NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

JUNE 06, 2024

AGENDA PACKAGE

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

North Park Isle
Community Development District

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, June 06, 2024, at 2:00 p.m.

The Regular Meeting of North Park Isle Community Development District will be held on **June 06, 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

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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 1st Amendment to the management & Financial Services Agreement Re Field Services.
   B. Ratification of Landscaping Agreement
4. **CONSENT AGENDA**
   A. Approval of Minutes of the May 02, 2024 Regular Meeting
   B. Consideration of Operation and Maintenance April 2024
   C. Acceptance of the Financials and Approval of the Check Register for April 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 July 11, 2024 at 2:00 p.m.

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

THIS AMENDMENT is entered into and effective on October 1, 2023, as set forth by and between North Park Isle Community Development District ("DISTRICT") and Inframark, LLC.

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

WHEREAS, on January 1, 2022, the Agreement was assigned from Meritus Districts to Inframark, LLC ("MANAGER"); and

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

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

1. The scope of services set forth in Section A.6 of Exhibit A of the Agreement is hereby amended to include a part-time dedicated staff member from MANAGER assigned for 20 hours weekly to perform field services set forth in Section A.6 of Exhibit A to the DISTRICT.

2. The DISTRICT shall pay MANAGER an additional $35,000.00 annually for the dedicated part-time staff as set forth in Section 1 of this First Amendment, which shall be paid in equal monthly installments of $2,916.67. MANAGER shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the MANAGER will be adjusted annually in budget to reflect wage and cost of living increases for staff.

3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.

4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

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

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this _____ day of June 2024.

Inframark, LLC

By:_____
Name: Chris Tarase
(Print)
Title: President

North Park Isle Community Development District

By:_____
Name: _____
(Print)
Title: _____, Chairperson

Landscape Maintenance Agreement

This Landscape Maintenance Agreement (the "**Agreement**") is entered into as of May 30, 2024, between the **North Park Isle Community Development District**, a community development district organized under the laws of the State of Florida (the "**District**") and **Landscape Maintenance Professionals, Inc.**, a Florida for profit corporation (the "**Contractor**").

Background Information:

The District owns, operates, and maintains certain lands within and around the District, and desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. Contractor represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and is incorporated herein as a material part of this Agreement.

2. **Contractor's Representations.** To induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
   a. Contractor has examined and carefully studied the project site, and Contractor has the experience, expertise, and resources to perform all required Work described in this Agreement.
   b. Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the Scope of Work to be performed pursuant to this Agreement.
   c. Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition.
   d. 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, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
   e. 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.
   f. Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the Scope of Work performed pursuant to this Agreement.

3. **Description of Work.**
   a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services more fully described in the scope of work attached hereto and incorporated herein as **Exhibit A** (collectively, the "**Scope of Work**")

in the locations shown in the maintenance maps attached hereto as **Exhibit B** and **Exhibit C**.

b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. **Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:

   a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
   b. Hourly rates for equipment applies only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
   c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
   d. Disaster Recovery Assistance Services shall not exceed a total of seventy (70) hours worked for each emergency/disaster.
   e. Contractor shall maintain and supply District with all necessary and appropriate documentation for all emergency/disaster-related services to support reimbursement by local, state, or federal agencies.
   f. District reserves the right to immediately terminate all Disaster Recovery Assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. **Manner of Performance.**

   a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
   b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
   c. The performance of all services by the Contractor under this Agreement and supplemental work orders related thereto shall conform to any written instructions issued by the District.
   d. The Contractor shall regularly assign the same work personnel and supervisors to the District in order to maintain the property in a consistent manner by workers who are familiar with the property and procedures expected.
   e. Should any Work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to

the District, such Work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.

f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within twenty-four (24) hours of the damage occurring or receiving written notice thereof, whichever is earlier to the satisfaction of the District.

g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.

h. Contractor shall replace, at Contractor's expense, all plant material that in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.

i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or scope of Work that may result in the damage and/or loss of plant material. This responsibility includes, but is not limited to, vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide written notice of such conditions, together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs necessary.

j. In the event 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's representative.

k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule, and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing, provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein prior to commencing any work. Previously agreed upon work commenced on or about May 6, 2024.

8. **Term and Renewal.** The initial term of this Agreement shall be for one (1) year. At the end of the initial term, this Agreement shall automatically renew annually for additional one (1) year terms, at the same price and on the same contract terms as the initial term, until terminated by either party pursuant to the termination provision below.

9. **Termination**

a. Contractor's Termination. Contractor may terminate this Agreement at any time by first providing sixty (60) days' written notice to the District, with or without cause. The termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.

b. District's Termination. The District may at any time, in its sole and arbitrary discretion, on thirty (30) days' written notice to Contractor, terminate this Agreement with or without

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cause, and without prejudice to any other remedy it may have. The termination notice shall be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. The Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.

c. On a default by Contractor, the District may elect to terminate this Agreement at any time, and in such event the District may elect to correct the deficiency from which the default arises, and deduct the costs from any payment then due or becoming due to Contractor. The District expressly reserves all rights available under the law or equity should there be a default by Contractor, including without limitation the right of damages, injunctive relief and specific performance.

10. District Representatives and Inspections.

a. The District hereby designates the District Manager to act as the District's representative. The District's representative 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 Work.

b. The Contractor agrees to meet with a District representative no less than one (1) time per month to walk the property and discuss conditions, schedules, and items of concern regarding the Work and this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.

c. The District will be responsible for scheduling the monthly inspections. The District must receive no less than seven (7) days' notice if there is a need to reschedule.

d. All scheduled inspections will proceed with or without attendance by the Contractor. Notwithstanding, Contractor shall conduct a weekly inspection of the entire property subject to the Work.

e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor 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.

11. Compensation

a. As compensation for the Work the District agrees to pay Contractor:

   i. for the base services specified in the Scope of Work as Base Maintenance Price, as shown in **Exhibit B**, a total of Two Hundred Seven Thousand Two Hundred Eighty-Two Dollars and Zero Cents (**$207,282.00**) per year.
      - Lawncare Maintenance = $159,336.00
      - Irrigation = $18,408.00
      - Fertilization = $23,487.00
      - Pest Control = $6,051.00

   ii. for the cost sharing maintenance of North Park Road, as specified in **Exhibit C**, a total of $6,983.00 per month, annually totaling $83,796.00 (which is equal to 50% of the total cost).

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- ***Please see Cost-Share Agreement with Park East Community Development District for information relating to the maintenance of and fees associated with North Park Road.***

iii. for all other non-monthly services specified in the Scope of Work, and only after receipt of written authorization by the District to proceed, the pricing specified in the Scope of Work in the month after the services were performed.

b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include 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 service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.

c. The District shall provide payment within forty five (45) days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.

d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within forty five (45) days of the District's receipt of such invoice.

e. In the event of any dispute regarding the work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.

f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing based on the prices listed for Additional Services listed in **Exhibit "A"**.

g. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence in the form of lien releases or partial waivers of lien to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and/or require that the Contractor provide an affidavit relating to the payment of all such indebtedness.

12. Duties and Rights of Contractor. Contractor's duties and rights are as follows:

a. Responsibility for and Supervision of the Work: Contractor shall be solely responsible for all Work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all Work. Contractor shall supervise and direct the Work to the best of its ability, giving all attention necessary for such proper supervision and direction.

b. Discipline, Employment, Uniforms: Contractor shall maintain at all times strict discipline among its employees and shall not employ for Work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings

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will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

c. Furnishing of Labor, Materials/Liens and Claims: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of Work in accordance with this Agreement. Contractor waives the right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens, and claims or notices in respect to such liens and claims which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

d. Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations or ordinances, including conservation easements applicable to the District. If the Contractor fails to 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 action of the Contractor or its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply or report of an alleged violation, the District may terminate this Agreement, with such termination being effective immediately upon the giving of notice of termination.

e. Responsibility for Negligence of Employees and Subcontractors: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing Work for on behalf of Contractor.

f. Safety Precautions and Programs: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of all employees or agents performing the Work. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect persons and property affected by Contractor's work, and utilize safety equipment such as bright vests and traffic cones.

g. Contractor shall assign a dedicated account manager to the District. Upon request, the account manager shall attend District meetings to provide updates to the Board and answer questions regarding landscaping issues.

13. Indemnification

a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from all claims, liabilities, suits, demands, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District or in connection with the Work. The

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foregoing indemnification includes, without limitation, the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement, personal injury and death.

b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (as amended), and that said statutory provision does not govern, restrict or control this Agreement.*

c. In the event of a claim against the District its officers, agents or employees made by an employee of the Contractor or any subcontractor or by any agent directly or indirectly engaged to perform the Work, the foregoing indemnification obligation shall not be limited to the amount or type of damages, compensation or benefits payable under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

14. Insurance.

a. Before performing any Work, Contractor shall procure and maintain during the life of the Agreement the insurance and coverages specified below. The policies of insurance shall be primary and written on forms acceptable to the District, by insurance carriers licensed to do business in the State of Florida, having a minimum AM Best Company rating not less than "A- Excellent: FSC VII." No changes shall be made to these specifications without the express written consent of the District.

   i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who provide services under this Agreement, in accordance with requirements of Florida law, together with Employer's Liability coverage limits of not less than $100,000.00 per employee per accident or occurrence; and $100,000.00 per employee per disease, with a $500,000.00 aggregate for disease coverage. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

   ii. Commercial General Liability: Commercial General Liability, including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury, with coverage limits not less than $1,000,000.00 per occurrence, $2,000,000.00 aggregate, covering all Work performed under this Agreement.

   iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,000,000.00 combined single limit covering all Work performed under this Agreement.

   iv. Umbrella Liability: With coverage limits of not less than $1,000,000.00 per occurrence on all work performed under this Agreement.

b. Each insurance policy required by this Agreement shall:

   i. Apply separately to each insured against whom claim is made and/or suit is brought.

   ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice has been given to the District.

   iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.

d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements shall be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of any insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor may commence or continue work.

g. Notices of accidents (occurrences) and notices of claims associated with Work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insuror.

h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

i. All policies required by this Agreement, with the exception of Workers' Compensation or unless express written approval is received from the District, shall be written on a per occurrence basis, and name: the District, its supervisors, officers, agents, and employees as "additional insured." Insurers, with the exception of Workers' Compensation coverage for non-leased employees, shall also waive rights of subrogation against the additional insured parties. Policy endorsements naming the additional insured parties and waiving rights of subrogation shall be provided to the District prior to commencement of the Work.

15. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. 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.

16. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitment for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

17. **No 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 hereof, 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.

18. **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.

19. **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.

20. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes (the "**Statute**"):

    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance with the Statute for as long as it has any obligations under this Agreement, including, but 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. 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.
    c. If this Agreement is terminated in accordance with the Statute, then the Contractor will be liable for any additional costs incurred by the District.

21. **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.

IF THE CONTRACTOR HAS QUESTIONS 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 BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

22. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

23. **Notices**. Unless specifically stated to the contrary elsewhere in this Agreement, where notice is required to be provided under this Agreement, notice shall be deemed sent upon transmittal of the notice by facsimile and by U.S. Mail to the other party at the addresses listed below and shall be deemed received upon actual receipt by mail or facsimile, whichever is first. Notice provided by facsimile or email shall be evidenced by electronic proof of delivery on or before 5:00 p.m. on the business day sent, after which time the notice shall be effective on the next business day.

To the District:
North Park Isle Community Development District
c/o Inframark
Attn: District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Phone: 813-873-7300

To Contractor:
Landscape Maintenance Professionals, Inc.
Attn: Scott Carlson, COO
P.O. Box 267
Seffner, Florida 31583
Phone: 813-757-6500

24. **Controlling Law**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

25. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

26. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

27. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

28. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.

29. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. 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.

30. **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.

31. **Authorization.** The execution of this Agreement has been duly authorized by 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 Agreement.

32. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Agreement. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions contained in any exhibit hereto, the provisions in this Agreement shall control over conflicting provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Landscape Maintenance Professionals, Inc.,
a Florida corporation

By: Scott A. Cl
Name: SCOTT A. CARLSON
Title: C.O.O.

North Park Isle
Community Development District

By:_____
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

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EXHIBIT A

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 mowing 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

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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.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all 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.

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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.

5) 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

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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

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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.

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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 **MUST** 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

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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.

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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 **weekly**; 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

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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.

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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

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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 **monthly slow-release** 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 **at no additional cost to District**, 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.

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EXHIBIT B

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Stantec

Client/Project
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

MAINTENANCE MAP

Plant City, Florida

LEGEND

CDD BOUNDARY
EASEMENT LINE
CONTROL STRUCTURE
PEDESTRIAN TRAIL
LANDSCAPE / MAINTENANCE
POND BANK MAINTENANCE
WETLAND WITH 25' SETBACK
UNPLATTED

EXHIBIT C

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MINUTES OF MEETING
NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, May 02, 2024, and called to order at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary *(via phone)*
Kelly Evans	Assistant Secretary
Albert Viera	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel *(via phone)*
John Vericker	District Counsel *(via phone)*
Clay Wright	Field Inspector
Bill Leavens	(LMP)
Kyle Dubois	United
Matt Dean	Juniper
John Amarosa	Pine Lake
Shannon Dyer	Pine Lake

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There were none.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2024-01; Approving FY 2025 Proposed Budget & Setting Public Hearing

> On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, The Board Adopted Resolution 2024;01; Approving the FY 2025 Proposed Budget and set the Public Hearing for 07/11/2024. 5-0

B. Annual Notice of Qualified Electors

- Mr. Radcliff announced to the Board that the District as of April 15th 2024 has 548 qualified electors.

C. Consideration of Resolution 2024-02; Announcing Landowner Election

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, The Board Adopted Resolution 2024-02; Announcing that the Landowner Election for seats 3,4 and 5 will be held on 11-05-2024. 5-0

D. Consideration of RFP for Landscape Maintenace and Irrigation Services

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, The Board conducted a Q&A with landscapers in attendance for the RFP for landscape maintenance and irrigation services for the District. The Board scored all submissions and Approved the landscape proposal from LMP 5-0

FOURTH ORDER OF BUSINESS **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

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, The Board Approved Consent Agenda Items A – C (Minutes from the regular meeting held on 03/07/2024, Operation and Maintenance Expenditures for February 2024 and Acceptance of Financials for the month ending 03/31/2023) 5-0

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel
B. District Engineer
C. District Manager
i. Field Inspections Report

There being no reports, the next item followed.

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

No comments

SEVENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:36 p.m. 5-0

Bryan Radcliff	Carlos de la Ossa/Nick Dister
District Manager	Chairperson/ Vice Chairperson

April 2024 Meeting

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	14344	$2,000.00		POOL SERVICE - APRIL 2024
CHARTER COMMUNICATIONS	1124 041129 ACH	$209.99		INTERNET - 04/11/24-05/10/24
ECO-LOGIC SERVICES LLC	3785	$4,325.00		LAKE MAINT. - MARCH 2024
INFRAMARK LLC	122161	$4,929.17		DISTRICT INVOICE APRIL 2024
JNJ AMENITY SERVICES LLC	0358	$775.00		CLEANING SERVICE - APRIL 2024
SECURITEAM	18180	$500.00		MONITORING SERVICE - APRIL 2024
YELLOWSTONE LANDSCAPE	TM 688700	$16,840.28		LANDSCAPE MAINT. - MAY 2024
Monthly Contract Subtotal		**$29,579.44**		
Variable Contract		**$0.00**		
Variable Contract Subtotal		**$0.00**		
Utilities				
CITY OF PLANT CITY	1335695	$2,739.17		WATER/RECLAIM - 02/02/24-03/13/24
CITY OF PLANT CITY	1335698	$414.84		WATER/RECLAIM - 02/02/24-03/13/24
CITY OF PLANT CITY	1335699	$39.59		WATER/RECLAIM - 02/02/24-03/13/24
CITY OF PLANT CITY	1336085	$344.16		WATER/RECLAIM - 02/02/24-03/13/24
CITY OF PLANT CITY	1346707	$1,379.50		WATER/RECLAIM - 03/13/24-03/29/24
CITY OF PLANT CITY	1346709	$470.98		WATER/RECLAIM - 03/13/24-03/29/24
CITY OF PLANT CITY	1346711	$658.09		WATER/RECLAIM - 03/13/24-03/29/24
CITY OF PLANT CITY	1346712	$102.99	$6,149.32	WATER/RECLAIM - 03/13/24-03/29/24
GIG FIBER LLC	2598	$10,450.00		SOLAR LEASE - APRIL 2024
TECO	1253 041524 ACH	$1,046.20		ELECTRIC - 03/09/24-04/09/24
TECO	1600 032524 ACH	$10,110.24		ELECTRIC - 02/09/24-03/08/24
TECO	2210 041524 ACH	$70.23		ELECTRIC - 03/09/24-04/09/24
TECO	3537 041524 ACH	$42.18		ELECTRIC - 03/09/24-04/09/24
TECO	6724 041524 ACH	$240.23	$11,509.08	ELECTRIC - 03/09/24-04/09/24
Utilities Subtotal		**$28,108.40**		

April 2024 Meeting

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
DISCLOSURE TECHNOLOGY SERVICES LLC	1046	$3,000.00		ASSESSMENTS
NORTH PARK ISLE CDD	04022024-01	$5,251.79		SERIES 2019 FY24 TAX DIST ID 669
NORTH PARK ISLE CDD	04022024-02	$524.49	$5,776.28	SERIES 2021 FY24 TAX DIST ID 669
SECURITEAM	18234	$308.00		MATERIALS
STANTEC CONSULTING SERVICES	2219626	$1,715.00		GENERAL CONSULTING - PROFESSIONAL SERVICES
STEVEN E HORAN	0000144	$557.31		BULLETIN BOARD
STRALEY ROBIN VERICKER	24383	$5,332.50		PROFESSIONAL SERVICES - THRU 03/31/24
TIMES PUBLISHING COM	337924 040324	$675.46		AD SERVICE
YELLOWSTONE LANDSCAPE	415443	$85.00		IRRIGATION
YELLOWSTONE LANDSCAPE	TM 681862	$75.94		IRRIGATION
YELLOWSTONE LANDSCAPE	TM 684020	$1,020.50	$1,181.44	IRRIGATION INSPECTION - 03/18/24
Regular Services Subtotal		**$18,545.99**		
Additional Services				
JNJ AMENITY SERVICES LLC	0355	$420.00		PRESSURE WASHING POOL DECK
Additional Services Subtotal		**$420.00**		
TOTAL		**$76,653.83**		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

April 2024 Meeting

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639 US
+1 8135975009
accounts@bluelifepools.com
www.bluelifepoolsfl.com

Invoice

BILL TO	SHIP TO
NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607	NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14344	04/01/2024	$2,000.00	05/01/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00

BALANCE DUE **$2,000.00**

Spectrum BUSINESS

April 11, 2024
Invoice Number: 0384991041124
Account Number: **8337 12 001 0384991**
Security Code: [redacted]
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Auto Pay Notice

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

NEWS AND INFORMATION

GET UP TO A $500 VISA REWARDS CARD WITH SPECTRUM MOBILE. Enjoy up to a $500 Visa Rewards Card when you add 2 or more Unlimited Mobile lines. The more lines you add, the more value you get. CALL **1-855-264-7622** for full offer details. Offer expires 4/30/24.

Summary

Service from 04/11/24 through 05/10/24 details on following pages

Previous Balance	209.99
Payments Received -Thank You!	-209.99
Remaining Balance	**$0.00**
Spectrum Business™ Internet	209.99
Other Charges	0.00
Current Charges	$209.99
YOUR AUTO PAY WILL BE PROCESSED 04/28/24	
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.

Spectrum BUSINESS

Received
APR 19

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 11 04122024 NNNNNNNN 01 001084 0004

NORTH PARK ISLE CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

April 11, 2024
NORTH PARK ISLE CDD
Invoice Number: 0384991041124
Account Number: 8337 12 001 0384991
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due by Auto Pay **$209.99**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712001038499100209999

 April 11, 2024

NORTH PARK ISLE CDD
Invoice Number: 0384991041124
Account Number: 8337 12 001 0384991
Security Code: [redacted]

Spectrum BUSINESS

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

8633 2390 NO RP 11 04122024 NNNNNNNN 01 001084 0004

Charge Details

Previous Balance		209.99
EFT Payment	03/28	-209.99
Remaining Balance		**$0.00**

Payments received after 04/11/24 will appear on your next bill.

Service from 04/11/24 through 05/10/24

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.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

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

Spectrum BUSINESS

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

Invoice

Eco-Logic Services LLC
PO Box 18204
Sarasota, FL 34276

Date	Invoice #
3/31/2024	3785

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 March 2024		4,325.00
	Total	**$4,325.00**

Phone # 941-312-1764 Pete@Eco-Logic-Services.com

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#122161	4/3/2024
CUSTOMER ID	**NET TERMS**
C2301	Net 30
PO#	**DUE DATE**
	5/3/2024

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

Services provided for the Month of: April 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**

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.

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.: 0358
Invoice date: 04/25/2024
Due date: 05/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Restrooms**	Clean and sanitize 8 toilets, 3 urinals, and 6 sinks. Sweep and/or mop floors. Supply all toilet paper, paper towels, hand soap and trash bags.	2	$185.00	$370.00
2.		**Pool Deck**	Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use. Pick up any trash around pool deck.	1	$120.00	$120.00
3.		**Trash**	Remove and replace 3 large trash bags.	3	$30.00	$90.00
4.		**Kitchen/Activity Room**	Wipe down all counters, sink, and refrigerator on the outside. Sweep and/or mop floors.	1	$120.00	$120.00
5.		**After party cleaning**		1	$75.00	$75.00

Total **$775.00**

Ways to pay

Pay VISA DISCOVER BANK PayPal venmo

Note to customer

Amenity cleaning services at North Park Isle - April 2024.

Pay invoice

Securiteam
A Security & Technology Company
13745 N. Nebraska Ave
Tampa, FL 33613

Invoice

Bill To	Ship To
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607	Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

Date	Invoice #	P.O. No.	Terms	Due Date
4/1/2024	18180		Net 30	5/1/2024

QTY	Description
	Monthly Monitoring Service
1	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

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 688700	5/1/2024
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: North Park Isles CDD

Address: 1907 E. Sam Allen Rd.
Plant City, FL 33563

Invoice Due Date: May 31, 2024

Invoice Amount: $16,840.28

Description	Current Amount
Monthly Landscape Maintenance May 2024	$16,840.28

Invoice Total **$16,840.28**

Excellence

IN COMMERCIAL LANDSCAPING

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

7720 2010 BI SIN 0319 NNNNYNNN 006483 T:0018 945711 (1of3)

90037_1008218830 1008218830

City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218805	3431 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1335695	03/15/2024	02/08/2024 - 03/15/2024	04/05/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	02/02/24	03/13/24	3911	5215	1304	35.99
CONSUMPTION					RATE	USAGE	
RECLAIM					1.370000	20	27.40
RECLAIM					1.890000	1284	2426.76
UTILITY TAX 10%							249.02

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.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
02/24	843				
				SC=GA	G_PRORATED

Previous Balance	**$1,771.51**
Total Current Billing	**$2,739.17**
Adjustments	**$0.00**
Less Payments Received	**-$1,771.51**
Penalties	**$0.00**
Total Amount Due	$2,739.17

March billing has been delayed, and the due date has been extended. We apologize for any inconvenience. If you have questions, contact customer service at customerservice@plantcitygov.com or 813-659-4222. Thank you for your patience.

City of Plant City
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

Received
MAR 25

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3431 N PARK RD	D	1008218805	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1335695	**04/05/2024**	**$2,739.17**

006483

***AUTO**MIXED AADC 323 6483 T18:34 6483 1 MB 0.568

NORTH PARK ISLE COMMUNITY DEVELOPMENT DI
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Remit and make checks in US funds payable to:

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

0000604202480133511851000077301175

720 2010 BI SIN 0319 NNNNYNNN 006483 T:0018 945711 (2of3)

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City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218820	3897 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1335698	03/15/2024	02/08/2024 - 03/15/2024	04/05/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	02/02/24	03/13/24	0	186	186	35.99
CONSUMPTION					RATE	USAGE	
RECLAIM					1.370000	20	27.40
RECLAIM					1.890000	166	313.74
UTILITY TAX 10%							37.71

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.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
02/24	0				
				SC=GA	G_PRORATED

Previous Balance	**$30.35**
Total Current Billing	**$414.84**
Adjustments	**$0.00**
Less Payments Received	**-$30.35**
Penalties	**$0.00**
Total Amount Due	$414.84

March billing has been delayed, and the due date has been extended. We apologize for any inconvenience. If you have questions, contact customer service at customerservice@plantcitygov.com or 813-659-4222. Thank you for your patience.

City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3897 N PARK RD	D	1008218820	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1335698	**04/05/2024**	**$414.84**

Remit and make checks in US funds payable to:

North Park Isle Community Development Di
2005 Pan Am Cir Ste 300
Tampa Fl 33607

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

7720 2010 BI SIN 0319 NNNNYNNN 006483 T:0018 945711 (3of3)

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City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

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Phone (813) 659-4222 Fax (813) 659-4236
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CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218830	4063 PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1335699	03/15/2024	02/08/2024 - 03/15/2024	04/05/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	02/02/24	03/13/24	0	0	0	35.99
UTILITY TAX 10%							3.60

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.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
02/24	0				
				SC=GA	G_PRORATED

Previous Balance	**$30.35**
Total Current Billing	**$39.59**
Adjustments	**$0.00**
Less Payments Received	**-$30.35**
Penalties	**$0.00**
Total Amount Due	$39.59

March billing has been delayed, and the due date has been extended.
We apologize for any inconvenience. If you have questions, contact customer service at customerservice@plantcitygov.com or 813-659-4222.
Thank you for your patience.

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
4063 PARK RD	D	1008218830	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1335699	**04/05/2024**	**$39.59**

City of Plant City
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

North Park Isle Community Development Di
2005 Pan Am Cir Ste 300
Tampa Fl 33607

Remit and make checks in US funds payable to:

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

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Solid Waste pickup questions (813) 757-9208
After hours Water or Sewer **Emergency** (813) 757-9172

FOR ONLINE BILL PAYMENTS, CITY FACTS AND INFORMATION GO TO WEB SITE: WWW.PLANTCITYGOV.COM

CUSTOMER NAME	SERVICE LOCATION
NORTH PARK ISLE COMMUNITY DEVELOPMENT DI	3625 N PARK RD

BILL NUMBER	BILL DATE	ACCOUNT NUMBER	CUSTOMER NUMBER	DUE DATE
1336085	03/15/2024	1008218810	636117	04/05/2024

CHARGE DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WA REC COM2"	231236048	A	02/02/2024	03/13/2024	3	155	152	$35.99
CONSUMPTION						**RATE**	**USAGE**	
RECLAIM						1.370000	20	$27.40
RECLAIM						1.890000	132	$249.48
UTILITY TAX 10%								$31.29
CONSUMPTION						**RATE**	**USAGE**	
TAX						0.100000	0	$0.00

CYCLE	USAGE	CYCLE	USAGE
03/24	152		
02/24	3		

READ CODE
A = Actual
E = Estimate
F = Final

Total Current Billing	**$344.16**
Previous Balance	**$34.87**
Adjustments	**$0.00**
Interest	**$0.00**
Less Payments Received	**$34.87**
Total Amount Due	**$344.16**

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certificates, or help with property protection.

DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT

Promptly Send Payment To:

City of Plant City
Utility Billing Department
302 W Reynolds Street
Plant City FL 33563-3216

Received
MAR 25

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:	**1336085**
Pay By:	**04/05/2024**
Total Due:	**$344.16**

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 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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218805	3431 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1346707	04/08/2024	03/16/2024 - 04/08/2024	04/29/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	03/13/24	03/29/24	5215	5865	650	35.99
CONSUMPTION					RATE	USAGE	
RECLAIM					1.370000	20	27.40
RECLAIM					1.890000	630	1190.70
UTILITY TAX 10%							125.41

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.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
03/24	1304				
02/24	843				
				SC=GA	G_PRORATED

Previous Balance	**$2,739.17**
Total Current Billing	**$1,379.50**
Adjustments	**$0.00**
Less Payments Received	**$0.00**
Penalties	**$0.00**
Total Amount Due	$4,118.67

2023 Annual Water Quality Report is available. To request a copy call 813-659-4222 or visit https://www.plantcitygov.com/annualwaterreport
Informe de calidad de aqua 2023 esta disponible. Asistencia 813-659-4222 o al https://www.plantcitygov.com/annualwaterreport

City of Plant City
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

Received
APR 15

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3431 N PARK RD	D	1008218805	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1346707	**04/29/2024**	**$4,118.67**

005118

***AUTO**MIXED AADC 323 5118 T13:23 5118 2 MB 0.568

NORTH PARK ISLE COMMUNITY DEVELOPMENT DI
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Remit and make checks in US funds payable to:

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

00006042024801346707100004118675

City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

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Solid Waste pickup questions (813) 757-9208
After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218810	3625 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1346709	04/08/2024	03/16/2024 - 04/08/2024	04/29/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	03/13/24	03/29/24	155	368	213	35.99
CONSUMPTION					RATE	USAGE	
RECLAIM					1.370000	20	27.40
RECLAIM					1.890000	193	364.77
UTILITY TAX 10%							42.82

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.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
03/24	152				
02/24	3				
				SC=GA	G_PRORATED

Previous Balance	**$344.16**
Total Current Billing	**$470.98**
Adjustments	**$0.00**
Less Payments Received	**$0.00**
Penalties	**$0.00**
Total Amount Due	$815.14

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City of Plant City
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3625 N PARK RD	D	1008218810	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1346709	**04/29/2024**	**$815.14**

Remit and make checks in US funds payable to:

North Park Isle Community Development Di
2005 Pan Am Cir Ste 300
Tampa Fl 33607

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

0000604202480134670970000081514 2

City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218820	3897 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1346711	04/08/2024	03/16/2024 - 04/08/2024	04/29/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	03/13/24	03/29/24	186	489	303	35.99
CONSUMPTION					RATE	USAGE	
RECLAIM					1.370000	20	27.40
RECLAIM					1.890000	283	534.87
UTILITY TAX 10%							59.83

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.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
03/24	186				
02/24	0				
				SC=GA	G_PRORATED

Previous Balance	**$414.84**
Total Current Billing	**$658.09**
Adjustments	**$0.00**
Less Payments Received	**$0.00**
Penalties	**$0.00**
Total Amount Due	$1,072.93

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UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3897 N PARK RD	D	1008218820	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1346711	**04/29/2024**	**$1,072.93**

City of Plant City
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

Remit and make checks in US funds payable to:

North Park Isle Community Development Di
2005 Pan Am Cir Ste 300
Tampa Fl 33607

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

0000604202480134671130000107293 3

City of Plant City

UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218830	4063 PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1346712	04/08/2024	03/16/2024 - 04/08/2024	04/29/2024

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	03/13/24	03/29/24	0	36	36	35.99
CONSUMPTION					RATE	USAGE	
RECLAIM					1.370000	20	27.40
RECLAIM					1.890000	16	30.24
UTILITY TAX 10%							9.36

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.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
03/24	0				
02/24	0				
				SC=GA	G_PRORATED

Previous Balance	**$39.59**
Total Current Billing	**$102.99**
Adjustments	**$0.00**
Less Payments Received	**$0.00**
Penalties	**$0.00**
Total Amount Due	$142.58

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Informe de calidad de aqua 2023 esta disponible. Asistencia 813-659-4222 o al https://www.plantcitygov.com/annualwaterreport

City of Plant City
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

UTILITY BILL

REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
4063 PARK RD	D	1008218830	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1346712	**04/29/2024**	**$142.58**

Remit and make checks in US funds payable to:

North Park Isle Community Development Di
2005 Pan Am Cir Ste 300
Tampa Fl 33607

CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003

0000604202480134671210000014258 8

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

INVOICE

streetleaf

Invoice #:	2598
Invoice Date:	04/01/24
Amount Due:	$10,450.00

Bill To:

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

Ship To:

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

Due Date
05/01/24

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD, Ph 1_April 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

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
[redacted]
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Statement Date: April 15, 2024

Amount Due:	$1,046.20

Due Date: May 06, 2024
Account #: 221008971253

DO NOT PAY. Your account will be drafted on May 06, 2024

Account Summary

Current Service Period: March 09, 2024 - April 09, 2024

Previous Amount Due	$1,079.55
Payment(s) Received Since Last Statement	-$1,079.55
Current Month's Charges	**$1,046.20**
Amount Due by May 06, 2024	**$1,046.20**

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 23.47% lower than it was in your previous period.

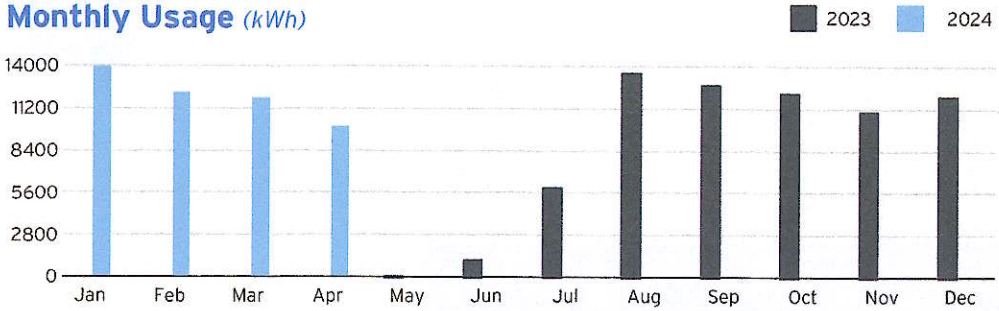
Scan here to view your account online.

A one-stop shop to manage your account.

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

Log in at TECOaccount.com today!

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008971253
Due Date: May 06, 2024

Amount Due:	$1,046.20

Payment Amount: $ _____

656322342778

Your account will be drafted on May 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
[redacted]
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971253
Statement Date: April 15, 2024
Charges Due: May 06, 2024

Meter Read

Meter Location: AMENITY CENTER

Service Period: Mar 09, 2024 - Apr 09, 2024 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	04/09/2024	16,268		6,238		10,030 kWh	1	32 Days
1000799286	04/09/2024	22.59		0		22.59 kW	1	32 Days

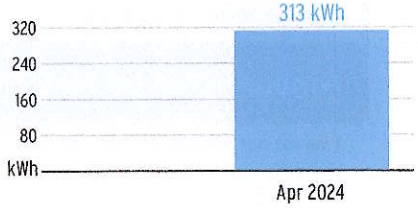
Charge Details

Electric Charges

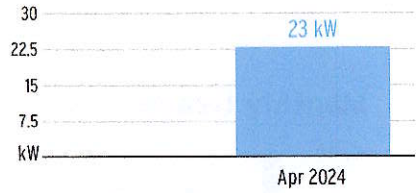
Daily Basic Service Charge	*32 days @ $1.08000*	$34.56
Billing Demand Charge	*23 kW @ $14.20000/kW*	$326.60
Energy Charge	*10,030 kWh @ $0.00736/kWh*	$73.82
Fuel Charge	*10,030 kWh @ $0.03843/kWh*	$385.45
Capacity Charge	*23 kW @ $0.20000/kW*	$4.60
Storm Protection Charge	*23 kW @ $0.72000/kW*	$16.56
Energy Conservation Charge	*23 kW @ $0.73000/kW*	$16.79
Environmental Cost Recovery	*10,030 kWh @ $0.00081/kWh*	$8.12
Clean Energy Transition Mechanism	*23 kW @ $1.12000/kW*	$25.76
Storm Surcharge	*10,030 kWh @ $0.00052/kWh*	$5.22
Florida Gross Receipt Tax		$23.01
Electric Service Cost		**$920.49**
Franchise Fee		$60.29
Municipal Public Service Tax		$65.42
Total Electric Cost, Local Fees and Taxes		**$1,046.20**

Total Current Month's Charges **$1,046.20**

Avg kWh Used Per Day



Billing Demand (kW)



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

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: March 15, 2024

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
TROPICAL OASIS AVE, SOLAR
PLANT CITY, FL 33565

Amount Due:	**$10,110.24**

Due Date: April 05, 2024
Account #: 221008971600

DO NOT PAY. Your account will be drafted on April 05, 2024

Account Summary

Previous Amount Due	$6,154.50
Payment(s) Received Since Last Statement	-$5,853.05
Previous Statement Balance*	$301.45
Current Month's Charges – Due by April 05, 2024	**$9,808.79**
Total Amount Due	**$10,110.24**

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

Scan here to view your account online.

One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.

EMAIL and TEXT ALERTS

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008971600
Due Date: April 05, 2024

Amount Due:	**$10,110.24**
Payment Amount: $ _____	

600000629830

Your account will be drafted on April 05, 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
1620 E SAM ALLEN RD, ENTR
PLANT CITY, FL 33565

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Service Period: Feb 09, 2024 - Mar 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	*1920 kWh @ $0.03406/kWh*	$65.40
Monthly Charge		$3180.10
Lighting Fuel Charge	*1920 kWh @ $0.03806/kWh*	$73.08
Storm Protection Charge	*1920 kWh @ $0.03877/kWh*	$74.44
Clean Energy Transition Mechanism	*1920 kWh @ $0.00036/kWh*	$0.69
Storm Surcharge	*1920 kWh @ $0.00074/kWh*	$1.42
Florida Gross Receipt Tax		$5.51
Lighting Charges		**$3,400.64**

Billing information continues on next page →

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Payments:
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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

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

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)

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Service Period: Feb 09, 2024 - Mar 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	$1110.19
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	**$1,110.19**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Service Period: Feb 09, 2024 - Mar 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	$2797.67
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	**$2,797.67**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Service Period: Feb 09, 2024 - Mar 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**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Service Period: Feb 09, 2024 - Mar 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	$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**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Service Period: Feb 09, 2024 - Mar 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*	$7.15
Monthly Charge		$655.46
Lighting Fuel Charge	*210 kWh @ $0.03806/kWh*	$7.99
Storm Protection Charge	*210 kWh @ $0.03877/kWh*	$8.14
Clean Energy Transition Mechanism	*210 kWh @ $0.00036/kWh*	$0.08
Storm Surcharge	*210 kWh @ $0.00074/kWh*	$0.16
Florida Gross Receipt Tax		$0.60
Lighting Charges		**$679.58**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 2024

Service Period: Feb 09, 2024 - Mar 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	$310.85
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$310.85**

Total Current Month's Charges **$9,808.79**

Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: March 15, 2024
Charges Due: April 05, 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.

Statement Date: April 15, 2024

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
[redacted]
1603 BERMUDA BREEZE CT, IRR
PLANT CITY, FL 33563

Amount Due:	$70.23
Due Date: May 06, 2024	
Account #: 221008636724	

DO NOT PAY. Your account will be drafted on May 06, 2024

Account Summary

Current Service Period: March 09, 2024 - April 09, 2024

Previous Amount Due	$88.93
Payment(s) Received Since Last Statement	-$88.93
Current Month's Charges	**$70.23**
Amount Due by May 06, 2024	**$70.23**

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

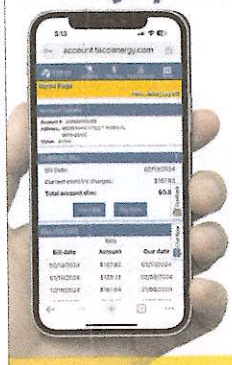
Your Energy Insight

Your average daily kWh used was 52.94% lower than the same period last year.

Your average daily kWh used was 42.86% lower than it was in your previous period.

Scan here to view your account online.

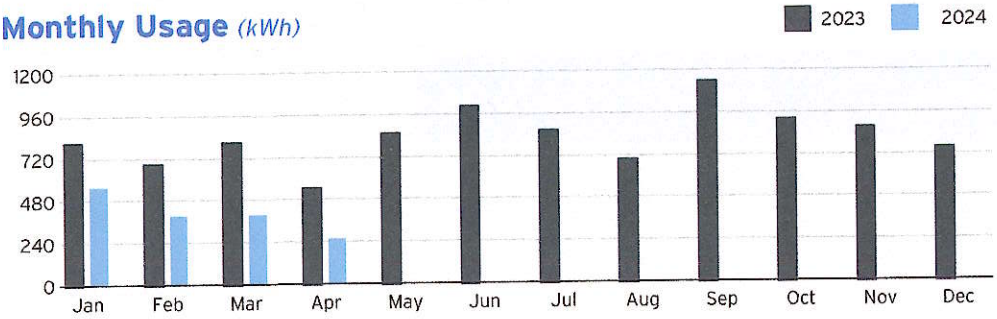
A one-stop shop to manage your account.



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

Log in at TECOaccount.com today!

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008636724
Due Date: May 06, 2024

Amount Due:	$70.23
Payment Amount: $ _____	

656322342776

Your account will be drafted on May 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
[redacted]
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008636724
Statement Date: April 15, 2024
Charges Due: May 06, 2024

Meter Read

Meter Location: IRRIGATION

Service Period: Mar 09, 2024 - Apr 09, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	04/09/2024	16,503		16,242		261 kWh	1	32 Days

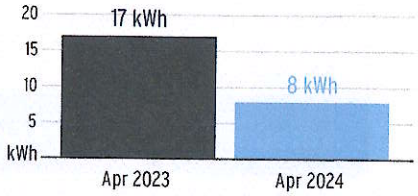
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.75000*	$24.00
Energy Charge	*261 kWh @ $0.08192/kWh*	$21.38
Fuel Charge	*261 kWh @ $0.03843/kWh*	$10.03
Storm Protection Charge	*261 kWh @ $0.00775/kWh*	$2.02
Clean Energy Transition Mechanism	*261 kWh @ $0.00427/kWh*	$1.11
Storm Surcharge	*261 kWh @ $0.00225/kWh*	$0.59
Florida Gross Receipt Tax		$1.52
Electric Service Cost		**$60.65**
Franchise Fee		$3.97
Municipal Public Service Tax		$5.61
Total Electric Cost, Local Fees and Taxes		**$70.23**

Total Current Month's Charges $70.23

Avg kWh Used Per Day



Important Messages

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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
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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

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

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: April 15, 2024

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
[redacted]
1620 E SAM ALLEN RD, ENTR
PLANT CITY, FL 33565

Amount Due:	$42.18

Due Date: May 06, 2024
Account #: 221008673537

DO NOT PAY. Your account will be drafted on May 06, 2024

Account Summary

Current Service Period: March 09, 2024 - April 09, 2024

Previous Amount Due	$39.00
Payment(s) Received Since Last Statement	-$39.00
Current Month's Charges	**$42.18**
Amount Due by May 06, 2024	**$42.18**

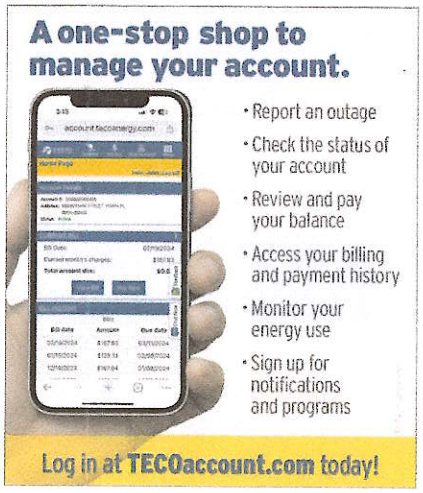
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

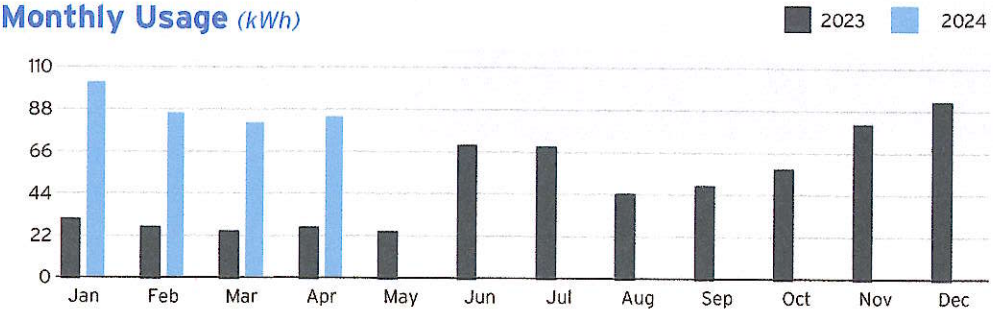
Your average daily kWh used was **275% higher** than the same period last year.

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

Scan here to view your account online.



Monthly Usage *(kWh)*



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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Received
APR 18

Account #: 221008673537
Due Date: May 06, 2024

Amount Due:	$42.18

Payment Amount: $ _____

656322342777

Your account will be drafted on May 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
[redacted]
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008673537
Statement Date: April 15, 2024
Charges Due: May 06, 2024

Meter Read

Meter Location: ENTRANCE
Service Period: Mar 09, 2024 - Apr 09, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000869434	04/09/2024	1,112		1,028		84 kWh	1	32 Days

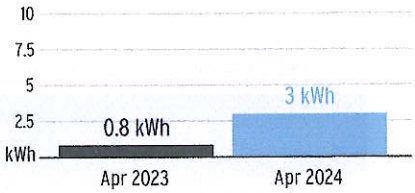
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.75000*	$24.00
Energy Charge	*84 kWh @ $0.08192/kWh*	$6.88
Fuel Charge	*84 kWh @ $0.03843/kWh*	$3.23
Storm Protection Charge	*84 kWh @ $0.00775/kWh*	$0.65
Clean Energy Transition Mechanism	*84 kWh @ $0.00427/kWh*	$0.36
Storm Surcharge	*84 kWh @ $0.00225/kWh*	$0.19
Florida Gross Receipt Tax		$0.91
Electric Service Cost		**$36.22**
Franchise Fee		$2.37
Municipal Public Service Tax		$3.59
Total Electric Cost, Local Fees and Taxes		**$42.18**

Total Current Month's Charges $42.18

Avg kWh Used Per Day



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

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

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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Statement Date: April 15, 2024

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
[redacted]
1582 E SAM ALLEN RD
PLANT CITY, FL 33565

Amount Due:	$240.23

Due Date: May 06, 2024
Account #: 221008226724

DO NOT PAY. Your account will be drafted on May 06, 2024

Account Summary

Current Service Period: March 09, 2024 - April 09, 2024

Previous Amount Due	$179.43
Payment(s) Received Since Last Statement	-$179.43
Current Month's Charges	**$240.23**
Amount Due by May 06, 2024	**$240.23**

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 **100% higher** than the same period last year.

Your average daily kWh used was **7.69% higher** than it was in your previous period.

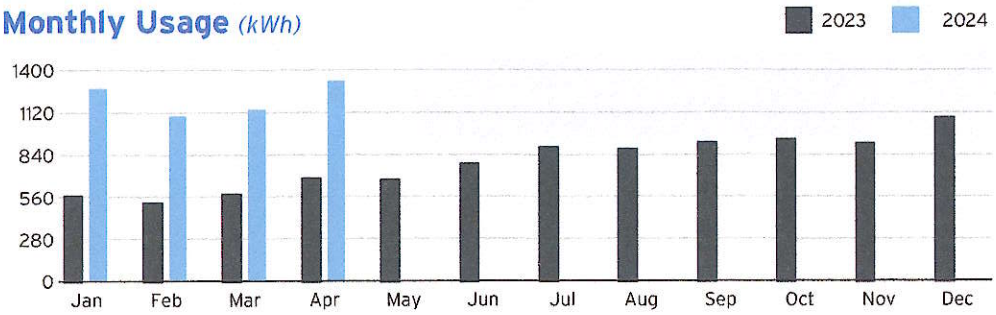
Scan here to view your account online.

A one-stop shop to manage your account.

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

Log in at TECOaccount.com today!

Monthly Usage *(kWh)*



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008226724
Due Date: May 06, 2024

Amount Due:	$240.23

Payment Amount: $ _____

660026025238

Your account will be drafted on May 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
[redacted]
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
1582 E SAM ALLEN RD
PLANT CITY, FL 33565

Account #: 221008226724
Statement Date: April 15, 2024
Charges Due: May 06, 2024

Meter Read

Meter Location: RIGHT SIDE FRONT
Service Period: Mar 09, 2024 - Apr 09, 2024 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	04/09/2024	17,213		15,880		1,333 kWh	1	32 Days

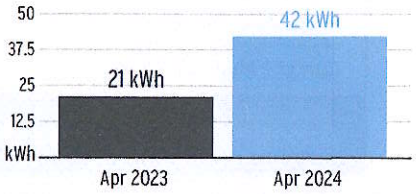
Charge Details

Electric Charges

Daily Basic Service Charge	*32 days @ $0.75000*	$24.00
Energy Charge	*1,333 kWh @ $0.08192/kWh*	$109.20
Fuel Charge	*1,333 kWh @ $0.03843/kWh*	$51.23
Storm Protection Charge	*1,333 kWh @ $0.00775/kWh*	$10.33
Clean Energy Transition Mechanism	*1,333 kWh @ $0.00427/kWh*	$5.69
Storm Surcharge	*1,333 kWh @ $0.00225/kWh*	$3.00
Florida Gross Receipt Tax		$5.22
Electric Service Cost		**$208.67**
Franchise Fee		$13.67
Municipal Public Service Tax		$17.89
Total Electric Cost, Local Fees and Taxes		**$240.23**

Total Current Month's Charges $240.23

Avg kWh Used Per Day



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00000042-0000431-Page 8 of 18

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Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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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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DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com

INVOICE

BILL TO
Inframark
CDD:
North Park Isle Community Development District

INVOICE 1046
DATE 01/24/2024

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

Wire: City National Bank of Florida
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

BALANCE DUE **$3,000.00**

CHECK REQUEST FORM
North Park Isle

Date:	4/10/2024
Invoice#:	04022024-01
Vendor#:	V00028
Vendor Name:	North Park Isle
Pay From:	Truist Acct# 8942
Description:	Series 2019 - FY 24 Tax Dist. ID 669
Code to:	200.103200.1000
Amount:	**$5,251.79**

4/10/2024

Requested By: Teresa Farlow

NORTH PARK ISLE CDD
DISTRICT CHECK REQUEST

Today's Date	4/2/2024
Check Payable To:	North Park Isle CDD
Check Amount	**$5,251.79**
Check Description	Series 2019 - FY 24 Tax Dist. ID 669
Check Amount	**$524.49**
Check Description	Series 2021 - FY 24 Tax Dist. ID 669
Special Instructions	Do not mail. Please give to Eric Davidson

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

Eric
Authorization

DM	
Fund	001
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%

99%

					200		201		
		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
4/2/2024	9,034.09	3,257.81	3,257.81	5,251.79	5,251.79	524.49	524.49	-	669
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,167,843.09	421,139.45	421,139.45	678,902.59	678,902.59				
Net Total on Roll	1,178,163.71		424,861.20		684,902.28				
Collection Surplus / (Deficit)	(10,320.62)		(3,721.75)		(5,999.69)				

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 03-01-2024 to 03-31-2024 dated 04-03-2024 - Run 04/02/2024 07:52AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current, Real Estate Installment	**669**	**DD0153**	**BELMONT II CDD**	**12,723.47**	**0.00**	**0.00**	**0.00**	**0.00**	**12,723.47**	**254.47**	**12,469.00**
Real Estate Current	669	DD0154	FISHHAWK RANCH CDD	79,386.31	0.00	0.00	0.00	-47.13	79,339.18	1,586.77	77,752.41
Real Estate Installment	669	DD0154	FISHHAWK RANCH CDD	33,983.65	0.00	0.00	0.00	0.00	33,983.65	679.69	33,303.96
Real Estate Current, Real Estate Installment	**669**	**DD0154**	**FISHHAWK RANCH CDD**	**113,369.96**	**0.00**	**0.00**	**0.00**	**-47.13**	**113,322.83**	**2,266.46**	**111,056.37**
Real Estate Current	669	DD0155	LYNWOOD CDD	3,406.04	0.00	0.00	0.00	0.00	3,406.04	68.12	3,337.92
Real Estate Installment	669	DD0155	LYNWOOD CDD	1,421.61	0.00	0.00	0.00	0.00	1,421.61	28.43	1,393.18
Real Estate Current, Real Estate Installment	**669**	**DD0155**	**LYNWOOD CDD**	**4,827.65**	**0.00**	**0.00**	**0.00**	**0.00**	**4,827.65**	**96.55**	**4,731.10**
Real Estate Current	669	DD0156	RHODINE ROAD NORTH CDD	4,918.48	0.00	0.00	0.00	0.00	4,918.48	98.37	4,820.11
Real Estate Installment	669	DD0156	RHODINE ROAD NORTH CDD	1,385.79	0.00	0.00	0.00	0.00	1,385.79	27.71	1,358.08
Real Estate Current, Real Estate Installment	**669**	**DD0156**	**RHODINE ROAD NORTH CDD**	**6,304.27**	**0.00**	**0.00**	**0.00**	**0.00**	**6,304.27**	**126.08**	**6,178.19**
Real Estate Current	669	DD0157	NORTH PARK ISLE CDD	7,986.40	0.00	0.00	0.00	0.00	7,986.40	159.73	7,826.67
Real Estate Installment	669	DD0157	NORTH PARK ISLE CDD	1,232.06	0.00	0.00	0.00	0.00	1,232.06	24.64	1,207.42
Real Estate Current, Real Estate Installment	**669**	**DD0157**	**NORTH PARK ISLE CDD**	**9,218.46**	**0.00**	**0.00**	**0.00**	**0.00**	**9,218.46**	**184.37**	**9,034.09**
Real Estate Current	**669**	**DD0158**	**BELMOND RESERVE CDD**	**13,339.94**	**0.00**	**0.00**	**0.00**	**0.00**	**13,339.94**	**266.80**	**13,073.14**
Real Estate Current	669	DD0159	HAWKSTONE CDD	84,545.97	0.00	0.00	0.00	-121.66	84,424.31	1,688.48	82,735.83
Real Estate Installment	669	DD0159	HAWKSTONE CDD	617.13	0.00	0.00	0.00	0.00	617.13	12.35	604.78
Real Estate Current, Real Estate Installment	**669**	**DD0159**	**HAWKSTONE CDD**	**85,163.10**	**0.00**	**0.00**	**0.00**	**-121.66**	**85,041.44**	**1,700.83**	**83,340.61**
Real Estate Current	**669**	**DD0160**	**BERRY BAY CDD**	**14,486.87**	**0.00**	**0.00**	**0.00**	**-27.86**	**14,459.01**	**289.18**	**14,169.83**
Real Estate Current	**669**	**DD0163**	**VARREA SOUTH CDD**	**1,412.90**	**0.00**	**0.00**	**0.00**	**0.00**	**1,412.90**	**28.26**	**1,384.64**
Real Estate Current	**669**	**DD0165**	**MANGROVE POINT AND MANGROVE MANOR CDD**	**5,971.60**	**0.00**	**0.00**	**0.00**	**0.00**	**5,971.60**	**119.43**	**5,852.17**

CHECK REQUEST FORM
North Park Isle

Date:	4/10/2024
Invoice#:	04022024-02
Vendor#:	V00028
Vendor Name:	North Park Isle
Pay From:	Truist Acct# 8942
Description:	Series 2021 - FY 24 Tax Dist ID 669
Code to:	201.103200.1000
Amount:	**$524.49**

Requested By: Teresa Farlow 4/10/2024

NORTH PARK ISLE CDD
DISTRICT CHECK REQUEST

Today's Date	4/2/2024
Check Payable To:	North Park Isle CDD
Check Amount	**$5,251.79**
Check Description	Series 2019 - FY 24 Tax Dist. ID 669
Check Amount	**$524.49**
Check Description	Series 2021 - FY 24 Tax Dist. ID 669
Special Instructions	Do not mail. Please give to Eric Davidson

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

Eric
Authorization

DM	
Fund	001
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%

99%

				200			201			
		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
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		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
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Real Estate Current	**669**	**DD0158**	**BELMOND RESERVE CDD**	**13,339.94**	**0.00**	**0.00**	**0.00**	**0.00**	**13,339.94**	**266.80**	**13,073.14**
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Real Estate Current	**669**	**DD0165**	**MANGROVE POINT AND MANGROVE MANOR CDD**	**5,971.60**	**0.00**	**0.00**	**0.00**	**0.00**	**5,971.60**	**119.43**	**5,852.17**

Securiteam
A Security & Technology Company
13745 N. Nebraska Ave
Tampa, FL 33613

Invoice

Bill To	Ship To
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607	Brooke Chapman 11437 Green Harvest Dr Riverview, FL 33578

Date	Invoice #	P.O. No.	Terms	Due Date
4/19/2024	18234		Net 30	5/19/2024

QTY	Description
100	1326LSSMV FC: 26 Range: 2600-2699

Subtotal	$308.00
Sales Tax (7.5%)	$23.10
Total	$331.10
Payments/Credits	$0.00
Balance Due	$331.10

Stantec

INVOICE

Invoice Number	2219626
Invoice Date	April 1, 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

Project **North Park Isle CDD - District Engineering Services**

Project Manager	Stewart, Tonja L	For Period Ending	**March 29, 2024**
Current Invoice Total (USD)	1,715.00		

Top Task **2024** **2024 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	4.25	160.00	680.00
	Stewart, Tonja L	4.50	230.00	1,035.00
	Subtotal Professional Services	8.75		1,715.00

Top Task Subtotal	2024 FY General Consulting	1,715.00
	Total Fees & Disbursements	1,715.00
	INVOICE TOTAL (USD)	**1,715.00**

Due upon receipt or in accordance with terms of the contract

CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
North Park Isle	03/25/2024	0000144	$557.31
	Due Date 04/24/2024		

Description	Rate	Qty	Line Total
installation of bulletin board at amenity center	$60.00	3	$180.00
36' x 48' a weather resistant bulletin board	$377.31	1	$377.31

Subtotal	557.31
Tax	0.00
Total	557.31
Amount Paid	0.00
Amount Due (USD)	$557.31

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

April 10, 2024
Client: 001509
Matter: 000001
Invoice #: 24383

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/6/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$112.50
3/6/2024	KCH	REVIEW AGENDA PACKAGE.	0.3	$97.50
3/7/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	$187.50
3/7/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING; PREPARE NOTICE OF TERMINATION OF LANDSCAPE MAINTENANCE AGREEMENT TO YELLOWSTONE.	1.5	$487.50
3/8/2024	KCH	BEGIN TO PREPARE EASEMENT ENCROACHMENT POLICY.	1.0	$325.00
3/11/2024	MS	PREPARE RESOLUTION SETTING LANDOWNERS ELECTION AND EXHIBITS TO SAME.	1.2	$210.00
3/11/2024	KCH	REVIEW CURRENT CONTRACTS AND ADDENDA WITH YELLOWSTONE.	0.7	$227.50
3/15/2024	KCH	EMAILS WITH B.RADCLIFF AND T.STEWART REGARDING FENCE ON RESIDENT'S PROPERTY; REVIEW OF ASSOCIATED PLATS.	1.1	$357.50
3/18/2024	KCH	FINALIZE TRAINING FOR SUPERVISORS REGARDING SUNSHINE LAW, PUBLIC RECORDS, AND ETHICS.	0.5	$162.50
3/20/2024	KCH	REVIEW CURRENT LANDSCAPE AGREEMENT/CONTRACT; FINALIZE TERMINATION NOTICES TO YELLOWSTONE PER 30 DAY NOTICE FOR TERMINATION FOR CAUSE; DISCUSS RFP FOR LANDSCAPE PROCESS WITH B.RADCLIFF.	1.5	$487.50
3/20/2024	KCH	ZOOM TRAINING FOR SUPERVISORS REGARDING SUNSHINE LAW, PUBLIC RECORDS, AND ETHICS.	1.0	$325.00

April 10, 2024
Client: 001509
Matter: 000001
Invoice #: 24383

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
3/25/2024	KCH	FINALIZE DRAFT EASEMENT ENCROACHMENT POLICY AND EMAIL TO B.RADCLIFF FOR REVIEW; PREPARE RFP FOR LANDSCAPE MAINTENANCE; PREPARE SCOPE OF SERVICES.	4.0	$1,300.00
3/26/2024	LB	REVIEW MEETING DATES; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE FY 2024/2025 BUDGET MEETING AND PUBLIC HEARING DATES; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING DATE.	1.0	$175.00
3/27/2024	KCH	FINALIZE LANDSCAPE RFP; REVIEW SITE MAPS AND MAINTENANCE MAPS; PREPARE PUBLICATION AD FOR LANDSCAPE RFP.	2.4	$780.00
3/28/2024	KCH	REVIEW RESOLUTION APPROVING PROPOSED BUDGET FOR NEXT FISCAL YEAR 2024/2025.	0.3	$97.50
		Total Professional Services	17.3	$5,332.50

Total Services	$5,332.50	
Total Disbursements	$0.00	
Total Current Charges		$5,332.50
Previous Balance		$1,305.00
Less Payments		*($1,305.00)*
PAY THIS AMOUNT		**$5,332.50**

Please Include Invoice Number on all Correspondence

Tampa Bay Times
tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/ 3/24	NORTH PARK ISLE	
Billing Date	**Sales Rep**	**Customer Account**
04/03/2024	Deirdre Bonett	185626
Total Amount Due	**Ad Number**	
$675.46	0000337924	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/03/24	04/03/24	0000337924	Times	Legals CLS	Landscape RFP [2024]	1	2x94 L	$671.46
04/03/24	04/03/24	0000337924	Tampabay.com	Legals CLS	Landscape RFP [2024] AffidavitMaterial	1	2x94 L	$0.00 $4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
04/ 3/24	NORTH PARK ISLE	
Billing Date	**Sales Rep**	**Customer Account**
04/03/2024	Deirdre Bonett	185626
Total Amount Due	**Ad Number**	
$675.46	0000337924	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

NORTH PARK ISLE
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

0000337924-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Landscape RFP [2024]** was published in said newspaper by print in the issues of: **4/ 3/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **04/03/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape Maintenance and Irrigation Services for
North Park Isle CDD
Hillsborough County, Florida

North Park Isle Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance and irrigation services for North Park Isle Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Thursday, April 4, 2024, at 5:00 p.m. (EST). The project manual will be available electronically and a paper copy of the manual can be picked up at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The District Manager shall be the contact person with regard to the Project Manual. Mr. Bryan Radcliff can be reached by email at Bryan.Radcliff@Inframark.com.

Firms desiring to submit proposals must submit the required proposal no later than 5:00 p.m. (EST) on Monday, April 29, 2024, to the District Manager's office located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The Entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Watergrass CDD II project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. 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 to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Bryan Radcliff at Bryan.Radcliff @Inframark.com, no later than Monday, April 22, 2024, at 5:00 p.m. (EST).

Firms desiring to provide services for this project must submit one (1) proposal via e-mail OR one (1) hard copy of the proposal forms AND one (1) electronic copy (PDF format on a USB flash drive) by 5:00 p.m. (EST) on Monday, April 29, 2024, to the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 OR by emailing District Manager Bryan Radcliff at Bryan.Radcliff@Inframark.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public opening at 12:00 p.m. (EST), or as soon thereafter as possible, on Tuesday, April 30, 2024, at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

North Park Isle Community Development District
Bryan Radcliff, District Manager

April 03, 2024 – Tampa Bay Times / Hillsborough County 0000337924

Proposal #: 415443
Date: 4/22/2024
From: Juan Perez

Landscape Enhancement Proposal for
North Park Isles CDD

Eric Davidson
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
eric.davidson@merituscorp.com

LOCATION OF PROPERTY

1907 E. Sam Allen Rd.
Plant City, FL 33563

Irrigation emergency call repair

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Labor	1	$75.00	$75.00
Materials	1	$10.00	$10.00

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

_____
Print Name/Title

Date _____

North Park Isles CDD

Subtotal	**$85.00**
Sales Tax	**$0.00**
Proposal Total	**$85.00**

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 681862	4/5/2024
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: North Park Isles CDD

Address: 1907 E. Sam Allen Rd.
Plant City, FL 33563

Invoice Due Date: May 5, 2024

Invoice Amount: $75.94

Description	Current Amount
Irrigation inspection 2/21/24	
Irrigation Repairs	$75.94

Invoice Total **$75.94**

Excellence
IN COMMERCIAL LANDSCAPING

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

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 684020	4/14/2024
TERMS	**PO NUMBER**
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: North Park Isles CDD

Address: 1907 E. Sam Allen Rd.
Plant City, FL 33563

Invoice Due Date: May 14, 2024

Invoice Amount: $1,020.50

Description	Current Amount
Irrigation Inspection 3/18/24 + Main line break	
Irrigation Repairs	$1,020.50

Invoice Total **$1,020.50**

Excellence
IN COMMERCIAL LANDSCAPING

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

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.: 0355
Invoice date: 03/29/2024
Due date: 04/15/2024

#	Date	Product or service	Qty	Rate	Amount
1.		**Pressure washing** Pressure wash ceiling of veranda on pool deck.	1	$420.00	$420.00

Total **$420.00**

Ways to pay

Apple Pay, VISA, MasterCard, DISCOVER, AMEX, BANK, PayPal, venmo

Note to customer

Estimate approved on 3/18/24 by Bryan Radcliff and services completed on 3/26/2024.

Pay invoice

North Park Isle
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	$ 792,809	$ -	$ -	$ -	$ -	$ -	$ -	$ 792,809
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	23,914	25,244	-	-	-	-	49,158
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	93	-	-	93
Acq. & Construction - Master	-	-	-	-	113,920	-	-	113,920
Acquisition & Construction Account	-	-	-	16,686	15,671	-	-	32,357
Prepayment Account	-	6,413	-	-	-	-	-	6,413
Reserve Fund	-	341,225	406,196	-	-	-	-	747,421
Revenue Fund	-	702,095	933,599	-	-	-	-	1,635,694
Deposits	1,460	-	-	-	-	-	-	1,460
Utility Deposits	1,957	-	-	-	-	-	-	1,957
Fixed Assets								
Construction Work In Process	-	-	-	-	-	24,450,850	-	24,450,850
Amount Avail In Debt Services	-	-	-	-	-	-	1,235,754	1,235,754
Amount To Be Provided	-	-	-	-	-	-	24,778,305	24,778,305
TOTAL ASSETS	**$ 796,849**	**$ 1,073,647**	**$ 1,365,039**	**$ 16,688**	**$ 129,684**	**$ 24,450,850**	**$ 26,014,059**	**$ 53,846,816**
LIABILITIES								
Accounts Payable	$ 6,430	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,430
Accrued Expenses	4,929	-	-	-	-	-	-	4,929
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	323	-	-	23,047	25,788	-	-	49,158
TOTAL LIABILITIES	**11,682**	**-**	**-**	**23,047**	**25,788**	**-**	**26,014,059**	**26,074,576**

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	1,073,647	1,365,039	-	-	-	-	2,438,686
Capital Projects	-	-	-	-	103,896	-	-	103,896
Unassigned:	785,167	-	-	(6,359)	-	24,450,850	-	25,229,658
TOTAL FUND BALANCES	**785,167**	**1,073,647**	**1,365,039**	**(6,359)**	**103,896**	**24,450,850**	**-**	**27,772,240**
TOTAL LIABILITIES & FUND BALANCES	**$ 796,849**	**$ 1,073,647**	**$ 1,365,039**	**$ 16,688**	**$ 129,684**	**$ 24,450,850**	**$ 26,014,059**	**$ 53,846,816**

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Rental Income	$ -	$ 250	$ 250	0.00%
Special Assmnts- Tax Collector	386,285	421,152	34,867	109.03%
Special Assmnts- CDD Collected	503,540	797,130	293,590	158.31%
Other Miscellaneous Revenues	-	625	625	0.00%
TOTAL REVENUES	**889,825**	**1,219,157**	**329,332**	**137.01%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	4,200	3,000	58.33%
District Counsel	10,000	12,889	(2,889)	128.89%
District Engineer	5,000	425	4,575	8.50%
District Manager	36,000	18,667	17,333	51.85%
Accounting Services	6,750	3,938	2,812	58.34%
Auditing Services	6,000	2,100	3,900	35.00%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	611	(111)	122.20%
Insurance - General Liability	3,800	-	3,800	0.00%
Public Officials Insurance	3,100	2,656	444	85.68%
Insurance -Property & Casualty	50,000	18,458	31,542	36.92%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	1,687	5,313	24.10%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	700	800	46.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	3,175	(3,000)	1814.29%
Total Administration	163,975	80,047	83,928	48.82%
Electric Utility Services				
Utility - Electric	15,000	1,720	13,280	11.47%
Total Electric Utility Services	15,000	1,720	13,280	11.47%
Garbage/Solid Waste Services				
Garbage Collection	5,000	-	5,000	0.00%
Total Garbage/Solid Waste Services	5,000	-	5,000	0.00%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Water-Sewer Comb Services				
Utility - Water	3,500	14,874	(11,374)	424.97%
Total Water-Sewer Comb Services	3,500	14,874	(11,374)	424.97%
Other Physical Environment				
Waterway Management	44,000	31,050	12,950	70.57%
Field Services	12,000	6,200	5,800	51.67%
Contracts-Pools	11,200	14,200	(3,000)	126.79%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	116,340	63,660	64.63%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	35,000	2,000	33,000	5.71%
Janitorial Services & Supplies	1,800	2,168	(368)	120.44%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	5,900	4,100	59.00%
R&M-Pools	20,000	1,280	18,720	6.40%
Amenity Maintenance & Repairs	10,000	5,044	4,956	50.44%
Janitorial Maintenance	8,000	-	8,000	0.00%
R&M-Bush Hogging	1,500	-	1,500	0.00%
R&M-Monument, Entrance & Wall	2,800	-	2,800	0.00%
Landscape - Annuals	15,000	1,494	13,506	9.96%
Landscape - Mulch	20,000	7,450	12,550	37.25%
Landscape Maintenance	5,000	4,000	1,000	80.00%
R&M-Shared Landsc Maint Fr Ent	1,500	825	675	55.00%
R&M-Security Cameras	15,000	-	15,000	0.00%
Plant Replacement Program	15,000	11,827	3,173	78.85%
Security System Monitoring & Maint.	3,000	2,429	571	80.97%
Miscellaneous Maintenance	15,000	10,149	4,851	67.66%
Irrigation Maintenance	15,000	2,503	12,497	16.69%
Mitigation Area Monitoring & Maintenance	2,500	-	2,500	0.00%
Aquatic Maintenance	3,000	-	3,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Misc-Access Cards	2,000	175	1,825	8.75%
Holiday Lighting & Decorations	15,000	-	15,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	9,000	-	9,000	0.00%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Reserve - Undesignated	62,550	-	62,550	0.00%
Total Other Physical Environment	572,350	225,034	347,316	39.32%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Road and Street Facilities				
Utility - StreetLights	130,000	115,149	14,851	88.58%
Total Road and Street Facilities	130,000	115,149	14,851	88.58%
TOTAL EXPENDITURES	**889,825**	**436,824**	**453,001**	**49.09%**
Excess (deficiency) of revenues Over (under) expenditures	-	782,333	782,333	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**2,834**		
FUND BALANCE, ENDING		**$ 785,167**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

Series 2019 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 31,322	$ 31,322	0.00%
Special Assmnts- Tax Collector	764,347	679,450	(84,897)	88.89%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	**764,347**	**739,326**	**(25,021)**	**96.73%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	235,000	270,000	(35,000)	114.89%
Principal Prepayments	-	1,000,000	(1,000,000)	0.00%
Interest Expense	529,347	267,197	262,150	50.48%
Total Debt Service	764,347	1,537,197	(772,850)	201.11%
TOTAL EXPENDITURES	**764,347**	**1,537,197**	**(772,850)**	**201.11%**
Excess (deficiency) of revenues Over (under) expenditures	-	(797,871)	(797,871)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**1,871,518**		
FUND BALANCE, ENDING		**$ 1,073,647**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

Series 2021 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 20,338	$ 20,338	0.00%
Special Assmnts- Tax Collector	-	67,277	67,277	0.00%
Special Assmnts- CDD Collected	810,109	1,324,146	514,037	163.45%
TOTAL REVENUES	**810,109**	**1,411,761**	**601,652**	**174.27%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	247,555	305,000	(57,445)	123.20%
Interest Expense	562,554	251,291	311,263	44.67%
Total Debt Service	810,109	556,291	253,818	68.67%
TOTAL EXPENDITURES	**810,109**	**556,291**	**253,818**	**68.67%**
Excess (deficiency) of revenues Over (under) expenditures	-	855,470	855,470	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**509,569**		
FUND BALANCE, ENDING		**$ 1,365,039**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

Series 2019 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 304	$ 304	0.00%
TOTAL REVENUES	**-**	**304**	**304**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	304	304	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**(6,663)**		
FUND BALANCE, ENDING		**$ (6,359)**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

Series 2021 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,485	$ 3,485	0.00%
TOTAL REVENUES	**-**	**3,485**	**3,485**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	3,485	3,485	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**100,411**		
FUND BALANCE, ENDING		**$ 103,896**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

General Fixed Assets Fund (900)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**24,450,850**		
FUND BALANCE, ENDING		**$ 24,450,850**		

Bank Account Statement

North Park Isle CDD

Bank Account Statement: Bank Account No.: 8942, Statement No.: 04_24

			Currency Code
Statement Date	04/30/24	**Statement Balance**	811,891.00
Balance Last Statement	869,416.22	**Outstanding Bank Transactions**	0.00
Statement Ending Balance	811,891.00	**Subtotal**	811,891.00
		Outstanding Checks	-19,082.06
G/L Balance at 04/30/24	792,808.94	**Bank Account Balance**	792,808.94

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	**04_24**						
03/14/24	Bank Account Ledger Entry	1529	Check for Vendor V00027		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1533	Check for Vendor V00024		1	-10,450.00	-10,450.00
03/26/24	Bank Account Ledger Entry	1535	Check for Vendor V00043		1	-510.00	-510.00
03/26/24	Bank Account Ledger Entry	1536	Check for Vendor V00039		1	-333.00	-333.00
03/26/24	Bank Account Ledger Entry	1537	Check for Vendor V00005		1	-425.00	-425.00
03/26/24	Bank Account Ledger Entry	1538	Check for Vendor V00013		1	-1,305.00	-1,305.00
03/26/24	Bank Account Ledger Entry	1539	Check for Vendor V00014		1	-1,493.75	-1,493.75
04/09/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	50.00	50.00
04/16/24	Bank Account Ledger Entry	1540	Check for Vendor V00025		1	-29.09	-29.09
04/16/24	Bank Account Ledger Entry	1541	Check for Vendor V00028		1	-5,776.28	-5,776.28
04/16/24	Bank Account Ledger Entry	1542	Check for Vendor V00037		1	-350.00	-350.00
04/16/24	Bank Account Ledger Entry	1543	Check for Vendor V00042		1	-4,325.00	-4,325.00
04/16/24	Bank Account Ledger Entry	1544	Check for Vendor V00043		1	-1,120.00	-1,120.00
04/17/24	Bank Account Ledger Entry	DD168	Payment of Invoice 000812		1	-39.00	-39.00
04/17/24	Bank Account Ledger Entry	DD169	Payment of Invoice 000813		1	-88.93	-88.93
04/17/24	Bank Account Ledger Entry	DD170	Payment of Invoice 000814		1	-1,079.55	-1,079.55
04/17/24	Bank Account Ledger Entry	DD171	Payment of Invoice 000822		1	-179.43	-179.43
04/17/24	Bank Account Ledger Entry	DD172	Payment of Invoice 000844		1	-9,808.79	-9,808.79
04/17/24	Bank Account Ledger Entry	DD173	Payment of Invoice 000825		1	-209.99	-209.99
04/17/24	Bank Account Ledger Entry	DD174	Payment of Invoice 000893		1	-209.99	-209.99
04/18/24	Bank Account Ledger Entry	1545	Check for Vendor V00010		1	-675.46	-675.46
04/18/24	Bank Account Ledger Entry	1546	Check for Vendor V00013		1	-5,332.50	-5,332.50

Bank Account Statement

North Park Isle CDD

Currency Code

Statement Date	04/30/24	**Statement Balance**	811,891.00
Balance Last Statement	869,416.22	**Outstanding Bank Transactions**	0.00
Statement Ending Balance	811,891.00	**Subtotal**	811,891.00
		Outstanding Checks	-19,082.06
G/L Balance at 04/30/24	792,808.94	**Bank Account Balance**	792,808.94

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
04/18/24	Bank Account Ledger Entry	1547	Check for Vendor V00014		1	-16,916.22	-16,916.22
04/18/24	Bank Account Ledger Entry	1549	Check for Vendor V00037		1	-2,000.00	-2,000.00
04/18/24	Bank Account Ledger Entry	1550	Check for Vendor V00039		1	-500.00	-500.00
04/18/24	Bank Account Ledger Entry	1551	Check for Vendor V00047		1	-3,537.76	-3,537.76
04/18/24	Bank Account Ledger Entry	BD00002	Deposit No. BD00002		1	250.00	250.00
04/02/24	Bank Account Ledger Entry	JE000473	DS Pymnt Tax Collector		1	9,034.09	9,034.09
04/22/24	Bank Account Ledger Entry	JE000474	DS Pymnt Tax Collector		1	35.43	35.43
					Total	**-57,525.22**	**-57,525.22**

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
	Quantity	**0**		**Total**

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
09/28/23	Payment	1418	Check for Vendor V00037	-2,000.00
04/18/24	Payment	1548	Check for Vendor V00024	-10,450.00
04/30/24	Payment	1552	Check for Vendor V00014	-1,020.50
04/30/24	Payment	1553	Check for Vendor V00047	-2,611.56
04/30/24	Payment	1554	Check for Vendor V00054	-3,000.00
	Quantity	**5**		**Total** **-19,082.06**

NORTH PARK ISLE CDD

Field Inspection - May 2024

Thursday, May 23, 2024

Prepared For North Park Isle Board Of Supervisors

33 Items Identified

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Item 1

Assigned To LMP

Weeds are currently being sprayed. Areca palms are looking better. Copperleaf and Muhly Grass is healthy.

Item 2

Assigned To LMP

Annuals look good, Bismarcks have been recently trimmed.

Item 3

Assigned To LMP

A quote is being prepared to clean up the neglected and overgrown pond bank on the west side of N Park Rd.

Item 4

Assigned To LMP

Quote for a new Crape Myrtle along N Maryland Ave is needed.

Item 5

Assigned To LMP

Turf is slowly filling in. Irrigation adjustments are being made throughout the property to ensure every area is getting adequate water.

Item 6

Assigned To LMP

Dead Podocarpus limbs around the electrical box will be pruned out.

Item 7

Assigned To Builder

Fence was installed incorrectly over the landscaping by the pump station on the east side of N Maryland Ave.

Item 8

Assigned To LMP

Bismarcks are trimmed, outer limbs are browning slightly.

Item 9

Assigned To Sunrise

Landscaping corrections at the amenity center and being finalized and proposed. Dead palms have been cut away for the Pulte event.

Item 10

Assigned To N/A

Trimmings left behind from the event have been removed.

Item 11

Assigned To N/A

Dead top has been cut off the Bismarck. Royal Palms will be installed in place of the Bismarcks.

Item 12

Assigned To Sunrise

Cut limbs have been removed. 5 dead Sabals will be replaced once warranty work is approved.

Item 13

Assigned To N/A

Dead limb has been cut away from cluster palm.

Item 14

Assigned To Sunrise

Any dead Sabals still standing will be removed and replaced.

Item 15

Assigned To Sunrise

Dead/cut Sabals will be replaced.

Item 16

Assigned To LMP

Proposal has been requested to remove the large dead pine next to the mailboxes.

Item 17

Assigned To LMP

Proposal has been requested to lay sod around the water lines by the clubhouse.

Item 18

Assigned To LMP

Wet clay soil is causing the Viburnum to struggle throughout. Irrigation adjustments are being made.

Item 19

Assigned To LMP

Dead Magnolias on Capri Coast Dr will be quoted for replacement with a different tree.

Item 20

Assigned To LMP

Second dead Magnolia.

Item 21

Assigned To LMP

Some areas will need sod replacement if they don't fully recover after the irrigation adjustments and treatments.

Item 22

Assigned To LMP

The pocket park on Capri Coast Dr looks good, palms are slightly yellowing. Fert and pest will have a report soon.

Item 23

Assigned To LMP

The nature trail along the northwest boundary is being quoted. Fill dirt, drainage, grading, etc. will be needed.

Item 24

Assigned To LMP

Area where the nature trail will go.

Item 25

Assigned To LMP

Suckers will be cut off of the Crape Myrtles.

Item 26

Assigned To LMP

Aeration program will be proposed to improve turf quality.

Item 27

Assigned To LMP

Viburnum will be quoted to fill in the pocket park on Tahitian Sunrise Dr.

Item 28

Assigned To LMP

Copperleaf need to be replanted at the washout along N Park Rd and Tahitian Sunrise Dr.

Item 29

Assigned To LMP

Monument construction looks done at Tahitian Sunrise Dr and N Park Rd. Liriope need fertilization. Heart is green on the Bismarcks and growth will be monitored.

Item 30

Assigned To Randy Suggs

Landscaping installs look good along the west side of N Park Rd. Maintenance is being transferred to the CDD and LMP.

Item 31

Assigned To Randy Suggs

Installs coming along further up N Park Rd.

Item 32

Assigned To Randy Suggs

Sod is still to be installed at the north end of N Park Rd.

Item 33

Monument construction at the end of N Park Rd.