI – CDA SaaS, 1 Year Subscription - 2021(ASSESSMENT AREA TWO)

1,500.00

Wire: City National Bank of Florida

ARA/Pouting, 066004367

BALANCE DUE

\$3,000.00

ABA/Routing- 066004367 Account #- 30000615862 Account Name-Disclosure Technology Services LLC

Checks: Disclosure Technology Services, LLC PO Box 812681 Boca Raton, FL 33481

License Fee for FY 23/24

CHECK REQUEST FORM North Park Isle

Date:	3/5/2024
Invoice#:	03042024-01
Vendor#:	V00028
Vendor Name:	North Park Isle
Pay From:	Truist Acct# 8942
Description:	Series 2019 - FY 24 Tax Dist. ID 665
Code to:	200.103200.1000
Amount:	\$1,407.62
	3/5/2024
Requested By:	Teresa Farlow

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>3/4/2024</u>
Check Payable To:	North Park Isle CDD
Check Amount	<u>\$1,407.62</u>
Check Description	<u>Series 2019 - FY 24 Tax Dist. ID 665</u>
Check Amount	<u>\$140.58</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 665</u>
Special Instructions	Do not mail. Please give to Eric Davidson
(Please attach all supporting docum	nentation: invoices, receipts, etc.)
	Eric
	Authorization
	7
DM Em d	
Fund <u>001</u> G/L	
Object Code	

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Dollar Amounts	Fiscal Year 2024 Percentage	S
Net O&M	424,861.20	36.06%	36.06%
Net DS 2019	684,902.28	58.13%	58.13%
Net DS 2021	68,400.23	5.81%	5.81%
Net Total	1,178,163.71	100.00%	100.00%

98%

		36.06%	36.06%	58.13%	58.13%	5.81%	5.81%		
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4,654.39	464.83	464.83	-	644
11/17/2023	34,750.42	12,531.45	12,531.45	20,201.47	20,201.47	2,017.49	2,017.49	0.01	646
11/22/2023	7,513.60	2,709.50	2,709.50	4,367.88	4,367.88	436.21	436.21	0.01	647
12/5/2023	24,419.22	8,805.89	8,805.89	14,195.63	14,195.63	1,417.70	1,417.70	-	649
12/7/2023	806,303.61	290,763.60	290,763.60	468,728.73	468,728.73	46,811.28	46,811.28	-	651
12/15/2023	268,897.36	96,967.90	96,967.90	156,318.19	156,318.19	15,611.28	15,611.28	(0.01)	652
1/5/2024	2,372.47	855.54	855.54	1,379.19	1,379.19	137.74	137.74	-	655
2/2/2024	1,248.20	450.12	450.12	725.62	725.62	72.47	72.47	(0.01)	Int 2/2/24
2/7/2024	2,876.30	1,037.23	1,037.23	1,672.08	1,672.08	166.99	166.99	-	662
3/4/2024	2,421.37	873.18	873.18	1,407.62	1,407.62	140.58	140.58	(0.01)	665
		-	-	-	1	-	-	-	
		-	-	-	1	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,158,809.00	417,881.64	417,881.64	673,650.80	673,650.80				
Net Total on Roll	1,178,163.71		424,861.20		684,902.28				
Collection Surplus / (Deficit)	(19,354.71)		(6,979.56)		(11,251.48)				

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	665	DD0150	SPENCER CREEK	1,040.81	0.00	0.00	0.00	0.00	1,040.81	20.82	1,019.99
Real Estate Current	665	DD0151	SHELL POINT CDD	2,994.89	0.00	0.00	0.00	-59.90	2,934.99	58.70	2,876.29
Real Estate Current	665	DD0152	CREEK PRESERVE CDD	8,384.06	0.00	0.00	0.00	-83.84	8,300.22	166.01	8,134.21
Real Estate Current	665	DD0153	BELMONT II CDD	7,197.34	0.00	0.00	0.00	-71.98	7,125.36	142.51	6,982.85
Real Estate Current	665	DD0154	FISHHAWK RANCH CDD	56,960.23	0.00	0.00	0.00	-593.86	56,366.37	1,127.33	55,239.04
Real Estate Current	665	DD0155	LYNWOOD CDD	2,506.97	0.00	0.00	0.00	-25.07	2,481.90	49.64	2,432.26
Real Estate Current	665	DD0156	RHODINE ROAD NORTH CDD	2,146.47	0.00	0.00	0.00	-21.47	2,125.00	42.50	2,082.50
Real Estate Current	665	DD0157	NORTH PARK ISLE CDD	2,495.75	0.00	0.00	0.00	-24.96	2,470.79	49.42	2,421.37
Real Estate Current	665	DD0158	BELMOND RESERVE CDD	15,695.69	0.00	0.00	0.00	-154.95	15,540.74	310.81	15,229.93
Real Estate Current	665	DD0159	HAWKSTONE CDD	392,155.41	0.00	0.00	0.00	-4,235.71	387,919.70	7,758.39	380,161.31
Real Estate Current	665	DD0160	BERRY BAY CDD	156,569.82	0.00	0.00	0.00	-3,070.17	153,499.65	3,069.99	150,429.66
Real Estate Current	665	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	995.26	0.00	0.00	0.00	-9.95	985.31	19.71	965.60
Real Estate Current	665	DD0170	WATERSET SOUTH CDD	129,226.92	0.00	0.00	0.00	-1,292.25	127,934.67	2,558.69	125,375.98
Real Estate Current	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,135.14	0.00	0.00	0.00	0.00	20,135.14	402.70	19,732.44
Real Estate Installment	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	767.21	0.00	0.00	0.00	0.00	767.21	15.34	751.87
Real Estate Current, Real Estate Installment	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,902.35	0.00	0.00	0.00	0.00	20,902.35	418.04	20,484.31
Real Estate Current	665	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	9,309.72	0.00	0.00	0.00	0.00	9,309.72	186.20	9,123.52
Real Estate Current	665	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	25,855.66	0.00	0.00	0.00	0.00	25,855.66	517.11	25,338.55
Real Estate Current, Real Estate Installment, Tangible Property Current, Tangible Property Installment	665			46,026,586.70	3,210.00	0.00	0.00	-512,616.23	45,494,268.26	798,193.60	44,696,074.66

CHECK REQUEST FORM North Park Isle

Date:	3/5/2024	
Invoice#:	03042024-02	
Vendor#:	V00028	
Vendor Name:	North Park Isle	
Pay From:	Truist Acct# 8942	
Description:	Series 2021 - FY 24 Tax Dist ID 6	65
Code to:	201.103200.1000	
Amount:	\$140.58	
		3/5/2024
Requested By:	Teresa Farlow	

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date	3/4/2024
Check Payable To:	North Park Isle CDD
Check Amount	<u>\$1,407.62</u>
Check Description	<u>Series 2019 - FY 24 Tax Dist. ID 665</u>
Check Amount	<u>\$140.58</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 665</u>
Special Instructions	Do not mail. Please give to Eric Davidson
(Please attach all supporting docum	nentation: invoices, receipts, etc.)
	Eric
	Authorization
]
DM	-
Fund <u>001</u> G/L	
Object Code	

NORTH PARK ISLE CDD

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Net Total	1,178,163.71	100.00%	100.00%

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		36.06%	36.06%	58.13%	58.13%	5.81%	5.81%		
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12/5/2023	24,419.22	8,805.89	8,805.89	14,195.63	14,195.63	1,417.70	1,417.70	-	649
12/7/2023	806,303.61	290,763.60	290,763.60	468,728.73	468,728.73	46,811.28	46,811.28	-	651
12/15/2023	268,897.36	96,967.90	96,967.90	156,318.19	156,318.19	15,611.28	15,611.28	(0.01)	652
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3/4/2024	2,421.37	873.18	873.18	1,407.62	1,407.62	140.58	140.58	(0.01)	665
		-	-	-	1	-	-	-	
		-	-	-	1	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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Net Total on Roll	1,178,163.71		424,861.20		684,902.28				
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Real Estate Current	665	DD0170	WATERSET SOUTH CDD	129,226.92	0.00	0.00	0.00	-1,292.25	127,934.67	2,558.69	125,375.98
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Real Estate Current	665	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	9,309.72	0.00	0.00	0.00	0.00	9,309.72	186.20	9,123.52
Real Estate Current	665	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	25,855.66	0.00	0.00	0.00	0.00	25,855.66	517.11	25,338.55
Real Estate Current, Real Estate Installment, Tangible Property Current, Tangible Property Installment	665 t			46,026,586.70	3,210.00	0.00	0.00	-512,616.23	45,494,268.26	798,193.60	44,696,074.66





Invoice Number Invoice Date Purchase Order Customer Number Project Number 2203245 February 8, 2024 215614807 150688 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

Drainat	North David Jala CDD	District Engineering Convince
Project	North Park Isle (JDD)	 District Engineering Services

Project Manager Stewart, Tonja L For Period Ending **February 2, 2024**Current Invoice Total (USD) 425.00

Top Task	2024	2024 FY General Consulting			
<u>Professional Services</u>					
Category/Employee			Current Hours	Rate	Current Amount
		Nurse, Vanessa M	0.50	160.00	80.00
		Stewart, Tonja L	1.50	230.00	345.00
		Subtotal Professional Services	2.00		425.00
Top Task Subtotal	2024 FY Gene	eral Consulting			425.00
		Total Fees & Disbursements	_		425.00
		INVOICE TOTAL (USD)			425.00

Due upon receipt or in accordance with terms of the contract





MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7168993

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000003347 02 SP 106481922773472 P

North Park Isle ATTN Brian Lamb District Manager Community Development District 2005 Pan AM Circle Suite 300 Tampa, FL 33607





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave. St. Paul. MN 55107 Invoice Number: Account Number: Invoice Date: Direct Inquiries To: Phone: 7168993 275132000 12/22/2023 Duffy, Leanne M (407)-835-3807

North Park Isle
ATTN Brian Lamb District Manager
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607

United States NORTH PARK ISLE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REVENUE BONDS, SERIES2021 (ASSESSMENT AREA TWO)REVENUE ACCOUNT

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

NORTH PARK ISLE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REVENUE BONDS, SERIES2021 (ASSESSMENT AREA TWO)REVENUE ACCOUNT

 Invoice Number:
 7168993

 Account Number:
 275132000

 Current Due:
 \$4,040.63

 Direct Inquiries To:
 Duffy, Leanne M

 Phone:
 (407)-835-3807

Wire Instructions:

U.S. Bank
Invoice # 7168993
Attn: Fee Dept St. Paul

Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





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

Invoice Number: 7168993
Invoice Date: 12/22/2023
Account Number: 275132000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

NORTH PARK ISLE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REVENUE BONDS, SERIES2021 (ASSESSMENT AREA TWO)REVENUE ACCOUNT

Accounts Included 275132000 275132001 275132002 275132003 275132004 275132005

In This Relationship: 275132006 275132007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP						
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees		
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00		
Subtotal Administration Fees - In Advan	ce 12/01/2023 - 11/30/2024	1		\$3,750.00		
Incidental Expenses 12/01/2023 to 11/30/2024	3,750.00	0.0775		\$290. 6 3		
Subtotal Incidental Expenses				\$290.63		
TOTAL AMOUNT DUE				\$4,040.63		





Bill To:

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

Property Name: North Park Isles CDD **Address:** 1907 E. Sam Allen Rd.

Plant City, FL 33563

INVOICE

INVOICE #	INVOICE DATE
TM 671356	3/20/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: April 19, 2024

Invoice Amount: \$1,493.75

Description Current Amount

Spring annuals 2024

Landscape Enhancement

\$1,493.75

Invoice Total \$1,493.75

IN COMMERCIAL LANDSCAPING



BILL TO:

North Park Isle 3716 N Maryland Ave Plant City FL 33565

INVOICE

DATE

INVOICE #

CUSTOMER#

3/7/2024

0000259042

0062297

Licenses EG13000564 HCLOC14001 sales@affordablelock.com

SERVICE ADDRESS:

North Park Isle 3716 N Maryland Ave Plant City FL 33565

P.O. I	NUMBER	TERMS	TECHNICIAN	SALES PI	ERSON
		COD - DUE ON COMPLETION	Dean Pinkleton		
QUAN		DESCRIPTION		PRICE EACH	AMOUNT
1.00 1.00	Notes added Replaced late broken.	ue - 2 bathroom locks need latches NFP by tech Dean Pinkleton on 3/7/2024 10:53 ch on woman's door. Men's leverset ok but ock service. Includes first half hour labor. tch	3:15 AM	154.00 25.00	154.0 25.0
		Thank you for your busi	iness		
		Please ask about other service	ces we offer:		
		*Locksmith Services *High Security Locks *Key Card Access Control S *Security Cameras* *Automatic Door Opera Safes, Alarms, Doors, and	* Systems* tors*		
	War	ranty Policy: 30 days labor, Manufacturer's	s warranty on material.		
	SUBTOTAL TAX TOTAL				\$179.0 \$1.8 \$180.8

BLUE LIFE POOL SERVICE

PO Box 1628 Land O Lakes, FL 34639 US +1 8135975009 accounts@bluelifepools.com www.bluelifepoolsfl.com

Invoice



BILL TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607 SHIP TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14248	03/27/2024	\$350.00	04/26/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	POOL LADDER	HANDRAIL REPAIR - INSTALLATION COST IN CASE IT IS NOT BROKEN	1	350.00	350.00

BALANCE DUE

\$350.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com www.jaymanenterprises.com

	3 3	*	
Bill To			
North Park Isle C/O Inframark 501 S Falkenburg C-3 Tampa, Fl. 33619			

Date	Invoice #
2/28/2024	2987

Project

Quantity	Description	Rate	Amount	
	Disable Door code lock around the perimeter of th system will be used from now on to enter.	e Amenity as the key	fob 1	75.00
All work is con	npiete!		Total	\$175.00

P.O. No.

Terms

\$510.00

INVOICE

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

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



North Park Isle CDD c/o Inframark

Bill to

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

Ship to

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

Invoice details

Invoice no.: 0342 Invoice date: 03/14/2024 Due date: 04/13/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Pool furniture cleaning Gentle cleaning of all chairs and loungers.		32	\$5.00	\$160.00
2.		Pressure washing Pool deck and wall cleaning.		1	\$250.00	\$250.00
3.		Windows Window cleaning after pressure washing to ensure no waterma	arks on glass.	1	\$100.00	\$100.00

Total

Ways to pay





Note to customer

Services approved by Bryan Radcliff on 02/28/2024 and completed on 03/07/2024.

Pay invoice

Due Date



Invoice

Tampa, FL 33613

Bill To
North Park Isle CDD
c/o Inframark
2005 Pan Am Circle
Tampa, FL 33607

Date

Ship To	
Norh Park Isle CDD	
3716 N Maryland Ave	
Plant City, FL 33565	

Terms

P.O. No.

	3/11/2024	18090		Net 30	4/10/2024
QTY			Description		
100	1326LSSMV				
	Format: H10301 FC: 26				
	Range: 2500-2599				
1	Shipping & Delivery	7			

Invoice #

This invoice is for credentials. This invoice must be paid prior to the order being placed.	Subtotal	\$333.00
	Sales Tax (0.0%)	\$0.00
	Total \$33	
	Payments/Credits	\$0.00
	Balance Due	\$333.00

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BLUE LIFE POOL SERVICE LLC	14054	\$2,000.00		POOL CLEANING - MARCH 2024
CHARTER COMMUNICATIONS	1124 011124 online	\$72.98		INTERNET - 01/11/24-02/10/24
CHARTER COMMUNICATIONS	1124 021124 online	\$216.93		INTERNET - 02/11/24-03/10/24
CHARTER COMMUNICATIONS	1124 031124 ACH	\$209.99	\$499.90	INTERNET - 03/11/24-04/10/24
INFRAMARK LLC	112640	\$29.09		DISTRICT SERVICES MARCH 2024
JNJ AMENITY SERVICES LLC	0348	\$700.00		AMENITY CLEANING - MARCH 2024
YELLOWSTONE LANDSCAPE	TM 673611	\$16,840.28		LANDSCAPE MAINT APRIL 2024
Monthly Contract Subtotal		\$20,069.27		
Variable Contract				
ALBERTO VIERA	AV 030724	\$200.00		SUPERVISOR FEE - 03/07/24
CARLOS DE LA OSSA	CDLO 030724	\$200.00		SUPERVISOR FEE - 03/07/24
KELLY ANN EVANS	KE 030724	\$200.00		SUPERVISOR FEE - 03/07/24
NICHOLAS J. DISTER	ND 030724	\$200.00		SUPERVISOR FEE - 03/07/24
RYAN MOTKO	RM 030724	\$200.00		SUPERVISOR FEE - 03/07/24
STRALEY ROBIN VERICKER	24221	\$1,305.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Variable Contract Subtotal		\$2,305.00		
Utilities				
GIG FIBER LLC	2483	\$10,450.00		SOLAR EQUIPMENT LEASE
TECO	1253 031424 ACH	\$1,079.55		ELECTRIC - 02/09/24-03/08/24
TECO	2210 031424 ACH	\$179.43		ELECTRIC - 02/09/24-03/08/24
TECO	3537 031424 ACH	\$39.00		ELECTRIC - 02/09/24-03/08/24
TECO	6724 031424 ACH	\$88.93	\$1,386.91	ELECTRIC - 02/09/24-03/08/24
Utilities Subtotal		\$11,836.91		
Regular Services				
DISCLOSURE SERVICES LLC	1046	\$3,000.00		SUBSCRIPTIONS
NORTH PARK ISLE CDD	03042024-01	\$1,407.62		SERIES 2019 FY24 TAX DIST ID 665
NORTH PARK ISLE CDD	03042024-02	\$140.58	\$1,548.20	SERIES 2021 FY24 TAX DIST ID 665
STANTEC CONSULTING SERVICES	2203245	\$425.00		DISTRICT ENGINEER SERVICES
U. S. BANK	7168993	\$4,040.63		TRUSTEE FEE
YELLOWSTONE LANDSCAPE	TM 671356	\$1,493.75		LANDSCAPE ENHANCEMENTS - SPRING ANNUALS
Regular Services Subtotal		\$10,507.58		
Additional Services				
AFFORDABLE LOCK & SECUIRTY SOLUTIONS	0000259042	\$179.00		LOCK SERVICES

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BLUE LIFE POOL SERVICE LLC	14248	\$350.00		POOL LADDER
JAYMAN ENTERPRISES LLC	2987	\$175.00		DOOR / FOB SERVICES
JNJ AMENITY SERVICES LLC	0342	\$510.00		POOL SERVICES / CLEANING & FURNITURE
SECURITEAM	18090	\$333.00		100 KEY CARDS
Additional Services Subtotal		\$1,547.00		
TOTAL		\$46,265.76		

Approved (with any necessary revisions noted):						
Signature:						
Title (Check one):						
[] Chariman						

BLUE LIFE POOL SERVICE

PO Box 1628 Land O Lakes, FL 34639 US +1 8135975009 accounts@bluelifepools.com www.bluelifepoolsfl.com

Invoice



BILL TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607 SHIP TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14054	03/01/2024	\$2,000.00	03/31/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00

BALANCE DUE

\$2,000.00



January 11, 2024

Invoice Number: 0384991011124 Account Number: **8337 12 001 0384991**

Security Code:

3716 N MARYLAND AVE

PLANT CITY FL 33565

Contact Us

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

Summary Service from 01/11/24 through 02/10/24 details on following pages	
Previous Balance	425.29
Payments Received -Thank You!	-425.29
Adjustments	-135.00
Remaining Balance	-\$135.00
Spectrum Business™ Internet	207.98
Current Charges	\$207.98
Total Due by 01/28/24	\$72.98

NEWS AND INFORMATION

Spectrum Business is made to work for your business, and Spectrum Business Connect is the all-in-one cloud-based communication system made to connect you with your employees, vendors, and customers. To learn about how Spectrum Business Connect can benefit your business and how you can get a FREE mobile unlimited line for 1 year, call 1-833-919-2143 today!

Spectrum Business TV packages are made to entertain! Call 1-833-772-0255 to speak with a business specialist and pick the best TV package for your business!



Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Spectrum BUSINESS*

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 11 01122024 NNNNYNN 01 002894 0012

NORTH PARK ISLE CDD 3716 N MARYLAND AVE PLANT CITY FL 33565

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January 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991011124

Account Number: 8337 12 001 0384991

Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due by 01/28/24

\$72.98

Amount you are enclosing

\$

Please Remit Payment To:

 January 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991011124 Account Number: 8337 12 001 0384991

Security Code: ***



Contact Us

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

8633 2390 NO RP 11 01122024 NNNNNYNN 01 002894 0012



Payments received after 01/11/24 will appear on your next bill.

Adjustments		
Equipment Chrg Reversal - Adjustment	12/24	-59.00
Equipment Chrg Reversal - Adjustment	12/24	-76.00
Adjustments Total		-\$135.00
Remaining Balance		-\$135.00

Service from 01/11/24 through 02/10/24

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
	\$207.98
Spectrum Business [™] Internet Total	\$207.98
Current Charges	\$207.98
Total Due by 01/28/24	\$72.98

Billing Information

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

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

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

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

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

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

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

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

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

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

Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office It's Secure - Powerful technology keeps your information safe It's Flexible - Use your checking, savings, debit or credit card It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with Visit: spectrumbusiness.net/payment (My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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





Spectrum>

Page 3 of 4

January 11, 2024

NORTH PARK ISLE CDD

Account Number: Security Code:

8337 12 001 0384991 0843

Contact Us

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

8633 2390 NO RP 11 01122024 NNNNNYNN 01 002894 0012



MADE TO CONNECT



Spectrum Business Connect

/mo. per user for 2+ users when bundled with Internet for 2 yrs.*

Calling | Messaging | Video Conferencing

Get one FREE Mobile Unlimited Line for 1 year*



CALL 1-855-821-1633



VISIT spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. "\$19.99 Spectrum Business Connect offer is for one user for 24 mos. Includes phone taxes, charges and fees. Must be bundled with Spectrum Business Internet & requires min. of 2 users. Includes unlimited local & long distance w/ in the U.S., Puerto Rico, & Canada. Not available in all areas. Not compatible with all desk phones. Phone equipment is not included with service. Other telephone services may have corresponding taxes and rates. #Free mobile offer is for 1 unlimited mobile line per account for 1 yr. and is reflected with up to 12 mos. credit on bill statement. Requires a bundled purchase of Business Internet with Business Connect or Standard Business Voice. Standard mobile rates apply after 1 yr. Auto pay required. Offer cannot be combined with other mobile service promotions. Standard mobile rates apply if qualifying services are canceled. Devices excluded from offer. Tablets are not included in any mobile promotion. Free Unlimited line must be ordered at same time as bundled purchase of Business Connect or Standard Business Voice, and cannot be applied to existing lines on customer account. Additional mobile lines: Standard rates apply. Per line activation fee, Spectrum Business Internet and Auto Pay required. Unlimited: Smartwatch does not qualify as a line. Reduced speeds after 30 G8 of usage per line. Mobile service not available lareas. Other restrictions apply. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Standard pricing applies after promo. period. Installation & other equipment, taxes & fees may apply. Restrictions apply. Call for details. @2023 Charter Communications, inc.



Page 4 of 4 January 11, 2024

NORTH PARK ISLE CDD 8337 12 001 0384991 **0843**

Account Number:

Security Code:



Contact Us

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

8633 2390 NO RP 11 01122024 NNNNNYNN 01 002894 0012





February 11, 2024

Invoice Number: 0384991021124 Account Number: **8337 12 001 0384991**

Security Code: ***

Service At: 3716 N MARYLAND AVE PLANT CITY FL 33565

Contact Us

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

Summary Service from 02/11/24 through 03/10/24 details on following pages	
Previous Balance	72.98
Payments Received	0.00
Past Due Balance - Due Now	\$72.98
Spectrum Business™ Internet	207.98
One-Time Charges	8.95
Current Charges Due By 02/28/24	\$216.93
Total Due	\$289.91

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE

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

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

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

*As a valued Spectrum Business customer, you are eligible for a credit of \$5.00 per month when you enroll in Auto Pay. Sign up at Spectrumbusiness.net/autopay to avoid impact from the monthly payment processing charge.

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 11 02122024 NNNNYNN 01 002753 0012

NORTH PARK ISLE CDD 3716 N MARYLAND AVE PLANT CITY FL 33565

February 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991021124

Account Number: 8337 12 001 0384991

Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due \$289.91

Amount you are enclosing

\$

Please Remit Payment To:



Page 2 of 2 February 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991021124 Account Number: 8337 12 001 0384991

Security Code: ****



Contact Us

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

8633 2390 NO RP 11 02122024 NNNNNYNN 01 002753 0012

Charge Details

Previous Balance 72.98

Past Due Balance - Due Now \$72.98

Payments received after 02/11/24 will appear on your next bill. Service from 02/11/24 through 03/10/24

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199.99
Business WiFi	7.99
	\$207.98

Spectrum Business™ Internet Total

One-Time Charges		
Late Fee	02/11	8.95
One-Time Charges Total		\$8.95
Current Charges Due By 02/28/24		\$216.93
Total Due		\$289.91

\$207.98

Billing Information

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

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

Authorization to Convert your Check to an Electronic Funds

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

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

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

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Simplify your life with Auto Pay!

Spend less time paying your bill and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office It's Secure - Powerful technology keeps your information safe It's Flexible - Use your checking, savings, debit or credit card It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with Visit: spectrumbusiness.net/payment (My Account login required)



Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

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







March 11, 2024 Invoice Number: Account Number: Security Code: Service At:

0384991031124 8337 12 001 0384991

3716 N MARYLAND AVE PLANT CITY FL 33565

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

	Summary	Service from 03/11/24 through 04/10/24 details on following pages	
	Previous Bala	nce	289.91
	Payments Red	ceived -Thank You!	-289.91
	Remaining Ba	lance	\$0.00
	Spectrum Bus	iness™ Internet	209.99
	Other Charges	3	0.00
	Current Char	ges	\$209.99
_	YOUR AUTO	PAY WILL BE PROCESSED 03/28/24	
	Total Due by	Auto Pay	\$209.99

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

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



Received

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652MAR 1 8 8633 2390 NO RP 11 03122024 NNNNNNNN 01 001120 0004

NORTH PARK ISLE CDD 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008

March 11, 2024

NORTH PARK ISLE CDD

Invoice Number: 0384991031124 Account Number: 8337 12 001 0384991 3716 N MARYLAND AVE Service At:

PLANT CITY FL 33565

Total Due by Auto Pay

\$209.99

լիինի Ուրեփերեկիի ըրկակությունը բանակին

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 րՈՍիլՈլիանգորինիկիննորիներինինորիկինիներ Page 2 of 2

March 11, 2024

NORTH PARK ISLE CDD

Invoice Number: Account Number: Security Code: 0384991031124 8337 12 001 0384991

.



Contact Us

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

8633 2390 NO RP 11 03122024 NNNNNNNN 01 001120 0004

Charge Details		
Previous Balance		289.91
One-time EFT Payment	02/28	-289.91
Remaining Balance		\$0.00

Payments received after 03/11/24 will appear on your next bill. Service from 03/11/24 through 04/10/24

Spectrum Business™ Internet	
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	199,99
Business WiFi	10.00
	\$209.99
Spectrum Business™ Internet Total	\$209.99

Other Charges	
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00
Current Charges	\$209.99
Total Due by Auto Pay	\$209.99

Billing Information

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



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







2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

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

Services provided for the Month of: March 2024

#112640

CUSTOMER ID

C2301

PO#

DATE
3/28/2024
NET TERMS
Net 30
DUE DATE

4/27/2024

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	41	Ea	0.64		26.24
B/W Copies	19	Ea	0.15		2.85
Subtotal					29.09

\$29.09	Subtotal
\$0.00	Tax
\$29.09	Total Due

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.

\$700.00

INVOICE

JNJ Amenity Services LLC 7804 Davie Ray Dr Zephyrhills, FL 33540 services@jnjcleanservices.com +1 (813) 781-8999



North Park Isle CDD c/o Inframark

Bill to

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

Invoice details

Invoice no.: 0348 Invoice date: 03/20/2024

Due date: 04/15/2024

# Date	Product or service	SKU	Qty	Rate	Amount
1.	Restrooms		2	\$185.00	\$370.00
	Clean and sanitize 8 toilets, 3 urinals, and 6 s hand soap and trash bags.	sinks. Sweep and/or mop floors. S	upply all toilet	paper, paper	towels,
2.	Pool Deck		1	\$120.00	\$120.00
	Rearrange pool chairs and/or tables. Wipe to around pool deck.	ables as needed. Close umbrellas v	when not in us	se. Pick up any	trash
3.		ables as needed. Close umbrellas v	when not in us	se. Pick up any \$30.00	trash \$90.00
3.	around pool deck.	ables as needed. Close umbrellas v			
3. 4.	around pool deck. Trash	ables as needed. Close umbrellas v			

Total

Ways to pay



Note to customer

Amenity cleaning services at North Park Isle - March 2024.

Pay invoice



Bill To:

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

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

INVOICE

INVOICE #	INVOICE DATE
TM 673611	4/1/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2024

Invoice Amount: \$16,840.28

Description Current Amount

Monthly Landscape Maintenance April 2024 \$16,840.28



IN COMMERCIAL LANDSCAPING

MEETING DATE: March 07, 2024 DMS: Bryan Rad Close

AV 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	<u></u>	Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Albert Viera	V	Salary Accepted	\$200.00

MEETING DATE: March 07, 2024 DMS: Bryan Rad Cliff

CDLO 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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
Albert Viera	V	Salary Accepted	\$200.00

MEETING DATE: March 07, 2024 DMS: Bryan Rad Class

KE 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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Kelly Evans		Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

MEETING DATE: March 07, 2024 DMS: Bryan Rad Class

ND 030724

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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		
Albert Viera	V	Salary Accepted	\$200.00		

MEETING DATE: March 07, 2024 DMS: Bryan Rad Class

RM 030724

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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
Albert Viera	V	Salary Accepted	\$200.00

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

Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

March 08, 2024

Client: Matter: 001509 000001

Invoice #:

24221

Page:

je: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/1/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING; PREPARE TOWING AGREEMENT WITH DIXIE.	1.9	\$617.50
2/22/2024	JMV	REVIEW COMMUNICATION FROM B. RADCLIFF.	1.6	\$600.00
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
		Total Professional Services	4.0	\$1,305.00

Page 537

March 08, 2024

Client: 001509 Matter: 000001 Invoice #: 24221

Page: 2

Total Services \$1,305.00
Total Disbursements \$0.00

 Total Current Charges
 \$1,305.00

 Previous Balance
 \$1,552.50

 Less Payments
 (\$1,552.50)

 PAY THIS AMOUNT
 \$1,305.00

Please Include Invoice Number on all Correspondence

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





Invoice #: 2483 **Invoice Date:** 03/01/24

Amount Due: \$10,450.00

Ship To:

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

Bill To:

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

Due Date	
03/31/24	

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD, Ph 1_March 2024	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

3716 N MARYLAND AVE PLANT CITY, FL 33565

Your Energy Insight

previous period.

Your average daily kWh used was 3.08% lower than it was in your

00000041-0000429-Page 11 of 20

DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Payment(s) Received Since Last Statement	\$1,10.75
Previous Amount Due Payment(s) Received Since Last Statement	\$1,118.75 -\$1,118.75

Amount Due by April 04, 2024

\$1,079.55

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

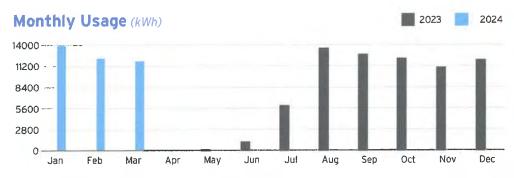
Scan here to view your account online.

One Less

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TampaElectric.com/Paperless



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

Account #: 221008971253 Due Date: April 04, 2024

Amount Due:

\$1,079.55

Payment Amount: \$

660026006972

Your account will be drafted on April 04, 2024

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

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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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



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

Account #: 221008971253 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

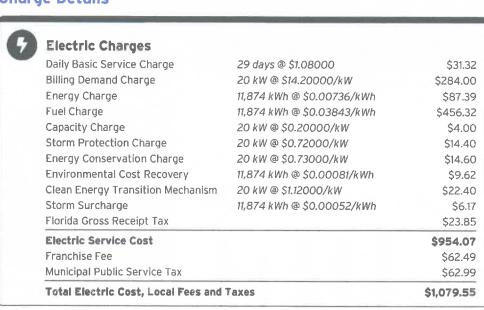
Meter Location: AMENITY CENTER

Service Period: Feb 09, 2024 - Mar 08, 2024

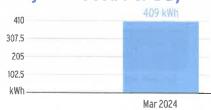
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	03/08/2024	6,238	94,364		11,874 kWh	1	29 Days
1000799286	03/08/2024	19.94	0		19.94 kW	1	29 Days

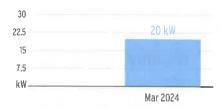
Charge Details



Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,079.55

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments: TECO P.O. Box 31318

Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.

All Other Correspondences:

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

813-275-3909

Energy-Saving Programs:



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will

be charged.



Phone Toll Free:

866-689-6469

Tampa Electric



NORTH PARK ISLE COMMUNITY **DEVELOPMENT DISTRICT**

1582 E SAM ALLEN RD PLANT CITY, FL 33565 Statement Date: March 14, 2024

Amount Due: \$179.43

Due Date: April 04, 2024

Account #: 221008226724



DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Previous Amount Due	\$173.92
Payment(s) Received Since Last Statement	-\$173.92
Current Month's Charges	\$179.43

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

Monthly Usage (kWh) 2024 1300 1040 780 520 260 Dec Jan Apr May Jun Jul Aug Sep Oct Nov

Your Energy Insight



Your average daily kWh used was 95% higher than the same period last year.



Your average daily kWh used was 2.63% higher than it was in your previous period.



Scan here to view your account online.



Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

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



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

Due Date: April 04, 2024

Account #: 221008226724

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

Amount Due: \$179.43 Payment Amount: \$

669902494379

Your account will be drafted on April 04, 2024

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



Service For:

1582 E SAM ALLEN RD PLANT CITY, FL 33565 Account #: 221008226724 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

Meter Location: RIGHT SIDE FRONT

Service Period: Feb 09, 2024 - Mar 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852379	03/08/2024	15,880	14,742	1,138 kWh	1	29 Days

Charge Details

9	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	1,138 kWh @ \$0.08192/kWh	\$93.22
	Fuel Charge	1,138 kWh @ \$0.03843/kWh	\$43.73
	Storm Protection Charge	1,138 kWh @ \$0.00775/kWh	\$8.82
	Clean Energy Transition Mechanism	1,138 kWh @ \$0.00427/kWh	\$4.86
	Storm Surcharge	1,138 kWh @ \$0.00225/kWh	\$2.56
	Florida Gross Receipt Tax		\$4.49
	Electric Service Cost		\$179.43

Total Current Month's Charges

\$179.43

Avg kWh Used Per Day



Important Messages

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

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:

TECO

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

All Other

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone Toll Free:

Correspondences: 866-689-6469 Tampa Electric



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

1620 E SAM ALLEN RD, ENTR PLANT CITY, FL 33565 Statement Date: March 14, 2024

Amount Due: \$39.00

Your Energy Insight

period last year.

previous period.

Due Date: April 04, 2024 **Account #:** 221008673537

Your average daily kWh used

was 275% higher than the same

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



DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Previous Amount Due	\$39.7
Payment(s) Received Since Last Statement	-\$39

Amount Due by April 04, 2024

\$39.00

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

Scan here to view your account online.

One Less

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh) 2023 2024 11088 66 44 22 0 Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

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



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

Account #: 221008673537 Due Date: April 04, 2024

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$39.00

Payment Amount: \$_____

660026006971

Your account will be drafted on April 04, 2024

Mail payment to: TECO

P.O. BOX 31318 TAMPA, FL 33631-3318



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

Account #: 221008673537 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

Meter Location: ENTRANCE

Service Period: Feb 09, 2024 - Mar 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000869434	03/08/2024	1,028	947	81 kWh	1	29 Days

Charge Details

Electric Charges Daily Basic Service Charge 29 days @ \$0.75000 \$21.75 Energy Charge 81 kWh @ \$0.08192/kWh \$6.64 Fuel Charge 81 kWh @ \$0.03843/kWh \$3.11 81 kWh @ \$0.00775/kWh \$0.63 Storm Protection Charge \$0.35 Clean Energy Transition Mechanism 81 kWh @ \$0.00427/kWh Storm Surcharge 81 kWh @ \$0.00225/kWh \$0.18 Florida Gross Receipt Tax \$0.84 \$33.50 **Electric Service Cost** \$2.19 Franchise Fee Municipal Public Service Tax \$3.31 \$39.00 Total Electric Cost, Local Fees and Taxes

Total Current Month's Charges \$39.00

Avg kWh Used Per Day



Important Messages

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

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Ways To Pay Your Bill



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In-Person Find list of

Payment Agents at
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Mail A Check

Payments: TECO

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

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

Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone
Toll Free:
866-689-6469



NORTH PARK ISLE COMMUNITY **DEVELOPMENT DISTRICT**

1603 BERMUDA BREEZE CT, IRR PLANT CITY, FL 33563

Statement Date: March 14, 2024

Amount Due: \$88.93

> Due Date: April 04, 2024 Account #: 221008636724



DO NOT PAY. Your account will be drafted on April 04, 2024

Account Summary

Current Service Period: February 09, 2024 - March 08, 2024					
Previous Amount Due	\$87.83				
Payment(s) Received Since Last Statement	-\$87.83				
Current Month's Charges	\$88.93				

Amount Due by April 04, 2024

\$88.93

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 50% lower than the same period last year.



Your average daily kWh used was 7.69% higher than it was in your previous period.



Scan here to view your account online.

ne Less

Go paperless and get payment reminders so you never lose track of your bill.



TampaElectric.com/Paperless

Monthly Usage (kWh) 2023 1200 960 720 480 240 Dec Jan May

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



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

Account #: 221008636724 Due Date: April 04, 2024



Pay your bill online at TampaElectric.com

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

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

\$88.93 Amount Due: Payment Amount: \$_

660026006970

Your account will be drafted on April 04, 2024

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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



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

Account #: 221008636724 Statement Date: March 14, 2024 Charges Due: April 04, 2024

Meter Read

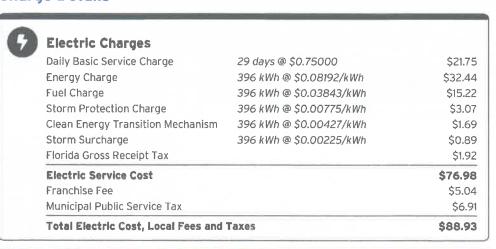
Meter Location: IRRIGATION

Service Period: Feb 09, 2024 - Mar 08, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000850100	03/08/2024	16,242	15,846	396 kWh	1	29 Days

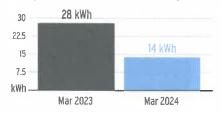
Charge Details



Total Current Month's Charges

\$88.93

Avg kWh Used Per Day



Important Messages

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

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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

877-588-1010 Energy-Saving Programs: 813-275-3909



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at **TECOaccount.com**. Convenience fee will be charged.



Phone
Toll Free:
866-689-6469

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681 Boca Raton, FL 33481 US +1 3059034654 accounting@dtsmuni.com



INVOICE

BILL TO INVOICE 1046

Inframark DATE 01/24/2024

CDD:

North Park Isle Community Development District

BOND SERIES BOND SERIES #2 BOND SERIES #3

SPECIAL ASSESSMENT REV BONDS 2019 2021

DESCRIPTION AMOUNT DTS MUNI - CDA SaaS, 1 Year Subscription - 2019 (Assessment Area One) 1,500.00 DTS MUNI - CDA SaaS, 1 Year Subscription - 2021(ASSESSMENT AREA TWO) 1,500.00

\$3,000.00 Wire: City National Bank of Florida **BALANCE DUE** ABA/Routing- 066004367

Account #- 30000615862

Account Name-Disclosure Technology Services LLC

Checks: Disclosure Technology Services, LLC PO Box 812681 Boca Raton, FL 33481

License Fee for FY 23/24

CHECK REQUEST FORM North Park Isle

Date: 3/5/2024 Invoice#: 03042024-01 Vendor#: V00028 **Vendor Name:** North Park Isle Pay From: Truist Acct# 8942 **Description:** Series 2019 - FY 24 Tax Dist. ID 665 Code to: 200.103200.1000 \$1,407.62 **Amount:** 3/5/2024 **Requested By:** Teresa Farlow

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>3/4/2024</u>
Check Payable To:	North Park Isle CDD
Check Amount	<u>\$1,407.62</u>
Check Description	<u>Series 2019 - FY 24 Tax Dist. ID 665</u>
Check Amount	<u>\$140.58</u>
Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 665</u>
Special Instructions	Do not mail. Please give to Eric Davidson
(Please attach all supporting docum	nentation: invoices, receipts, etc.)
	Eric
	Authorization
	7
DM Em d	
Fund <u>001</u> G/L	
Object Code	

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Dollar Amounts	Fiscal Year 2024 Percentage	s
Net O&M	424,861.20	36.06%	36.06%
Net DS 2019	684,902.28	58.13%	58.13%
Net DS 2021	68,400.23	5.81%	5.81%
Net Total	1,178,163.71	100.00%	100.00%

98%

		36.06%	36.06%	58.13%	58.13%	5.81%	5.81%		
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4,654.39	464.83	464.83	-	644
11/17/2023	34,750.42	12,531.45	12,531.45	20,201.47	20,201.47	2,017.49	2,017.49	0.01	646
11/22/2023	7,513.60	2,709.50	2,709.50	4,367.88	4,367.88	436.21	436.21	0.01	647
12/5/2023	24,419.22	8,805.89	8,805.89	14,195.63	14,195.63	1,417.70	1,417.70	-	649
12/7/2023	806,303.61	290,763.60	290,763.60	468,728.73	468,728.73	46,811.28	46,811.28	-	651
12/15/2023	268,897.36	96,967.90	96,967.90	156,318.19	156,318.19	15,611.28	15,611.28	(0.01)	652
1/5/2024	2,372.47	855.54	855.54	1,379.19	1,379.19	137.74	137.74	-	655
2/2/2024	1,248.20	450.12	450.12	725.62	725.62	72.47	72.47	(0.01)	Int 2/2/24
2/7/2024	2,876.30	1,037.23	1,037.23	1,672.08	1,672.08	166.99	166.99	-	662
3/4/2024	2,421.37	873.18	873.18	1,407.62	1,407.62	140.58	140.58	(0.01)	665
		-	-	-	1	-	-	-	
		-	-	-	1	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,158,809.00	417,881.64	417,881.64	673,650.80	673,650.80				
Net Total on Roll	1,178,163.71		424,861.20		684,902.28				
Collection Surplus / (Deficit)	(19,354.71)		(6,979.56)		(11,251.48)				

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 02-01-2024 to 02-29-2024 dated 03-05-2024. - Run 03/04/2024 11:01AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	665	DD0150	SPENCER CREEK	1,040.81	0.00	0.00	0.00	0.00	1,040.81	20.82	1,019.99
Real Estate Current	665	DD0151	SHELL POINT CDD	2,994.89	0.00	0.00	0.00	-59.90	2,934.99	58.70	2,876.29
Real Estate Current	665	DD0152	CREEK PRESERVE CDD	8,384.06	0.00	0.00	0.00	-83.84	8,300.22	166.01	8,134.21
Real Estate Current	665	DD0153	BELMONT II CDD	7,197.34	0.00	0.00	0.00	-71.98	7,125.36	142.51	6,982.85
Real Estate Current	665	DD0154	FISHHAWK RANCH CDD	56,960.23	0.00	0.00	0.00	-593.86	56,366.37	1,127.33	55,239.04
Real Estate Current	665	DD0155	LYNWOOD CDD	2,506.97	0.00	0.00	0.00	-25.07	2,481.90	49.64	2,432.26
Real Estate Current	665	DD0156	RHODINE ROAD NORTH CDD	2,146.47	0.00	0.00	0.00	-21.47	2,125.00	42.50	2,082.50
Real Estate Current	665	DD0157	NORTH PARK ISLE CDD	2,495.75	0.00	0.00	0.00	-24.96	2,470.79	49.42	2,421.37
Real Estate Current	665	DD0158	BELMOND RESERVE CDD	15,695.69	0.00	0.00	0.00	-154.95	15,540.74	310.81	15,229.93
Real Estate Current	665	DD0159	HAWKSTONE CDD	392,155.41	0.00	0.00	0.00	-4,235.71	387,919.70	7,758.39	380,161.31
Real Estate Current	665	DD0160	BERRY BAY CDD	156,569.82	0.00	0.00	0.00	-3,070.17	153,499.65	3,069.99	150,429.66
Real Estate Current	665	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	995.26	0.00	0.00	0.00	-9.95	985.31	19.71	965.60
Real Estate Current	665	DD0170	WATERSET SOUTH CDD	129,226.92	0.00	0.00	0.00	-1,292.25	127,934.67	2,558.69	125,375.98
Real Estate Current	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,135.14	0.00	0.00	0.00	0.00	20,135.14	402.70	19,732.44
Real Estate Installment	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	767.21	0.00	0.00	0.00	0.00	767.21	15.34	751.87
Real Estate Current, Real Estate Installment	665	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,902.35	0.00	0.00	0.00	0.00	20,902.35	418.04	20,484.31
Real Estate Current	665	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	9,309.72	0.00	0.00	0.00	0.00	9,309.72	186.20	9,123.52
Real Estate Current	665	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	25,855.66	0.00	0.00	0.00	0.00	25,855.66	517.11	25,338.55
Real Estate Current, Real Estate Installment, Tangible Property Current, Tangible Property Installment	665			46,026,586.70	3,210.00	0.00	0.00	-512,616.23	45,494,268.26	798,193.60	44,696,074.66

CHECK REQUEST FORM North Park Isle

Date: 3/5/2024 Invoice#: 03042024-02 Vendor#: V00028 **Vendor Name:** North Park Isle Pay From: Truist Acct# 8942 **Description:** Series 2021 - FY 24 Tax Dist ID 665 Code to: 201.103200.1000 \$140.58 **Amount:** 3/5/2024 **Requested By:** Teresa Farlow

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Check Payable To: North Park Isle CDD Check Amount \$1,407.62 Check Description Series 2019 - FY 24 Tax Dist. ID 665 Check Amount \$140.58 Check Description Series 2021 - FY 24 Tax Dist. ID 665 Special Instructions Do not mail. Please give to Eric Davidson	Today's Date	3/4/2024
Check Description Series 2019 - FY 24 Tax Dist. ID 665 Check Amount \$140.58 Check Description Series 2021 - FY 24 Tax Dist. ID 665	Check Payable To:	North Park Isle CDD
Check Amount \$140.58 Check Description Series 2021 - FY 24 Tax Dist. ID 665	Check Amount	<u>\$1,407.62</u>
Check Description Series 2021 - FY 24 Tax Dist. ID 665	Check Description	<u>Series 2019 - FY 24 Tax Dist. ID 665</u>
	Check Amount	<u>\$140.58</u>
Special Instructions Do not mail. Please give to Eric Davidson	Check Description	<u>Series 2021 - FY 24 Tax Dist. ID 665</u>
	Special Instructions	Do not mail. Please give to Eric Davidson
(Please attach all supporting documentation: invoices, receipts, etc.)	(Please attach all supporting docum	nentation: invoices, receipts, etc.)
Eric		Eric
Authorization		Authorization
٦]
DM		
Fund <u>001</u> G/L		
Object Code		

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Dollar Amounts	Fiscal Year 2024 Percentages	
Net O&M	424,861.20	36.06%	36.06%
Net DS 2019	684,902.28	58.13%	58.13%
Net DS 2021	68,400.23	5.81%	5.81%
Net Total	1,178,163.71	100.00%	100.00%

98%

		36.06%	36.06%	58.13%	58.13%	5.81%	5.81%		
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4,654.39	464.83	464.83	-	644
11/17/2023	34,750.42	12,531.45	12,531.45	20,201.47	20,201.47	2,017.49	2,017.49	0.01	646
11/22/2023	7,513.60	2,709.50	2,709.50	4,367.88	4,367.88	436.21	436.21	0.01	647
12/5/2023	24,419.22	8,805.89	8,805.89	14,195.63	14,195.63	1,417.70	1,417.70	1	649
12/7/2023	806,303.61	290,763.60	290,763.60	468,728.73	468,728.73	46,811.28	46,811.28	-	651
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1/5/2024	2,372.47	855.54	855.54	1,379.19	1,379.19	137.74	137.74	1	655
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3/4/2024	2,421.37	873.18	873.18	1,407.62	1,407.62	140.58	140.58	(0.01)	665
		-	-	-	ı	-	-	-	
		-	-	-	ı	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	_	
TOTAL	1,158,809.00	417,881.64	417,881.64	673,650.80	673,650.80				
Net Total on Roll	1,178,163.71		424,861.20		684,902.28				
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Real Estate Current	665	DD0170	WATERSET SOUTH CDD	129,226.92	0.00	0.00	0.00	-1,292.25	127,934.67	2,558.69	125,375.98
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Real Estate Current	665	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	9,309.72	0.00	0.00	0.00	0.00	9,309.72	186.20	9,123.52
Real Estate Current	665	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	25,855.66	0.00	0.00	0.00	0.00	25,855.66	517.11	25,338.55
Real Estate Current, Real Estate Installment, Tangible Property Current, Tangible Property Installment	665			46,026,586.70	3,210.00	0.00	0.00	-512,616.23	45,494,268.26	798,193.60	44,696,074.66

Page 1 of 1





 Invoice Number
 2203245

 Invoice Date
 February 8, 2024

 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

Proiect	North Park Isle	CDD - District	Engineering Services
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Project Manager Stewart, Tonja L For Period Ending **February 2, 2024**Current Invoice Total (USD) 425.00

Top Task	2024	2024 FY General Consulting			
<u>Professional Services</u>					
Category/Employee			Current Hours	Rate	Current Amount
		Nurse, Vanessa M	0.50	160.00	80.00
		Stewart, Tonja L	1.50	230.00	345.00
		Subtotal Professional Services	2.00		425.00
Top Task Subtotal	2024 FY Gene	eral Consulting			425.00
		Total Fees & Disbursements			425.00
		INVOICE TOTAL (USD)			425.00

Due upon receipt or in accordance with terms of the contract





MK-WI-S300 GCFS 1555 N. Rivercenter Drive, Suite 300 Milwaukee, WI 53212

7168993

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000003347 02 SP 106481922773472 P

North Park Isle ATTN Brian Lamb District Manager Community Development District 2005 Pan AM Circle Suite 300 Tampa, FL 33607





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

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

7168993 275132000 12/22/2023 Duffy, Leanne M (407)-835-3807

North Park Isle ATTN Brian Lamb District Manager Community Development District 2005 Pan AM Circle Suite 300 Tampa, FL 33607

United States
NORTH PARK ISLE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REVENUE BONDS, SERIES2021 (ASSESSMENT AREA TWO)REVENUE ACCOUNT

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4.040.63

All invoices are due upon receipt.

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

NORTH PARK ISLE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REVENUE BONDS, SERIES2021 (ASSESSMENT AREA TWO)REVENUE **ACCOUNT**

7168993 Invoice Number: Account Number: 275132000 Current Due: \$4,040.63 Direct Inquiries To:

Duffy, Leanne M (407)-835-3807 Phone:

Wire Instructions:

U.S. Bank Invoice # 7168993 Attn: Fee Dept St. Paul Please mail payments to: U.S. Bank CM-9690 PO BOX 70870 St. Paul, MN 55170-9690





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

Invoice Number: 7168993
Invoice Date: 12/22/2023
Account Number: 275132000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

NORTH PARK ISLE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REVENUE BONDS, SERIES2021 (ASSESSMENT AREA TWO)REVENUE ACCOUNT

Accounts Included 275132000 275132001 275132002 275132003 275132004 275132005

In This Relationship: 275132006 275132007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP					
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees	
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00	
Subtotal Administration Fees - In Advan	ce 12/01/2023 - 11/30/2024	1		\$3,750.00	
Incidental Expenses 12/01/2023 to 11/30/2024	3,750.00	0.0775		\$290. 6 3	
Subtotal Incidental Expenses				\$290.63	
TOTAL AMOUNT DUE				\$4,040.63	





Bill To:

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

Property Name: North Park Isles CDD

Address: 1907 E. Sam Allen Rd.

Plant City, FL 33563

INVOICE

INVOICE #	INVOICE DATE
TM 671356	3/20/2024
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape PO Box 101017 Atlanta, GA 30392-1017

Invoice Due Date: April 19, 2024

Invoice Amount: \$1,493.75

Description Current Amount

Spring annuals 2024

Landscape Enhancement

\$1,493.75

Invoice Total \$1,493.75

IN COMMERCIAL LANDSCAPING



www.affordablelock.com

BILL TO:

North Park Isle 3716 N Maryland Ave Plant City FL 33565

INVOICE

DATE

INVOICE #

CUSTOMER#

3/7/2024

0000259042

0062297

Licenses EG13000564 HCLOC14001 sales@affordablelock.com

SERVICE ADDRESS:

North Park Isle 3716 N Maryland Ave Plant City FL 33565

P.O. l	NUMBER	TERMS	TECHNICIAN	SALES P	ERSON
		COD - DUE ON COMPLETION	Dean Pinkleton		
QUAN		DESCRIPTION		PRICE EACH	AMOUNT
1.00 1.00	Notes added b Replaced latch broken.	e - 2 bathroom locks need latches NFP y tech Dean Pinkleton on 3/7/2024 10:5 on woman's door. Men's leverset ok bu k service. Includes first half hour labor.	3:15 AM	154.00 25.00	154.00 25.00
		Thank you for your bus	iness		
		Please ask about other servi	ces we offer:		
		*Locksmith Services *High Security Locks *Key Card Access Control *Security Cameras* *Automatic Door Opera Safes, Alarms, Doors, and	o* Systems* * utors*		
	Warra	nty Policy: 30 days labor, Manufacturer's	s warranty on material.		
	SUBTOTAL TAX TOTAL				\$179.0 \$1.8 \$180.8

BLUE LIFE POOL SERVICE

PO Box 1628 Land O Lakes, FL 34639 US +1 8135975009 accounts@bluelifepools.com www.bluelifepoolsfl.com

Invoice



BILL TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607 SHIP TO

NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14248	03/27/2024	\$350.00	04/26/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	POOL LADDER	HANDRAIL REPAIR - INSTALLATION COST IN CASE IT IS NOT BROKEN	1	350.00	350.00

BALANCE DUE

\$350.00

Jayman Enterprises, LLC

1020 HILL FLOWER DR Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com www.jaymanenterprises.com

Bill To	
North Park Isle C/O Inframark 501 S Falkenburg C-3 Tampa, Fl. 33619	

Date	Invoice #
2/28/2024	2987

Project

Quantity	Description	Rate		Amount	
	Disable Door code lock around the perimeter of th system will be used from now on to enter.	e Amenity as the key	r fob	175.00	175.00
All work is con	nplete!		Total		\$175.00

P.O. No.

Terms

\$510.00

INVOICE

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

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



North Park Isle CDD c/o Inframark

Bill to

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

Ship to

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

Invoice details

Invoice no.: 0342 Invoice date: 03/14/2024 Due date: 04/13/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Pool furniture cleaning Gentle cleaning of all chairs and loungers.		32	\$5.00	\$160.00
2.		Pressure washing Pool deck and wall cleaning.		1	\$250.00	\$250.00
3.		Windows Window cleaning after pressure washing to ensure no watermark	arks on glass.	1	\$100.00	\$100.00

Total

Ways to pay



Note to customer

Services approved by Bryan Radcliff on 02/28/2024 and completed on 03/07/2024.

Pay invoice

Due Date



Tampa, FL 33607

Invoice

Bill To

North Park Isle CDD
c/o Inframark
2005 Pan Am Circle

Date

Ship To	
Norh Park Isle CDD	
3716 N Maryland Ave	
Plant City, FL 33565	

Terms

	3/11/2024	18090		Net 30	4/10/2024
QTY			Description		
	1326LSSMV Format: H10301 FC: 26 Range: 2500-259 Shipping & Deliv	9 very			

Invoice #

P.O. No.

This invoice is for credentials. This invoice must be paid prior to the order being placed.	Subtotal	\$333.00
	Sales Tax (0.0%)	\$0.00
	Total	\$333.00
	Payments/Credits	\$0.00
	Balance Due	\$333.00

NORTH PARK ISLE CDD

Field Inspection - April 2024

Monday, April 22, 2024

Prepared For North Park Isle Board Of Supervisors

59 Items Identified





Item 1Assigned To Yellowstone

The new growth in the Areca Palms is healthy and green. Some weeds in the Muhly Grass.



Item 2
Assigned To Yellowstone
Waterway has been sprayed and
weeds are dying off.



Item 3Assigned To Yellowstone

Annuals look good. Dead spots in the juniper need to be pruned out. The raised beds in the monument also need to be weeded.



Item 4
Assigned To Yellowstone
More damage to the turf from
construction trucks on Hazy Sea Dr.



Item 5
Assigned To Yellowstone
The turf is still struggling at North
Maryland and Tahitian Sunrise.



Item 6
Assigned To Yellowstone
Dead Podocarpus limbs need to be pruned out.



Item 7
Assigned To Yellowstone
Suckers need to be trimmed off of the Crape Myrtles throughout.



Item 8
Assigned To Yellowstone
The Bismarck palms need trimming in front of the clubhouse.



Item 9Assigned To Sunrise

Still one dead pine upfront. Warranty work is being scheduled with Sunrise.



Item 10
Assigned To Sunrise

Multiple dead Sabal Palms at the clubhouse are being removed/replaced. First dead Sabal pictured here.



Item 11
Assigned To Sunrise
Second dead Sabal.



Item 12
Assigned To Sunrise
Third dead Sabal.



Item 13Assigned To Yellowstone

Cypress trees by the pickle ball court keep falling over. They need to be reset or re-staked. Please provide a proposal if needed.



Item 14
Assigned To Sunrise
One Sabal by the parking lot is struggling.



Item 15
Assigned To Yellowstone
More Podocarpus are dying out

More Podocarpus are dying out around the parking lot. Dead ones need to be pruned out. The ground is holding too much water.



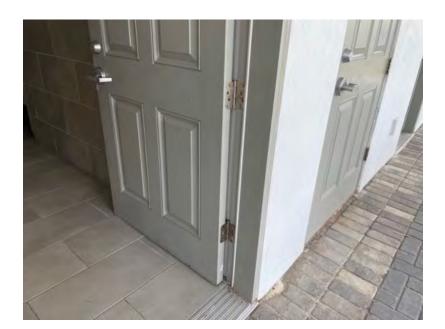
Item 16
Assigned To Yellowstone
Playground looks good



Item 17
Assigned To Sunrise
Fourth dead Sabal.



Item 18
Assigned To Sunrise
Fifth dead Sabal.



Item 19
Assigned To Inframark
Men's bathroom door won't close,
the hinge needs to be adjusted.



Item 20
Assigned To Sunrise
Dead limbs on the Cluster Palm will be removed.



Item 21
Assigned To Sunrise
The Bismarck will be removed and

replaced with a Sabal.



Item 22
Assigned To Inframark
Pool and deck look good.



Item 23
Assigned To Sunrise
Dead limb will be removed from this

Cluster Palm as well.



Item 24
Assigned To Yellowstone
Quote has been requested to lay sod around the water lines by the clubhouse.



Item 25
Assigned To Yellowstone
Strip of turf behind the empty lots
on Tropical Oasis Ave has been
mowed.



Item 26
Assigned To Yellowstone
Some of the Viburnum is struggling in the pocket park on N Maryland
Ave north of the clubhouse.



Item 27
Assigned To Yellowstone
All of the sycamore trees have recovered in this pocket park.



Item 28
Assigned To Yellowstone
One dead magnolia in the pocket
park at N Maryland Ave and Capri
Coast Dr.



Item 29
Assigned To Yellowstone
Second dead Magnolia at the same intersection.



Item 30
Assigned To Yellowstone
Turf is still recovering in this area as well.



Item 31
Assigned To EPG

The dead end along Capri Coast Dr is overgrown and needs to be mowed. This area is not owned by the CDD and not under our Landscaping contract.



Item 32
Assigned To Yellowstone
The pocket park on Capri Coast Drive looks good.



Item 33Assigned To Yellowstone

The pathway across from the pocket park needs to be mowed and edged.



Item 34Assigned To Yellowstone

Muhly grass needs to be trimmed in the pocket park on Tropical Oasis Ave.



Item 35Assigned To Yellowstone

The pocket park on Tahitian Sunrise looks good. Viburnum replacements are still needed along the fence on the left side.



Item 36Assigned To Yellowstone

The turf is still severely damaged at Tahitian Sunrise Dr and Coastal Dusk Dr.



Item 37
Assigned To Randy Suggs
Landscaping is installed along the west side of N Park Blvd.



Item 38
Assigned To Yellowstone
The monument at Tabitian Su

The monument at Tahitian Sunrise Drive and N Park Rd looks nearly complete. Some of the bismarks are questionable, they may just need some more time to grow out.



Item 39
Assigned To Builders
Ruts in the Landscaping from construction next door.



Assigned To Yellowstone
Washout on the opposite corner of
the monument. Copperleaf and some
Muhly grass need to be replanted.

Item 40



Item 41
Assigned To Yellowstone
Behind the monument needs to be mowed.



Assigned To Randy Suggs

Monument construction is coming along at N Park Rd and Tropical
Oasis Avenue. Landscaping looks ready for install.

Item 42



Item 43
Assigned To Randy Suggs
Landscaping installations are
underway further up N Park Rd up to
Northern Key Dr.



Assigned To Yellowstone
The overgrowth needs to be mowed

Item 44

and cleared away from the railing adjacent to the conservation area on N Park Rd.



Item 45Assigned To Yellowstone

The landscaping beds are severely overgrown around the ponds on N Park Rd. Weeds need to be pulled since they can't be sprayed here because they're too close to the water.



Item 46
Assigned To Eco Logic Services
The filamentous algae is nearly gone in pond 22.



Item 47
Assigned To Eco Logic Services
Filamentous Algae and trash from construction in pond 21.



Item 48
Assigned To Eco Logic Services
Pond 23 looks good.



Item 49
Assigned To Eco Logic Services
Pond 24 has some shoreline weeds
that need to be treated and
construction debris.



Item 50
Assigned To Eco Logic Services
Some grasses are overgrown in pond
2.



Item 51
Assigned To Eco Logic Services
Pond 5 has some trash along the banks. The filamentous algae has been treated and is dying off.



Item 52
Assigned To Eco Logic Services
Pond 7 looks good. Small wash out
behind the culvert.



Item 53Assigned To Eco Logic ServicesPond 6 looks good.



Item 54
Assigned To Eco Logic Services
Pond 9 looks good.



Item 55
Assigned To Yellowstone
Pond 11 looks good. Some parts of
the bank need to be string trimmed

closer to the water.



Item 56
Assigned To Eco Logic Services
Pond 17 looks good.



Item 57
Assigned To Yellowstone
The banks of pond 15 are starting to get overgrown again.



Item 58
Assigned To Eco Logic Services
Some trash in pond 13.



Item 59Assigned To Eco Logic Services

Recommend replanting/restoring the swamp portion of pond 16. The rest of the pond looks good, this area will need to be dug out if the intention is to maintain it as a regular pond.