

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 06, 2025

**REGULAR MEETING
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#



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
Alberto Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Michael Perez, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, March 06, 2025 at 2:00 p.m.

The Regular Meeting of the **North Park Isle Community Development District** will be held **March 06, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 215 817 490 035 **Passcode:** 45UmMF

Dial-in by phone +1 646-838-1601 **Pin:** 227 773 399#

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Discussion of Landscape RFP

4. CONSENT AGENDA

A. Approval of Minutes of the February 06, 2025, Regular Meeting

B. Consideration of Operation and Maintenance January 2025

C. Acceptance of the Financials and Approval of the Check Register for January 2025

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

**MINUTES OF MEETING
NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, February 6, 2025 and called to order at 2:52 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Brooke Chapman	On-site Manager (<i>via phone</i>)

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

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

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

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of LMP Turf Renovation Proposal

B. Consideration of LMP Resodding Proposal

These items were tabled by the Board.

Mr. de la Ossa, as previously mentioned, discussed landscaping and turf conditions.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, decision to move forward with RFP process, was approved. 5-0
--

C. Consideration of LMP Proposal – New Crape

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, <i>LMP</i> Proposal – New Crape, was approved. 5-0
--

D. Ratification of Resolution 2025-05; Authorizing the Boundary Amendment

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-05, Authorizing the Boundary Amendment, as discussed, was adopted. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of the January 9, 2025, Special Meeting****B. Consideration of Operation and Maintenance December 2024****C. Acceptance of the Financials and Approval of the Check Register for December 2024**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda was approved 5-0

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel****B. District Engineer**

There being no reports, the next item followed.

C. District Manager**i. Field Inspections Report**

Mr. Perez presented the Field Inspections Report providing its progress informing which items were completed, a copy of which was included in the agenda package.

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:59 pm. 5-0

Michael Perez
District Manager

Carlos de la Ossa
Chairperson

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
GIG FIBER LLC	1/1/2025	3783	\$10,450.00	\$10,450.00	SOLAR EQMNT LEASE INCOME
HAWKINS SERVICE COMPANY	7/1/2024	267962057	\$19.99	\$19.99	HOME PROTECTION PLAN MONTHLY
HAWKINS SERVICE COMPANY	8/1/2024	269713219	\$19.99	\$19.99	HOME PROTECTION PLAN MONTHLY
HAWKINS SERVICE COMPANY	9/1/2024	271613767	\$29.98	\$29.98	HOME PROTECTION PLAN MONTHLY & EQUIPMENT
INFRAMARK LLC	1/3/2025	141100	\$562.50		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141100	\$600.00		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141100	\$3,000.00		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141100	\$1,000.00		DISTRICT INVOICE
INFRAMARK LLC	1/3/2025	141100	\$125.00	\$5,287.50	DISTRICT INVOICE
SECURITEAM	1/1/2025	19401	\$500.00	\$500.00	MONITORING SVC
Monthly Contract Subtotal			\$16,307.46	\$16,307.46	
Utilities					
CITY OF PLANT CITY ACH	1/7/2025	1475814 ACH	\$359.18	\$359.18	RECLAIM 12/07/24-01/07/25
CITY OF PLANT CITY ACH	1/7/2025	1475475 ACH	\$833.27	\$833.27	RECLAIM 12/07/24-01/07/25
CITY OF PLANT CITY ACH	1/7/2025	1475477 ACH	\$462.19	\$462.19	RECLAIM 12/07/24-01/07/25
Utilities Subtotal			\$1,654.64	\$1,654.64	
Regular Services					
ALBERTO VIERA	1/9/2025	AV 010925	\$200.00	\$200.00	SUPERVISOR FEE 01.09.2025
BLUE LIFE POOL SERVICE LLC	1/3/2025	16970	\$2,000.00	\$2,000.00	01/2025 POOL SERVICE
CARLOS DE LA OSSA	1/9/2025	CO 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
JNJ AMENITY SERVICES LLC	12/31/2024	0477	\$730.00	\$730.00	AMENITY CLEANING
KELLY ANN EVANS	1/9/2025	KE 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
MCCALL SERVICE NW, LLC	1/7/2025	59424868	\$125.00	\$125.00	PEST MGMNT RODENT SVC
MCCALL SERVICE NW, LLC	1/7/2025	59424949	\$53.75	\$53.75	PEST MGMNT RODENT SVC
NICHOLAS J. DISTER	1/9/2025	ND 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
NORTH PARK ISLE CDD	1/7/2025	01072025-709	\$166,547.44	\$166,547.44	SERIES 2019 FY 25 TAX DIST ID 709
RYAN MOTKO	1/9/2025	RM 010925	\$200.00	\$200.00	SUPERVISOR FEES 01.09.2025
STRALEY ROBIN VERICKER	1/9/2025	25769	\$625.00	\$625.00	PROFESSIONAL SERVICES
U. S. BANK	12/24/2024	7589772	\$4,040.63	\$4,040.63	TRUSTEE
Regular Services Subtotal			\$175,121.82	\$175,121.82	
Additional Services					

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
CIRLO HERNANDEZ	12/11/2024	153	\$18,200.00	\$18,200.00	TREE REMOVAL
HAWKINS SERVICE COMPANY	10/31/2024	275708856	\$1,494.40	\$1,494.40	AC REPAIRS
LANDSCAPE MAINTENANCE PROFESSIONALS INC	12/31/2024	189279	\$2,100.00	\$2,100.00	TREE REMOVAL
MCCALL SERVICE NW, LLC	12/3/2024	59413152	\$53.75	\$53.75	PEST MGMNT RODENT SVC
Additional Services Subtotal			\$21,848.15	\$21,848.15	
TOTAL			\$214,932.07	\$214,932.07	

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

INVOICE



Invoice #: 3783
Invoice Date: 01/01/25
Amount Due: \$10,450.00

Bill To:

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

Ship To:

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

Due Date	Terms
01/31/25	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD - Ph 1 January 2025	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>



Hawkins Service Company, LLC
7601 Industrial Lane
Tampa FL 33637
www.hawkinsserviceco.com
813-871-6610

BILL TO

North Park Isle CDD
2005 Pan Am Circle #Suite 300
Tampa, FL 33607 USA

INVOICE
267962057

INVOICE DATE
Jul 01, 2024

JOB ADDRESS

North Park Isle CDD
3716 North Maryland Avenue
Plant City, FL 33565 USA

Billing Date: 7/5/2024

Payment Term: Due Upon Receipt

Due Date: 7/1/2024

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HHPlan-Monthly	Home Protection Plan Monthly Billing	1.00	\$19.99	\$19.99

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$19.99
TAX	\$0.00
TOTAL DUE	\$19.99
BALANCE DUE	\$19.99

Thank you for choosing Hawkins Service Company, LLC

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Hawkins Service Company, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.



Hawkins Service Company, LLC
7601 Industrial Lane
Tampa FL 33637
www.hawkinsserviceco.com
813-871-6610

BILL TO

North Park Isle CDD
2005 Pan Am Circle #Suite 300
Tampa, FL 33607 USA

INVOICE
269713219

INVOICE DATE
Aug 01, 2024

JOB ADDRESS

North Park Isle CDD
3716 North Maryland Avenue
Plant City, FL 33565 USA

Billing Date: 8/5/2024

Payment Term: Due Upon Receipt

Due Date: 8/1/2024

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HHPlan-Monthly	Home Protection Plan Monthly Billing	1.00	\$19.99	\$19.99

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$19.99
TAX	\$0.00
TOTAL DUE	\$19.99
BALANCE DUE	\$19.99

Thank you for choosing Hawkins Service Company, LLC

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Sign here

Date

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Hawkins Service Company, LLC
7601 Industrial Lane
Tampa FL 33637
www.hawkinsserviceco.com
813-871-6610

BILL TO

North Park Isle CDD
2005 Pan Am Circle #Suite 300
Tampa, FL 33607 USA

INVOICE
271613767

INVOICE DATE
Sep 01, 2024

JOB ADDRESS

Berry Bay CDD
5380 Night Tide Lane
Wimauma, FL 33598 USA

Billing Date: 9/6/2024

Payment Term: Due Upon Receipt

Due Date: 9/1/2024

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HHPlan-Monthly	Home Protection Plan Monthly Billing	1.00	\$19.99	\$19.99
HHPlan-Add1	Home Protection Plan additional equipment add on	1.00	\$9.99	\$9.99

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$29.98
TAX	\$0.00
TOTAL DUE	\$29.98
BALANCE DUE	\$29.98

Thank you for choosing Hawkins Service Company, LLC

CUSTOMER AUTHORIZATION

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Sign here

Date

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

141100

CUSTOMER ID

C2301

PO#

INVOICE

DATE

1/3/2025

NET TERMS

Net 30

DUE DATE

2/2/2025

BILL TO

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	562.50		562.50
Dissemination Services	2	Ea	300.00		600.00
District Management	1	Ea	3,000.00		3,000.00
Personnel Services	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					5,287.50

Subtotal

\$5,287.50

Tax

\$0.00

Total Due

\$5,287.50

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.



13745 N. Nebraska Ave
Tampa, FL 33613
813.909.7775
AR165@Safetouch.com

Invoice

Bill To
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607

Installation Address
Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

P.O. No.	Date	Invoice #	Due Date	Acct #
	01/01/2025	19401	01/31/2025	

Qty	Description	
	Monthly Monitoring Service	
1	12 hour Amenity Event Based Remote Video Monitoring	



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	1008400715	3716 N MARYLAND AVE

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1475814	01/07/2025	12/07/2024 - 01/07/2025	01/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	23054781	12/02/24	01/06/25	177	183	6	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	6	16.74
UTILITY TAX 10%							8.97
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	6	40.74
SOLID WASTE COMMERCIAL							52.19
STORMWATER COMMERCIAL							9.94

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	Previous Balance	\$880.91
12/24	26	08/24	3			Total Current Billing	\$359.18
11/24	2	07/24	12			Adjustments	\$0.00
10/24	3	05/24	33			Less Payments Received	-\$880.91
09/24	5	05/24	5			Penalties	\$0.00
PUBLIC HEARING ON UTILITY WATER RATE INCREASE - SEPTEMBER 23, 7:30 PM CITY HALL. AUDIENCIA PUBLICA PARA EL AUMENTO DE TARIFAS DE UTILIDADES 23 DE SEPTIEMBRE, 7:30 PM 2024-2025 RATES AVAILABLE/TARIFAS DISPONIBLES WWW.PLANTCITYGOV.COM/UTIL-BILLING/PAGE/UTILITY-RATES						Total Amount Due	\$359.18



City of Plant City

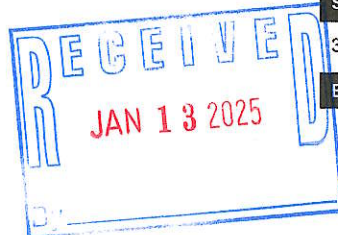
UTILITY BILLING DEPARTMENT
PO BOX C
PLANT CITY FL 33564-9003

002859



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



UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3716 N MARYLAND AVE	D	1008400715	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1475814	01/28/2025	\$359.18	

Remit and make checks in US funds payable to:



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

00006042025501475814800000359182



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
1475475	01/07/2025	12/07/2024 - 01/07/2025	01/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	12/02/24	01/06/25	11389	11764	375	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	355	692.25
UTILITY TAX 10%							75.75

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	Previous Balance	\$1,810.00
12/24	322	08/24	384	03/24	650	Total Current Billing	\$833.27
11/24	449	07/24	1160	03/24	1304	Adjustments	\$0.00
10/24	412	05/24	1054	02/24	843	Less Payments Received	-\$1,810.00
09/24	685	05/24	1058			Penalties	\$0.00
PUBLIC HEARING ON UTILITY WATER RATE INCREASE - SEPTEMBER 23, 7:30 PM CITY HALL. AUDIENCIA PUBLICA PARA EL AUMENTO DE TARIFAS DE UTILIDADES 23 DE SEPTIEMBRE, 7:30 PM 2024-2025 RATES AVAILABLE/TARIFAS DISPONIBLES WWW.PLANTCITYGOV.COM/UTIL-BILLING/PAGE/UTILITY-RATES						Total Amount Due	\$833.27



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
3431 N PARK RD	D	1008218805	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1475475	01/28/2025	\$833.27	

Remit and make checks in US funds payable to:

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



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

00006042025501475475800000833277



City of Plant City

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

UTILITY BILL

Office hours for questions regarding your 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	1008218810	3625 N PARK RD

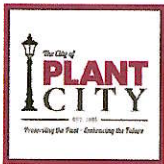
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1475477	01/07/2025	12/07/2024 - 01/07/2025	01/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	12/02/24	01/06/25	3061	3263	202	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	182	354.90
UTILITY TAX 10%							42.02

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		
12/24	147	08/24	251	03/24	152	Previous Balance	\$773.66
11/24	176	07/24	257	02/24	3	Total Current Billing	\$462.19
10/24	150	05/24	1478			Adjustments	\$0.00
09/24	234	03/24	213			Less Payments Received	-\$773.66
						Penalties	\$0.00
						Total Amount Due	\$462.19

PUBLIC HEARING ON UTILITY WATER RATE INCREASE - SEPTEMBER 23, 7:30 PM
CITY HALL. AUDIENCIA PUBLICA PARA EL AUMENTO DE TARIFAS DE UTILIDADES
23 DE SEPTIEMBRE, 7:30 PM 2024-2025 RATES AVAILABLE/TARIFAS
DISPONIBLES WWW.PLANTCITYGOV.COM/UTIL-BILLING/PAGE/UTILITY-RATES



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	
1475477	01/28/2025	\$462.19	

Remit and make checks in US funds payable to:

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









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

00006042025501475477400000462192

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		
2	Nicholas Dister 		
3	Ryan Motko		
4	Kelly Evans		
5	Albert Viera		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
16970	01/03/2025	\$2,000.00	02/02/2025	Net 30	







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

SUBTOTAL	2,000.00
TAX	0.00
TOTAL	2,000.00
BALANCE DUE	\$2,000.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		
2	Nicholas Dister 		
3	Ryan Motko		
4	Kelly Evans		
5	Albert Viera		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

INVOICE

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

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



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

Invoice details
Invoice no.: 0477
Invoice date: 12/31/2024
Due date: 01/15/2025

#	Date	Product or service	Description	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.	\$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.	\$120.00
3.		Trash	Remove and replace 4 large trash bags.	\$120.00
4.		Kitchen/Activity Room	Wipe down all counters, sink, and refrigerator on the outside. Sweep and/or mop floors.	\$120.00

Total \$730.00

Ways to pay









Note to customer
Amenity cleaning services at North Park Isle - December 2024.

View and pay

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		
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3	Ryan Motko		
4	Kelly Evans		
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

Service Slip/Invoice



MCCALL SERVICE
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

INVOICE: 59424949
DATE: 01/07/2025
ORDER: 59424949

Bill To: [63015239]
North Park Isle CDD
Brooke Chapman
2005 PAN AM CIR
TAMPA, FL 33607-2359

Work Location: [63015239] 813-334-5882
North Park Isle CDD
Brooke Chapman
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Work Date	Time	Target Pest	Technician	Time In
01/07/2025	08:40 AM	WASP	LHUDSON	08:40 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/07/2025		08:40 AM
			Lic:JE333952	

Service	Description	Price
---------	-------------	-------

FL COMM PM WASP SERVICE \$50.00

Hello...I checked in with Brooke on arrival....I added web out to my brush then swept around the building looking for webs and wasp nests.....I sprayed a liquid residual around the perimeter of the building for pest prevention....I applied granules in the ornamental beds and bushes I also applied them around the pool....I inspected all four rodent boxes cleaned them and refreshed the bait box one had light activity....for the wasp treatment I brushed around the picnic table area then inspected the playground I did not see any activity today....please allow 7-10 days for best results.....thank you for choosing McCall service and I hope you have a great day....Leon

SUBTOTAL \$50.00
TAX \$3.75
AMT. PAID \$0.00
TOTAL \$53.75

AMOUNT DUE \$53.75

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.







I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting Date: January 9, 2025

	Name	In Attendance Please X	Paid
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 1/7/2025

Check Payable To: North Park Isle CDD

Check Amount **\$166,547.44**

Check Description Series 2019 - FY 25 Tax Dist. ID Dist 709

Check Amount **\$45,448.56**

Check Description Series 2021 - FY 25 Tax Dist. ID Dist 709

Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	
Object Code	

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	518,098.87	37.28%	37.28%
Net DS 2019	684,902.28	49.28%	49.28%
Net DS 2021	186,900.62	13.45%	13.45%
Net Total	1,389,901.77	100.00%	100.00%

97%

200







201

Date Received	Amount Received	37.28%	37.28%	49.28%	49.28%	13.45%	13.45%	Proof	Distribution Number & Date Transferred
		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		
11/6/2024	2,206.45	822.47	822.47	1,087.27	1,087.27	296.70	296.70	0.01	Dist 695
11/14/2024	9,573.89	3,568.76	3,568.76	4,717.73	4,717.73	1,287.40	1,287.40	-	Dist 697
11/22/2024	9,573.90	3,568.76	3,568.76	4,717.73	4,717.73	1,287.41	1,287.41	-	Dist 698
12/6/2024	887,977.93	331,002.07	331,002.07	437,569.13	437,569.13	119,406.73	119,406.73	-	Dist 706
12/3/2024	19,626.46	7,315.95	7,315.95	9,671.34	9,671.34	2,639.18	2,639.18	(0.01)	Dist 700
12/16/2024	82,327.95	30,688.51	30,688.51	40,568.77	40,568.77	11,070.67	11,070.67	-	Dist 707
1/7/2025	337,981.91	125,985.91	125,985.91	166,547.44	166,547.44	45,448.56	45,448.56	-	Dist 709
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,349,268.49	502,952.43	502,952.43	664,879.41	664,879.41	181,436.65	181,436.65		
Net Total on Roll	1,389,901.77		518,098.87		684,902.28		186,900.62		
Collection Surplus / (Deficit)	(40,633.28)		(15,146.44)		(20,022.87)		(5,463.97)		

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting Date: January 9, 2025

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3	Ryan Motko		
4	Kelly Evans		
5	Albert Viera		

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

1/9/2025
Date

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

January 09, 2025

Client: 001509

Matter: 000001

Invoice #: 25769

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/3/2024	KCH	REVIEW AGENDA PACKAGE.	0.4	\$130.00
12/4/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
12/5/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
Total Professional Services			1.8	\$625.00

January 09, 2025
Client: 001509
Matter: 000001
Invoice #: 25769

Page: 2

Total Services	\$625.00	
Total Disbursements	\$0.00	
Total Current Charges		\$625.00
Previous Balance		\$2,750.00
Less Payments		(\$2,750.00)
PAY THIS AMOUNT		\$625.00

Please Include Invoice Number on all Correspondence



Corporate Trust Services
EP-MN-VVN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7589772
275132000
12/24/2024
Duffy, Leanne M
(407)-835-3807

North Park Isle
ATTN Brian Lamb District Manager
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607

United States
NORTH PARK ISLE COMMUNITYDEVELOPMENT DISTRICT SPECIALASSESSMENT REVENUE BONDS,
SERIES2021 (ASSESSMENT AREA TWO)REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

NORTH PARK ISLE COMMUNITYDEVELOPMENT
DISTRICT SPECIALASSESSMENT REVENUE BONDS,
SERIES2021 (ASSESSMENT AREA TWO)REVENUE
ACCOUNT

Invoice Number:	7589772
Account Number:	275132000
Current Due:	\$4,040.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275132000
Invoice # 7589772
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 7589772
Invoice Date: 12/24/2024
Account Number: 275132000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

**NORTH PARK ISLE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2021 (ASSESSMENT AREA TWO) REVENUE
ACCOUNT**

Accounts Included 275132000 275132001 275132002 275132003 275132004 275132005
In This Relationship: 275132006 275132007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 12/01/2024 - 11/30/2025				\$3,750.00
Incidental Expenses 12/01/2024 to 11/30/2025	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



INVOICE

cj sod llc

BILL TO
North Park Isle CDD

INVOICE # 153
INVOICE DATE 12/11/2024

DESCRIPTION	AMOUNT
tree cutting	18,200.00
trees fallen 17	
trees fallen in pond 7	
fallen 700.00 each	
trees in water 900.00 each	
total 18,200.00	
TOTAL	\$18,200.00

Thank you

TERMS & CONDITIONS

Payment is due within 15 days



Hawkins Service Company, LLC
7601 Industrial Lane
Tampa FL 33637
www.hawkinsserviceco.com
813-871-6610

BILL TO

North Park Isle CDD
2005 Pan Am Circle #Suite 300
Tampa, FL 33607 USA

INVOICE
275708856

INVOICE DATE
Oct 31, 2024

JOB ADDRESS

North Park Isle CDD
3716 North Maryland Avenue
Plant City, FL 33565 USA

Completed Date:

Payment Term: Due Upon Receipt

DESCRIPTION OF WORK

No cooling, found system almost empty of refrigerant. Performed leak search with nitrogen and a trace of refrigerant. Found a leak on bottom of accumulator in condenser. Charged system with 16 pounds of refrigerant to get them AC for now. Need to order a new accumulator and return to install. Part is covered under warranty, client is responsible for labor. Refrigerant is included in replacing the accumulator. Client paid the membership fee and needs to get billed for the remaining balance. Cycled AC, all operations OK at this time.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
HHPlan Sale-1	Home Protection Plan - 27 Point AC Tune with - 1 Annual Whole Home Plumbing Inspection 1 Annual Whole Home Electrical Safety Inspection	1.00	\$19.99	\$19.99
HVAC-DIAG-100	Perform full system evaluation.	1.00	\$75.00	\$75.00
RRL-120	Use an electronic leak detector with nitrogen to determine the location of a refrigerant leak.	1.00	\$277.00	\$277.00
RRL-160	Add 1-3 lb R-410A Refrigerant	16.00	\$71.40	\$1,142.40

PAID ON	TYPE	MEMO	AMOUNT
10/31/2024	Visa		\$19.99

POTENTIAL SAVINGS	\$250.48
SUB-TOTAL	\$1,514.39
TAX	\$0.00
TOTAL DUE	\$1,514.39
PAYMENT	\$19.99
BALANCE DUE	\$1,494.40

Thank you for choosing Hawkins Service Company, LLC

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

Sign here  Date 10/31/2024

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Hawkins Service Company, LLC has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here  Date 10/31/2024

I authorize Hawkins Service Company, LLC to charge the agreed amount to my credit card provided herein. I agree that I will pay for this purchase in accordance with the issuing bank cardholder agreement.

Sign here  Date 10/31/2024



Invoice

Corporate Office
PO Box 267
Seffner, FL 33583

813-757-6500
813-757-6501

Date	Invoice #
12/31/2024	189279

Bill To:
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Property Information
3716 N Maryland Ave. Plant City, FL 33565

Estimate #
93215

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Tree Removal (to woodline)	1	2,100.00	2,100.00
Tree removal to woodline as per request, Pond 16 (referenced as 10). at 3741 Capri Coast			
		Total	\$2,100.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable. If paying by credit card, please add a 3% processing fee of the Invoice total. Thank you.	Terms	Due Date	Payments/Credits
	Net 30	1/30/2025	Balance Due
			\$0.00
			\$2,100.00

Service Slip/Invoice



MCCALL SERVICE
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

INVOICE: 59413152
DATE: 12/03/2024
ORDER: 59413152

Bill To: [63015239]
North Park Isle CDD
Brooke Chapman
2005 PAN AM CIR
TAMPA, FL 33607-2359

Work Location: [63015239] 813-334-5882
North Park Isle CDD
Brooke Chapman
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Work Date	Time	Target Pest	Technician	Time In
12/03/2024	08:28 AM	WASP	LHUDSON	08:28 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/07/2025	Lic:JE333952	08:28 AM

Service	Description	Price
---------	-------------	-------

FL COMM PM	WASP SERVICE	\$50.00
Hello....I spoke with Brooke via text no issues reported...first I checked all four rodent stations and refreshed the bait there was light activity in one box this time...I applied web out and brushed around the windows doors eaves and fans of the building....I sprayed a liquid residual for pest prevention...I applied granules in the ornamental beds bushes and around the pool for ants and other unwanted pests....for the wasp treatment I brushed around the picnic tables and play ground area I used a aerosol treatment to take down a small wasp nest.....please allow 7-10 days for best results thank you for choosing McCall service and I hope you have a great day.....Leon		
SUBTOTAL		\$50.00
TAX		\$3.75
AMT. PAID		\$0.00
TOTAL		\$53.75

AMOUNT DUE \$53.75

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		CAPITAL		CAPITAL		GENERAL		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND						
ASSETS													
Cash - Operating Account	\$ 848,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 848,776	
Cash in Transit	-	166,547	45,449	-	-	-	-	-	-	-	-	211,996	
Accounts Receivable	783	-	-	-	-	-	-	-	-	-	-	783	
Due From Other Funds	1,491	-	90,061	-	-	-	-	-	-	-	-	91,552	
Investments:													
General Account	-	-	-	2	-	-	-	-	-	-	-	2	
Acq. & Construction - Master	-	-	-	-	115,955	-	-	-	-	-	-	115,955	
Acquisition & Construction Account	-	-	-	29,480	30,755	-	-	-	-	-	-	60,235	
Prepayment Account	-	1,578	-	-	-	-	-	-	-	-	-	1,578	
Reserve Fund	-	341,059	406,196	-	-	-	-	-	-	-	-	747,255	
Revenue Fund	-	602,074	280,375	-	-	-	-	-	-	-	-	882,449	
Deposits	21,760	-	-	-	-	-	-	-	-	-	-	21,760	
Utility Deposits	4,112	-	-	-	-	-	-	-	-	-	-	4,112	
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	\$ 876,922	\$ 1,111,258	\$ 822,081	\$ 29,482	\$ 146,710	\$ 24,450,850	\$ 26,014,059	\$ 53,451,362					
LIABILITIES													
Accounts Payable	\$ 49,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	49,696	
Bonds Payable	-	-	-	-	-	-	-	26,014,059	-	-	-	26,014,059	
Due To Other Funds	-	43,004	-	22,530	26,018	-	-	-	-	-	-	91,552	
TOTAL LIABILITIES	49,696	43,004	-	22,530	26,018	-	26,014,059	26,155,307					

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,068,254	822,081	-	-	-	-	1,890,335
Capital Projects	-	-	-	6,952	120,692	-	-	127,644
Unassigned:	827,226	-	-	-	-	24,450,850	-	25,278,076
TOTAL FUND BALANCES	827,226	1,068,254	822,081	6,952	120,692	24,450,850	-	27,296,055
TOTAL LIABILITIES & FUND BALANCES	\$ 876,922	\$ 1,111,258	\$ 822,081	\$ 29,482	\$ 146,710	\$ 24,450,850	\$ 26,014,059	\$ 53,451,362

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 1,781	\$ 1,781	0.00%
Rental Income	-	750	750	0.00%
Special Assmnts- Tax Collector	407,027	502,952	95,925	123.57%
Special Assmnts- CDD Collected	482,798	332,736	(150,062)	68.92%
Other Miscellaneous Revenues	-	992	992	0.00%
TOTAL REVENUES	889,825	839,211	(50,614)	94.31%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	8,100	7,071	1,029	87.30%
Disclosure Report	7,200	3,001	4,199	41.68%
District Counsel	10,000	4,483	5,517	44.83%
District Engineer	5,000	-	5,000	0.00%
District Manager	36,000	15,000	21,000	41.67%
Accounting Services	6,750	2,813	3,937	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	3	497	0.60%
Insurance - General Liability	3,800	2,041	1,759	53.71%
Public Officials Insurance	3,100	1,665	1,435	53.71%
Insurance -Property & Casualty	50,000	26,859	23,141	53.72%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	376	6,624	5.37%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	163,975	69,612	94,363	42.45%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	54,120	(39,120)	360.80%
Total Electric Utility Services	15,000	54,120	(39,120)	360.80%
<u>Garbage/Solid Waste Services</u>				
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 January 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	13,000	(9,500)	371.43%
Total Water-Sewer Comb Services	3,500	13,000	(9,500)	371.43%
<u>Other Physical Environment</u>				
Waterway Management	44,000	21,625	22,375	49.15%
Field Services	12,000	5,000	7,000	41.67%
Contracts-Pools	11,200	10,000	1,200	89.29%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	72,770	107,230	40.43%
Amenity Center Pest Control	2,000	886	1,114	44.30%
Onsite Staff	70,000	-	70,000	0.00%
Janitorial Services & Supplies	1,800	730	1,070	40.56%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	41,948	(31,948)	419.48%
R&M-Pools	20,000	100	19,900	0.50%
Amenity Maintenance & Repairs	10,000	2,610	7,390	26.10%
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	508	2,292	18.14%
Landscape - Annuals	15,000	-	15,000	0.00%
Landscape - Mulch	20,000	-	20,000	0.00%
Landscape Maintenance	5,000	-	5,000	0.00%
R&M-Shared Landsc Maint Fr Ent	1,500	-	1,500	0.00%
R&M-Security Cameras	15,000	-	15,000	0.00%
Plant Replacement Program	15,000	-	15,000	0.00%
Security System Monitoring & Maint.	3,000	3,058	(58)	101.93%
Miscellaneous Maintenance	15,000	23,003	(8,003)	153.35%
Irrigation Maintenance	15,000	510	14,490	3.40%
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	-	2,000	0.00%
Holiday Lighting & Decorations	15,000	-	15,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	9,000	375	8,625	4.17%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Reserve - Undesignated	27,550	-	27,550	0.00%
Total Other Physical Environment	572,350	183,123	389,227	31.99%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
Utility - StreetLights	130,000	41,800	88,200	32.15%
Total Road and Street Facilities	130,000	41,800	88,200	32.15%
TOTAL EXPENDITURES	889,825	361,655	528,170	40.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	477,556	477,556	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		349,670		
FUND BALANCE, ENDING		\$ 827,226		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,325	\$ 8,325	0.00%
Special Assmnts- Tax Collector	678,975	664,879	(14,096)	97.92%
TOTAL REVENUES	678,975	673,204	(5,771)	99.15%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	463,975	234,025	229,950	50.44%
Total Debt Service	678,975	234,025	444,950	34.47%
TOTAL EXPENDITURES	678,975	234,025	444,950	34.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	439,179	439,179	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		629,075		
FUND BALANCE, ENDING		\$ 1,068,254		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,071	\$ 12,071	0.00%
Special Assmnts- Tax Collector	812,391	181,437	(630,954)	22.33%
Special Assmnts- CDD Collected	-	24,000	24,000	0.00%
TOTAL REVENUES	812,391	217,508	(594,883)	26.77%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	325,000	315,000	10,000	96.92%
Interest Expense	487,391	247,554	239,837	50.79%
Total Debt Service	812,391	562,554	249,837	69.25%
TOTAL EXPENDITURES	812,391	562,554	249,837	69.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(345,046)	(345,046)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,167,127		
FUND BALANCE, ENDING		\$ 822,081		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 383	\$ 383	0.00%
TOTAL REVENUES	-	383	383	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	383	383	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,569		
FUND BALANCE, ENDING		<u>\$ 6,952</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,080	\$ 2,080	0.00%
TOTAL REVENUES	-	2,080	2,080	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,080	2,080	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		118,612		
FUND BALANCE, ENDING		<u>\$ 120,692</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		24,450,850		
FUND BALANCE, ENDING		<u>\$ 24,450,850</u>		

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 25_01

Statement Date 01/31/2025

G/L Account No. 101001 Balance	848,153.57	Statement Balance	1,066,245.01
		Outstanding Deposits	4,138.71
Positive Adjustments	0.00		
Subtotal	848,153.57	Subtotal	1,070,383.72
Negative Adjustments	0.00	Outstanding Checks	-222,230.15
Ending G/L Balance	848,153.57	Ending Balance	848,153.57

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/07/2025		JE000635	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	337,981.91	337,981.91	0.00
01/28/2025		JE000658	Special Assmnts-CDD Collected	Off Roll Check Lennar	326,441.89	326,441.89	0.00
01/17/2025	Payment	BD00020	Rental Income	Deposit No. BD00020 -	700.00	700.00	0.00
01/31/2025		JE000678	Interest - Tax Collector	Interest Tax collector	1,780.79	1,780.79	0.00
Total Deposits					666,904.59	666,904.59	0.00
Checks							
							0.00
12/20/2024	Payment	100047	DISCLOSURE TECHNOLOGY SERVICES, LLC	Inv: 1257	-3,000.00	-3,000.00	0.00
12/20/2024	Payment	100049	STRALEY ROBIN VERICKER	Inv: 25515, Inv: 25687	-2,750.00	-2,750.00	0.00
12/20/2024	Payment	100056	ECO-LOGIC SERVICES LLC	Inv: 4621	-4,325.00	-4,325.00	0.00
12/23/2024	Payment	1662	NORTH PARK ISLE CDD	Check for Vendor V00028	-6,005.14	-6,005.14	0.00
12/27/2024	Payment	100060	BLUE LIFE POOL SERVICE LLC	Inv: 16750	-2,000.00	-2,000.00	0.00
12/27/2024	Payment	100062	INFRAMARK LLC	Inv: 139874	-1.98	-1.98	0.00
12/27/2024	Payment	100063	ECO-LOGIC SERVICES LLC	Inv: 4727	-4,325.00	-4,325.00	0.00
01/17/2025	Payment	1663	ALBERTO VIERA	Check for Vendor V00023	-200.00	-200.00	0.00
01/17/2025	Payment	1664	CARLOS DE LA OSSA	Check for Vendor V00029	-200.00	-200.00	0.00
01/17/2025	Payment	1665	INFRAMARK LLC	Check for Vendor V00025	-5,287.50	-5,287.50	0.00
01/17/2025	Payment	1666	KELLY ANN EVANS	Check for Vendor V00020	-200.00	-200.00	0.00
01/17/2025	Payment	1667	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
01/17/2025	Payment	1670	U. S. BANK	Check for Vendor V00026	-4,040.63	-4,040.63	0.00
01/03/2025	Payment	DD241	TECO ACH	Payment of Invoice 001297	-11,170.04	-11,170.04	0.00
01/28/2025	Payment	DD243	CITY OF PLANT CITY ACH	Payment of Invoice 001291	-359.18	-359.18	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 25_01

Statement Date

01/31/2025

01/28/2025	Payment	DD244	CITY OF PLANT CITY ACH	Payment of Invoice 001292	-833.27	-833.27	0.00
01/28/2025	Payment	DD245	CITY OF PLANT CITY ACH	Payment of Invoice 001293	-462.19	-462.19	0.00
01/28/2025	Payment	DD246	CITY OF PLANT CITY ACH	Payment of Invoice 001307	-509.38	-509.38	0.00
01/28/2025	Payment	DD247	CITY OF PLANT CITY ACH	Payment of Invoice 001308	-1,646.23	-1,646.23	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-32.17	-32.17	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-32.62	-32.62	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-35.65	-35.65	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-37.67	-37.67	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-174.84	-174.84	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-299.73	-299.73	0.00
01/31/2025		JE000676	Utility - Electric	ACH ADJ JE	-1,263.85	-1,263.85	0.00
01/31/2025		JE000679	Miscellaneous Maintenance	Truist CC ADJ JE	-902.64	-902.64	0.00
Total Checks					-50,294.71	-50,294.71	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/28/2023	Payment	1418	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00037		-2,000.00
05/16/2024	Payment	1569	CITY OF PLANT CITY ACH	Check for Vendor V00047		-2,200.66
10/21/2024	Payment	1644	KELLY ANN EVANS	Check for Vendor V00020		-200.00
12/10/2024	Payment	1658	RYAN MOTKO	Check for Vendor V00027		-200.00
12/23/2024	Payment	300000	CITY OF PLANT CITY ACH	Inv: 1446578 ACH		-319.75
12/23/2024	Payment	300001	CITY OF PLANT CITY ACH	Inv: 1446196 ACH		-1,075.53
12/23/2024	Payment	300002	CITY OF PLANT CITY ACH	Inv: 1446198 ACH		-423.36
12/23/2024	Payment	300003	CITY OF PLANT CITY ACH	Inv: 1446200 ACH		-474.58
12/23/2024	Payment	300004	CITY OF PLANT CITY ACH	Inv: 1446201 ACH		-1,100.07
12/27/2024	Payment	300011	TECO ACH	Inv: 3537 121324 ACH		-38.50
12/27/2024	Payment	300015	TECO ACH	Inv: 1253 121324 ACH		-1,271.85
12/27/2024	Payment	300016	TECO ACH	Inv: 6724 121324 ACH		-304.47
01/17/2025	Payment	1668	NORTH PARK ISLE CDD	Check for Vendor V00028		-
01/17/2025	Payment	1669	RYAN MOTKO	Check for Vendor V00027		211,996.00
01/28/2025	Payment	300018	CHARTER COMMUNICATION S ACH	Inv: 0384991011125 ACH		-209.99
01/30/2025	Payment	DD242	TECO ACH	Payment of Invoice 001301		-35.38
01/28/2025	Payment	DD248	TECO ACH	Payment of Invoice 001329		-180.01
Total Outstanding Checks						-
						222,230.15

Outstanding Deposits

Bank Account Statement

North Park Isle CDD

Bank Account No.8942

Statement No.25_01

Statement Date01/31/2025

08/01/2024	JE000545	Spectrum Inv.	209.99
11/01/2024	JE000599	Teco Adjustment	29.74
11/01/2024	JE000599	Teco Adjustment	32.47
11/01/2024	JE000599	Teco Adjustment	33.38
11/01/2024	JE000601	Spectrum Adjustment	153.99
01/01/2025	JE000656	Reverse City plant city	3,447.74
01/01/2025	JE000657	Reverse Truist CC ADJ JE	231.40
Total Outstanding Deposits			4,138.71

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2025 to 01/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1663	01/17/25	V00023	ALBERTO VIERA	AV 010925	BOS Meeting 01/09/2025	SUPERVISOR FEE 01.09.2025	511100-51101	\$200.00
001	1664	01/17/25	V00029	CARLOS DE LA OSSA	CO 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1665	01/17/25	V00025	INFRAMARK LLC	141100	DISTRICT INVOICE JAN 25	DISTRICT INVOICE	532001-51301	\$562.50
001	1665	01/17/25	V00025	INFRAMARK LLC	141100	DISTRICT INVOICE JAN 25	DISTRICT INVOICE	531142-51301	\$600.00
001	1665	01/17/25	V00025	INFRAMARK LLC	141100	DISTRICT INVOICE JAN 25	DISTRICT INVOICE	531150-51301	\$3,000.00
001	1665	01/17/25	V00025	INFRAMARK LLC	141100	DISTRICT INVOICE JAN 25	DISTRICT INVOICE	531122-53908	\$1,000.00
001	1665	01/17/25	V00025	INFRAMARK LLC	141100	DISTRICT INVOICE JAN 25	DISTRICT INVOICE	549936-51301	\$125.00
001	1666	01/17/25	V00020	KELLY ANN EVANS	KE 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1667	01/17/25	V00017	NICHOLAS J. DISTER	ND 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1669	01/17/25	V00027	RYAN MOTKO	RM 010925	BOS Meeting 01/09/2025	SUPERVISOR FEES 01.09.2025	511100-51101	\$200.00
001	1670	01/17/25	V00026	U. S. BANK	7589772	TRUSTEE	ProfServ-Trustee Fees	531045-51301	\$4,040.63
001	300018	01/28/25	V00049	CHARTER COMMUNICATIONS ACH	0384991011125 ACH	ACCT# 8337120010384991 1/11-2/10/25	Amenity Maintenance & Repairs	546176-53908	\$209.99
001	DD241	01/03/25	V00022	TECO ACH	121324 1600 ACH	ELECTRIC	Utility - Electric	543041-53100	\$11,170.04
001	DD242	01/30/25	V00022	TECO ACH	011525 5348 ACH	electric	Utility - Electric	543041-53100	\$35.38
001	DD243	01/28/25	V00047	CITY OF PLANT CITY ACH	1475814 ACH	RECLAIM 12/07/24-01/07/25	Utility - Water	543018-53600	\$359.18
001	DD244	01/28/25	V00047	CITY OF PLANT CITY ACH	1475475 ACH	RECLAIM 12/07/24-01/07/25	Utility - Water	543018-53600	\$833.27
001	DD245	01/28/25	V00047	CITY OF PLANT CITY ACH	1475477 ACH	RECLAIM 12/07/24-01/07/25	Utility - Water	543018-53600	\$462.19
001	DD246	01/28/25	V00047	CITY OF PLANT CITY ACH	1475479 ACH	RECLAIMED WATER 12/07/24-01/07/25	RECLAIM 12/07/24-01/07/25	543018-53600	\$509.38
001	DD247	01/28/25	V00047	CITY OF PLANT CITY ACH	1475480 ACH	RECLAIMED WATER 12/07/24-01/07/25	RECLAIM 12/07/24-01/07/25	543018-53600	\$1,646.23
001	DD248	01/28/25	V00022	TECO ACH	121324-6724 ACH	electric	Utility - Electric	543041-53100	\$180.01
Fund Total									\$25,733.80

SERIES 2019 DEBT SERVICE FUND - 200

200	1668	01/17/25	V00028	NORTH PARK ISLE CDD	01072025-709	Series 2019&2021 FY25 Tax Dist ID 709	SERIES 2019 FY 25 TAX DIST ID 709	103200	\$166,547.44
Fund Total									\$166,547.44

SERIES 2021 DEBT SERVICE FUND - 201

201	1668	01/17/25	V00028	NORTH PARK ISLE CDD	01072025-709	Series 2019&2021 FY25 Tax Dist ID 709	SERIES 2021 FY 25 TAX DIST ID 709	103200	\$45,448.56
Fund Total									\$45,448.56

Total Checks Paid	\$237,729.80
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Gary Schwartz
Inframark

NORTH PARK, FEBRUARY INSPECTION REPORT. 2/18/25, 8:45 AM

North Park. CDD. LMP.

Tuesday, February 18, 2025

Prepared For Board of supervisors.

72 Photos



NORTH MARYLAND.

Assigned To LMP.

The community entrance is well-maintained.



NORTH MARYLAND.

Assigned To LMP.

Trim the dead area of the Juniper plants.



NORTH MARYLAND.

Assigned To LMP.

Heading North on the street.



NORTH MARYLAND.

Assigned To District manager.

The utility cover is missing. The contractor damaged three sidewalks.



NORTH MARYLAND.

Assigned To LMP.

Utility cover is missing.



SAM ALLEN RD.

Assigned To LMP.

Heading East on the frontage.



SAM ALLEN RD.

Assigned To LMP.

Remove the traveler tree from its roots.



SAM ALLEN RD.

Assigned To LMP.

The Areca palm trees are showing signs of improved fertility.



SAM ALLEN RD.

Assigned To LMP.

Heading East on the frontage.



SAM ALLEN RD.

Assigned To LMP.

The Copperleaf plants have declined due to the cold weather, and they will need to be cut back to stimulate new growth.



HAZY SEA.

Assigned To LMP

Pocket park.



HAZY SEA.

Assigned To LMP.

Pocket park.



NORTH MARYLAND.

Assigned To LMP.

Heading North on the street.



NORTH MARYLAND.

Assigned To LMP.

Submit an estimate to de-moss the Crape Myrtle trees.



NORTH MARYLAND.

Assigned To LMP.

Heading North on the sidewalk.



NORTH PARK RD @ BLUE ORCHID

Assigned To LMP.

The community entrance façade is well-maintained.



NORTH PARK RD & BLUE ORCHID.

Assigned To LMP.

Submit an estimate to fill in the Bulbine plants.



NORTH PARK RD.

Assigned To LMP.

Remove the dead fallen tree.



NORTH PARK RD.

Assigned To LMP.

Heading South on the median.



NORTH PARK RD.

Assigned To LMP.

Submit an estimate to fill-in with Bulbine plants.



NORTH PARK RD & TROPICAL ACRES.

Assigned To LMP.

The community entrance facade is well-maintained.



NORTH PARK RD & TAHITIAN SUNRISE.

Assigned To LMP.

The community entrance facade is well-maintained.



TAHITIAN SUNRISE.

Assigned To LMP.

SW pocket park.



TAHITIAN SUNRISE.

Assigned To LMP.

NE pocket park.



NORTH MARYLAND.

Assigned To LMP.

Straighten the leaning Cypress tree.



TROPICAL ACRES.

Assigned To LMP.

SW pocket park.



SW POCKET PARK.

Assigned To LMP.

Trim the dead palm fronds. Evaluate the turf conditions and report your findings back to Inframark.



NORTH MARYLAND.

Assigned To LMP.

Pocket park.



CAPRI COAST.

Assigned To LMP.

Heading East on the street.



CAPRI COAST.

Assigned To LMP.

Heading West on the street.



CAPRI COAST.

Assigned To District manager.

The damage fence is scheduled to be repaired.



CAPRI COAST.

Assigned To LMP.

Pocket park.



CAPRI COAST.

Assigned To District manager / LMP.

The kayak ramp & bridge is well-maintained.



TAHITIAN SUNRISE.

Assigned To LMP.

The pocket park is well-maintained.



TROPICAL OASIS.

Assigned To LMP.

The pocket park is well-maintained.



NORTH PARK RD & TROPICAL OASIS.

Assigned To LMP.

Amenity center.



NORTH MARYLAND.

Assigned To Clubhouse manager.

The East side mailboxes are well-maintained.



NORTH MARYLAND.

Assigned To Clubhouse manager.

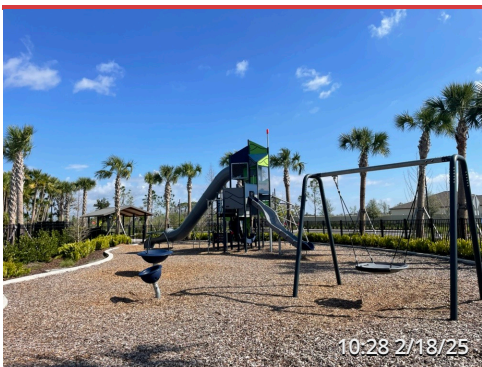
The SW mailboxes are well maintained.



NORTH MARYLAND.

Assigned To Clubhouse manager.

The pickleball court is well-maintained.



NORTH MARYLAND.

Assigned To LMP / Clubhouse manager.

The playground is well-maintained.



NORTH MARYLAND.

Assigned To Clubhouse manager.

The basketball court is well-maintained.



NORTH MARYLAND.

Assigned To Clubhouse manager.

The amenity center is well-maintained. All bathrooms are functional.



NORTH MARYLAND.

Assigned To LMP.

The amenity center parking lot is well-maintained.



NORTH MARYLAND.

Assigned To Clubhouse manager.

The table and chairs are well-maintained.



NORTH MARYLAND.

Assigned To Clubhouse manager.

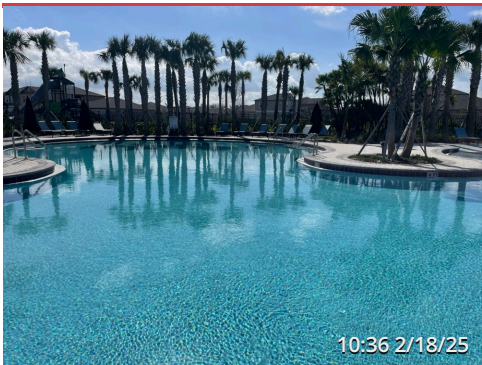
The chaise lounges and umbrellas are well-maintained.



NORTH MARYLAND.

Assigned To LMP.

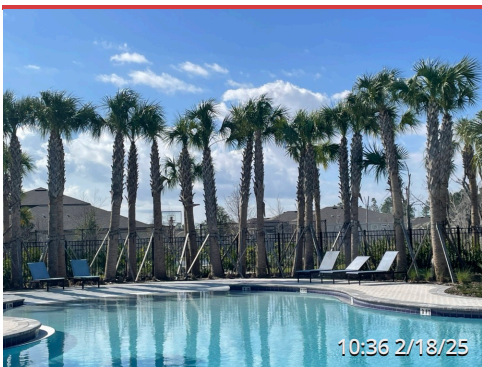
Trim the palm hangers.



NORTH MARYLAND.

Assigned To Blue Life.

The pool is clear, blue, and well-maintained.



NORTH MARYLAND.

Assigned To LMP.

The Sabal Palm trees are healthy & well maintained.

2



POND # 2

Assigned To Eco Logic.

The torpedo grass in the pond is dead, but overall the pond is well maintained.

3



POND # 3.

Assigned To Eco Logic.

The pond is well-maintained

4

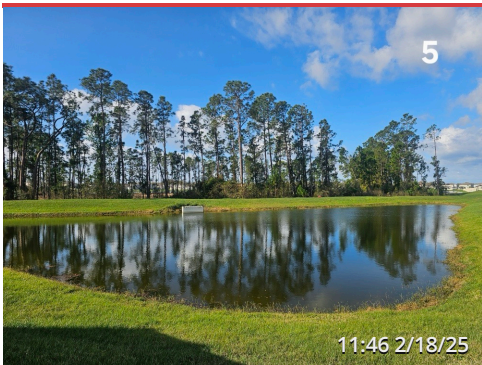


POND # 4.

Assigned To Eco Logic.

The pond is well-maintained.

5



POND # 5.

Assigned To Eco Logic.

The torpedo grass in the pond is dead, but overall the pond is well-maintained.



6

POND # 6.

Assigned To Eco Logic.

The pond is well-maintained.



7

POND # 7.

Assigned To Eco Logic.

The receding pond is well-maintained.

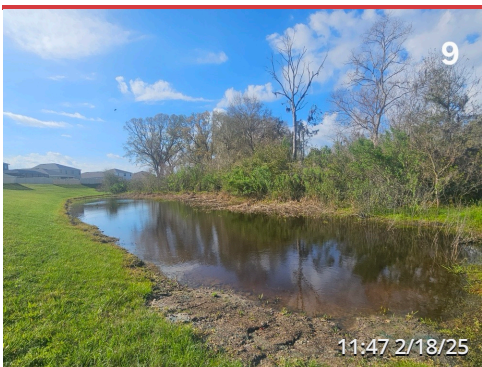


8

POND # 8.

Assigned To Eco Logic.

The invasive plant material in the pond is dead.



9

POND # 9.

Assigned To Eco Logic.

The invasive plant material in the pond is dead.



10

POND # 10.

Assigned To Eco Logic.

The receding pond is well-maintained.



11

POND # 11.

Assigned To Eco Logic.

The pond is well-maintained.

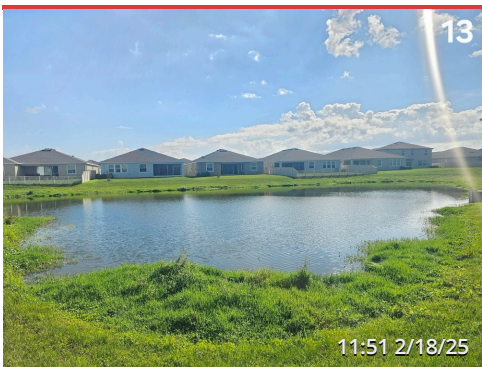


12

POND # 12.

Assigned To Eco Logic.

The pond is well-maintained.



13

POND # 13.

Assigned To Eco Logic.

There is torpedo grass in the pond, but overall the pond is well-maintained.



14

POND # 14.

Assigned To Eco Logic.

There is torpedo grass in the pond.



15

POND # 15.

Assigned To Eco Logic.

The torpedo grass in the pond is beginning to die.

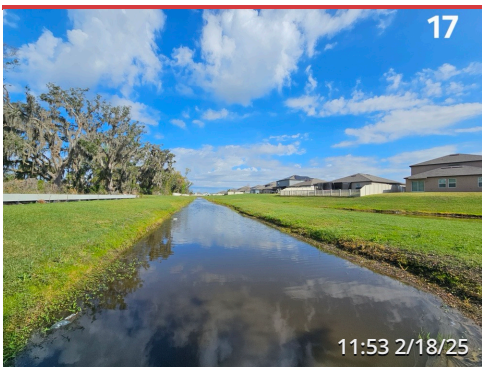


16

POND # 16.

Assigned To Eco Logic.

The floating willow in the pond is dead.



17

POND # 17.

Assigned To Eco Logic.

There is a minimal amount of floating willow in the pond, but overall the pond is well-maintained.



POND # 18.

Assigned To Eco Logic.

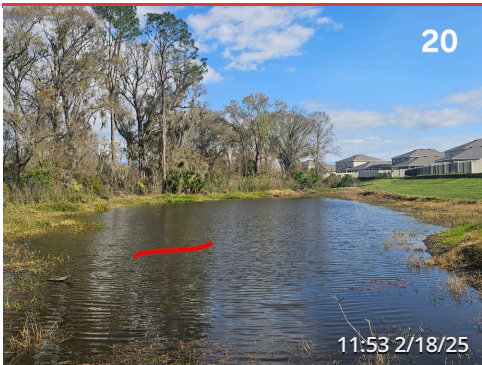
The pond is well-maintained.



POND # 19.

Assigned To Eco Logic.

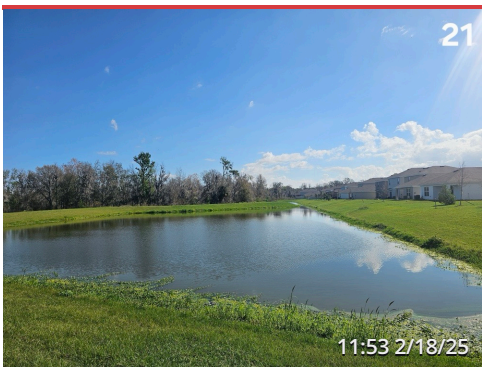
There is torpedo grass in the pond.



POND # 20.

Assigned To Eco Logic.

The torpedo grass is beginning to die.



POND # 21.

Assigned To Eco Logic.

There is filamentous algae and Penny Wort in the pond.



22

POND # 22.

Assigned To Eco Logic.

The pond is well-maintained.



23

POND # 23.

Assigned To Eco Logic.

The pond is well-maintained.



24

POND # 24.

Assigned To Eco Logic.

The pond is well-maintained.



25

POND # 25.

Assigned To Eco Logic.

The pond has a minimal amount of torpedo grass, but overall the receding pond is well-maintained.