

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 03, 2025

**REGULAR MEETING
AGENDA PACKAGE**



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, April 03, 2025 at 2:00 p.m.

The Regular Meeting of the **North Park Isle Community Development District** will be held **April 03, 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: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

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. Consideration of ARC Request

B. Ratification of Down to Earth Proposal(s)

4. CONSENT AGENDA

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

B. Consideration of Operation and Maintenance February 2025

C. Acceptance of the Financials and Approval of the Check Register for February 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



ESTIMATE/CONTRACT

LICENSED & INSURED | FINANCING AVAILABLE

FREE ESTIMATES! (813) 764-4001

✉ reyesfenceinc@gmail.com | 🌐 ReyesFenceInc.com

📍 MAILING ADDRESS: 4455 Edwards Road | Plant City, Florida 33567

🕒 HOURS: MONDAY - FRIDAY 7:00AM - 6:00PM

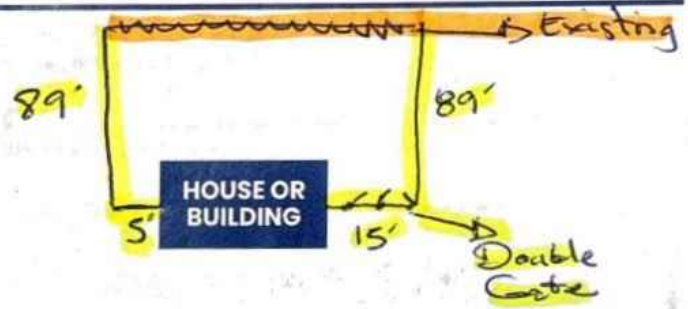
f /reyesfenceinc

SPECIALIZING IN: Vinyl/PVC | Wood | Aluminum | Galvanized/Chain Link

Customer First & Last Name: Jose Torres TODAY'S DATE: 12/27/24
 Address: 3735 Capital Reserve Dr
 City: Plant City State: FL Zip: 33565
 Email Address: jetlmv@gmail.com Phone: 407-797-2402

HOA Needed: YES NO Open Pool: YES NO
 HOA Approved: YES NO Removal of Existing Fence: YES NO _____ FEET Good Side: IN OUT
 Permit Needed: YES NO
 * If HOA approval is required, must provide survey and signed HOA form)

NOTES:



Vinyl/PVC

Height: 4' 5' 6'
 Vinyl Color: White Tan
 Style: T&G Privacy Lattice
 Other Style: _____
 Picket Spacing: _____
 Rails: _____
 Gate: 2 Size: 5'
 Gate: _____ Size: _____
 Gate: _____ Size: _____
 Caps: Flat Cap Ball Cap
Gothic Cap Federation
 Stainless Hardware: White Black
 Concrete: All posts
 Post: 100% concrete

Wood

Height: 4' 5' 6'
 Material: PT Pine
 Style: Stockade Shadowbox
Board-On-Board Scalloped
 Other Style: _____
 Gates (Metal Frame)
 Gate: _____ Size: _____
 Gate: _____ Size: _____
 Gate: _____ Size: _____
 Picket: 1/2" x 4" 5/8" x 4" 5/8" x 5.5"
 Rails: 1" x 4" 2" x 4"
 Hardware: _____
 Concrete: _____
 Post: _____

Aluminum

Height: 4' 5' 6'
 Type: Residential Commercial
 Style: Ascot Belmont
Canterbury Hamilton
 Other Style: _____
 Color: Black White Bronze
 Rails: 2 3
 Picket Spacing: _____
 Gate: _____ Size: _____
 Gate: _____ Size: _____
 Gate: _____ Size: _____
 Hardware: _____
 Concrete: _____
 Post: _____

Chain Link

Height: 4' 5' 6'
 Other Height: _____
 Type: Residential Commercial
 Style: Galvanized Black Green
Top Rail Tension Wire
 Other Style: _____
 Gate: _____ Size: _____
 Gate: _____ Size: _____
 Gate: _____ Size: _____
 Hardware: _____
 Concrete: _____
 Post: _____


Customer Signature: [Signature] TODAY'S DATE: 12/27/24



without appropriate authorization may result in legal action initiated by the affected property owner or the District in cases involving Common Areas.

BY SIGNING BELOW AND SUBMITTING YOUR APPLICATION, YOU AGREE TO INDEMNIFY THE ASSOCIATION AGAINST ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY FEES AND PARAPROFESSIONAL FEES, ARISING FROM OR RELATED TO UNAUTHORIZED ACCESS TO NEIGHBORING PROPERTIES OR COMMON AREAS DURING THE COURSE OF THE APPROVED ALTERATIONS.

As a condition precedent to granting approval of any request for a change, alteration, or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance, or replacement of any such change, alteration, or addition. IT IS UNDERSTOOD AND AGREED THAT MY HOMEOWNERS' ASSOCIATION AND COMMUNITY ASSOCIATION MANAGEMENT SERVICES, LLC (CAMS) ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION, ADDITION, OR ANY STRUCTURE AND OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION, CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE. I agree not to commence with any change, alteration, additions and/or improvements to the dwelling/lot as stated above until the Association or the Architectural Review Board notifies me in writing of their decision. I further acknowledge that I am responsible for removing and restoring any alteration not approved by the Association or the Architectural Review Board to its original state.

OWNER'S SIGNATURE:  DATE: 12/27/24
OWNER'S SIGNATURE: _____ DATE: _____

For Office Use Only

ACTION TAKEN
By the Association/Architectural Review Board:

Date: _____ Approved Not Approved

Conditions of Approval: _____

Authorized Approving Representative Name _____ Authorized Representative Signature _____



3735













DESCRIPTION: LOT 169, NORTH PARK ISLE PHASE 2C, 3B AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE(S) 1-23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SEC. 9, TWP. 28 S, RNG 22 E.
HILLSBOROUGH COUNTY, FLORIDA
(NORTH PARK ISLE PHASE 2C, 3B AND 4)

SITE PLAN
(NOT A SURVEY)

Prepared for and Certified To:
Lennar Homes

ALL ELEVATIONS REFERENCED
TO NORTH AMERICAN
VERTICAL DATUM OF 1988
(NAVD 88)

FLOOD ZONE REVISED PER LETTER
OF MAP REVISION
CASE No. 23-04-2405P
DATED: OCTOBER 26, 2023
REVISED BFE = 105.7'



Scale: 1" = 20'

- = WATER METER
- △ = CLEANOUT
- * = 10.00' PUBLIC UTILITY EASEMENT
- ** = 15.00' DRAINAGE EASEMENT

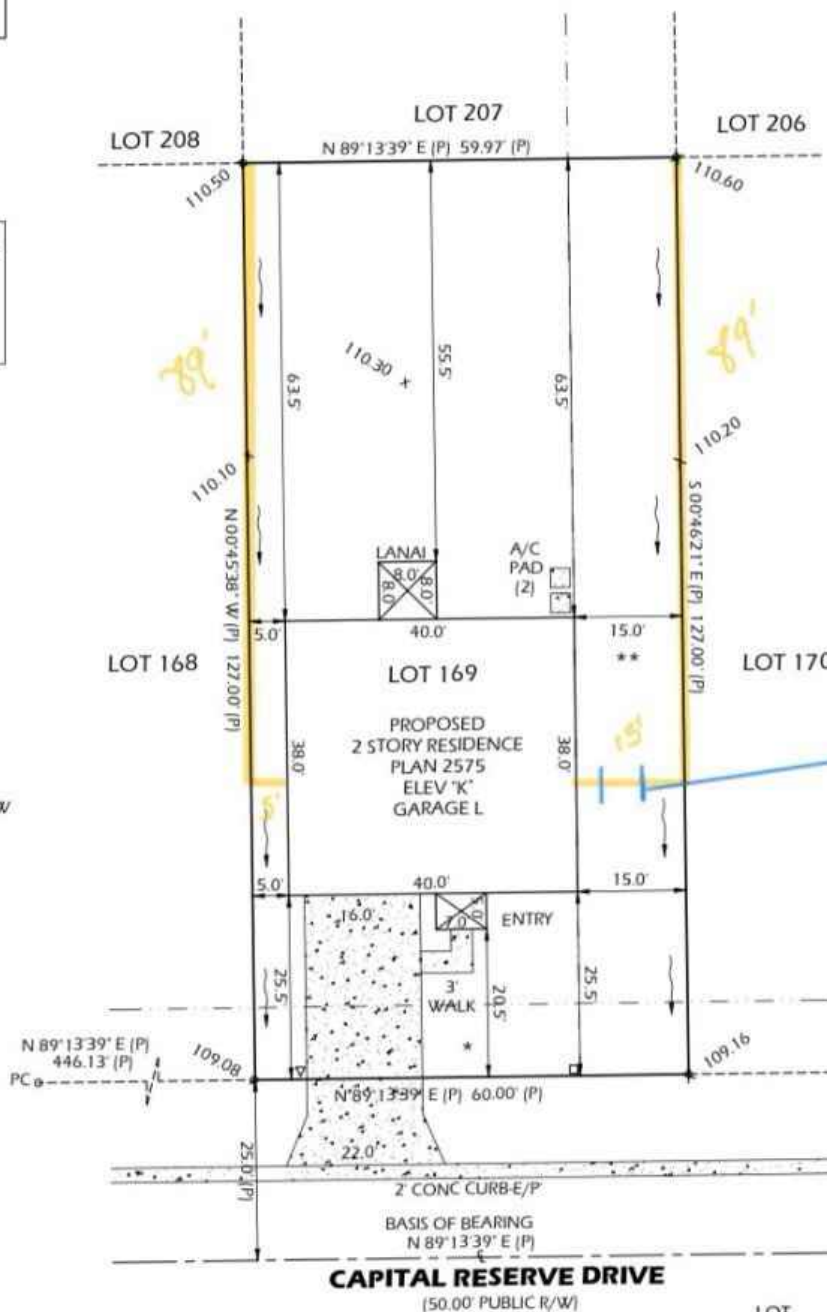
LEGEND:

- = PROPOSED DRAINAGE FLOW
- (00.00) = PROPOSED GRADE
- E-00.00 = EXISTING GRADE

NOTES:

- LOT LIVING TYPE = A
- PROPOSED PAD ELEVATION = N/A
- FRONT SET BACK = 20'
- SIDE SET BACK = 5.0'
- REAR SETBACK = 15.0'

PROPOSED:
LOWEST FLOOR ELEVATIONS:
LIVING AREA: 111.37'
GARAGE AREA:
ELEVATIONS REFERENCED TO
NORTH AMERICAN VERTICAL
DATUM OF 1988



Double Gate

APPARENT FLOOD HAZARD ZONE: "AE" (BFE) 105.7' COMMUNITY NO. 120112
(MAP NUMBER 12057C-0286-H) EFFECTIVE DATE: 10/26/2023

LOT	= 7618	SQ. FT.
LIVING AREA	= 1093	SQ. FT.
ENTRY	= 35	SQ. FT.
GARAGE	= 427	SQ. FT.
COVERED LANAI	= 64	SQ. FT.
PATIO	= N/A	SQ. FT.
CONC. DRIVE	= 408	SQ. FT.
A/C & CONC PAD	= 14	SQ. FT.
SIDEWALK	= 31	SQ. FT.
LOT OCCUPIED	= 27	%
AREA TO IRRIGATE	= 73	%

SURVEY ABBREVIATIONS

A) = ARC LENGTH A/C = ALUMINUM FENCE BFE = BASE FLOOD ELEVATION BM = BENCH MARK C = CURVE (C) = CALCULATED (C) = CENTERLINE CLF = CHAIN LINK FENCE CDD = COMMUNITY DEVELOPMENT DISTRICT CMP = CORRUGATED METAL PIPE COL = COLUMN CONC = CONCRETE C/S = CONCRETE SLAB	(D) = DEED DE = DRAINAGE EASEMENT EL OR ELEV = ELEVATION ESPT = EDGE OF PAVEMENT EOM = EASEMENT MONUMENT F/C = FENCE CORNER FCM = FOUND CONCRETE MONUMENT FIP = FOUND IRON PIPE FIR = FOUND IRON ROD FN&D = FOUND NAIL & DISK FOP = FOUND OPEN PIPE FPP = FOUND PINCHED PIPE	HWF = HOG WIRE FENCE INV = INVERT LB = LICENSED BUSINESS LFE = LOWEST FLOOR ELEVATION LS = LICENSED SURVEYOR (M) = MEASURED MES = MEASURED END SECTION NCF = NO CORNER FOUND O/A = OVERALL OHW = OVERHEAD WIRE(S) O.R. = OFFICIAL RECORDS (P) = PLAT PB = PLAT BOOK	PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PCP = PERMANENT CONTROL POINT P/E = POOL EQUIPMENT P/G = PAGE PI = POINT OF INTERSECTION PK = PARKER KALON PL = PROPERTY LINE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POL = POINT OF LINE POR = POINT OF REVERSE CURVE PRM = PERMANENT REFERENCE MONUMENT	(R) = RECORD RNG = RANGE RRS = RAIL ROAD SPIKE R/W = RIGHT OF WAY SEC = SECTION SN&D = SET NAIL AND DISK LB#8183 SIP = SET 1/2" IRON ROD LB# 8183 TBM = TEMPORARY BENCH MARK TOB = TOP OF BANK TWP = TOWNSHIP U/E = UTILITY EASEMENT VF = VINYL FENCE WCA = WETLAND CONSERVATION AREA
--	---	---	--	--

LEGEND

	CONC		VINYL FENCE
	ASPHALT		WOOD FENCE
	BRICK		CHAIN LINK FENCE
	COVERED		ALUMINUM FENCE

JOB #	
DATE OF SITE PLAN:	2-27-24
DWG File:	NP-2C-L169-SITE
File:	
Drawn by:	DJB
Checked by:	JH
REVISIONS	

SURVEYOR'S NOTES:

- 1.) Current title information on the subject property has not been furnished to Initial Point Land Surveying, LLC. at the time of this site plan
- 2.) This sketch was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
- 3.) Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- 4.) This site plan does not reflect nor determine ownership.
- 5.) This site plan is subject to matters shown on the Plat of "NORTH PARK ISLE PHASE 2C, 3B AND 4"
- 6.) Dimensions shown hereon are in feet and decimal portions thereof.
- 7.) Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise Initial Point Land Surveying, LLC. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

SURVEYOR'S CERTIFICATE

This certifies that sketch of the hereon described property was made under my supervision and meets the requirements of the Florida Board of Land Surveyors in accordance with the Florida Statutes, Chapter 473, Florida Administrative Code, Chapter 47C, Florida Statutes, and the Florida Board of Professional Surveyors and Mappers, Florida.

Jeff M. Hartley
Professional Surveyor and Mapper
No. 12273
Date: 2024.03.15
08:33:46 PM

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1708 Water Oak Drive
Tarpon Springs, Florida
Phone: (727)-831-1990
FloridaPLS7123@gmail.com
LB# 8183

Initial Point Land Surveying, LLC.



alterations and/or improvements. It shall be the sole responsibility of the owner to determine whether a permit is required. The Association and/or the Architectural Review Board shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance.

HOMEOWNER'S ASSOCIATION: North Park Isle

OWNER'S NAME: Jose Torres DATE: 12/27/24

OWNER'S NAME: _____ DATE: _____

ADDRESS: 3735 Capital Reserve Dr, Plant City FL 33565

PHONE: 407-797-2402 E-MAIL: jetlmv@gmail.com

DESCRIBE ALTERATION IN DETAIL:

6ft Vinyl fence Tan/Sand on both sides of property. with a 10ft double fence

1. Alteration Type(s): Fence Install
(Example: Pool Installation, fence install, screen enclosure, landscape alteration, house painting, etc.)

2. Type of Material(s) Used: PVC Fencing
(Example: PVC fencing, stone pavers, aluminum framing, red fountain grass, exterior paint, etc.)

3. Color(s) of Materials Used: Tan/Sand
(Provide sample of color.)

4. Details of Alteration(s): 6ft Tan/Sand Vinyl Fence on both sides
(If more space is required, please attach another sheet to this form)

PLEASE BE AWARE: IF YOUR APPLICATION IS APPROVED, IT IS SPECIFIC TO THE PROPOSED ALTERATIONS WITHIN THE CONFINES OF YOUR PROPERTY. APPROVAL DOES NOT INDICATE, AUTHORIZE, OR OTHERWISE ENDORSE THE USE OF, ACCESS TO, OR ENCROACHMENT UPON NEIGHBORING PROPERTIES OR THE COMMON AREAS. FOR NEIGHBORING PROPERTIES, YOU MUST OBTAIN THE CONSENT OF THE TITLE HOLDER OF RECORD; FOR COMMON AREAS, YOU MUST OBTAIN THE CONSENT OF THE DISTRICT. THE ASSOCIATION CANNOT GRANT CONSENT ON BEHALF OF ANY OTHER PARTY AND EXPLICITLY DISCLAIMS ANY LIABILITY FOR UNAUTHORIZED ACCESS OR DAMAGES RESULTING FROM SUCH ACCESS.

All homeowners and their contractors are obligated to respect property boundaries and adhere to all legal and community guidelines regarding property rights. It is your responsibility to ensure that all work related to any approved alterations is conducted within the legal boundaries of your property and in compliance with applicable rules, laws, and regulations. Violations may result in any remedy available at law or with the Association's Governing Documents. Be advised that intrusion upon property other than your own



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/25/2024

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

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

PRODUCER Lebron Insurance Services, Inc. 5116 N. Armenia Ave. Tampa FL 33603	CONTACT NAME: LEBRON INSURANCE PHONE (A/C, No. Ext): (813) 877-8918 E-MAIL ADDRESS: lebroninsurance@hotmail.com FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE INSURER A: CLEAR BLUE INSURANCE COMPANY INSURER B: MARKEL INSURANCE COMPANY INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N	N	BGFL0021391904	07/01/2024	07/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	N	MWC0151834-04	07/01/2024	07/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER PROOF OF INSURANCE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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Down to Earth

PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700

Estimate: #113325

Customer Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, Florida 33607
 michael.perez@infamark.com

Billing Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, FL 33607

Physical Job Address

North Park Isles CDD
 3716 N Maryland Ave
 Plant City, FL 33565

Job

Irrigation audit prior to contract
 3/14

Estimated Job Start Date

March 17, 2025

Proposed By

Dave Towsley

Due Date

March 14, 2025

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Repairs				
Irrigation Labor				\$1,700.00
			Subtotal	\$1,700.00
			Estimated Tax	\$0.00
			Job Total	\$1,700.00

- Irrigation audit of complete system prior to contract start date.
- This is an evaluation of the system to ensure the system is working prior to start date.
- Detailed report will be given of any repairs or concerns once completed.
- This was discussed at the meeting with EPG and Inframark on 3/12

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Dave Towsley
 Down to Earth

03/14/2025

Date

Agreed & Accepted By:

Signed by: Carlos De La Ossa 3/19/2025
 CC0CR251E795491...
 NORTH PARK ISLES CDD Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



Down to Earth

PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700

Estimate: #113332

Customer Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, Florida 33607
 michael.perez@infamark.com

Billing Address

Michael Perez
 2005 Pan Am Circle STE 300
 Tampa, FL 33607

Physical Job Address

North Park Isles CDD
 3716 N Maryland Ave
 Plant City, FL 33565

Job

Detail cleanup prior to contract
 start 3/14

Estimated Job Start Date

March 24, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$12,750.00
			Subtotal	\$12,750.00
			Estimated Tax	\$0.00
			Job Total	\$12,750.00

- Full property detail prior to contract start date.
- During the recent site visit with Arturo we discussed in depth the current conditions of the property. The property has been neglected by its current vendor for some time. During the meeting on Wednesday 3/12 with EPG and Inframark we all discussed and decided to go ahead prior to the contract start date to do a full 2-3 days worth of detail work. This will include trimming bushes, weeding, removing dead plants and annuals, also will include all disposal of material. This estimate is based off of time and material and will be adjust once the job is completed. This proposal is based off of a 5 man crew for 3 days.

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Dave Towsley
 Down to Earth

03/14/2025

Date

Agreed & Accepted By:

Signed by:

Carlos De La Ossa

CC0CB251E795491...

North Park Isles CDD

3/19/2025

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtlandscape.com/terms-and-conditions/>.

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

1 The regular meeting and of the Board of Supervisors of North Park Isle Community
2 Development District was held on Thursday, March 6, 2025 and called to order at 2:26 p.m. at the
3 Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Nicholas Dister	Vice Chairperson (<i>via phone</i>)
9	Kelly Evans	Assistant Secretary
10	Albert Viera	Assistant Secretary
11	Ryan Motko	Assistant Secretary
12		

13 Also present were:

14		
15	Michael Perez	District Manager
16	Jayna Cooper	District Manager
17	Kathryn Hopkinson	District Counsel
18	John Vericker	District Counsel
19	Tyson Waag	District Engineer (<i>via phone</i>)
20	Brooke Chapman	On-site Manager
21		

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

23
24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

26
27 **SECOND ORDER OF BUSINESS**

Public Comment

28 There being none, the next order of business followed.

29
30 **THIRD ORDER OF BUSINESS**

Business Items

31 **A. Discussion of Landscape RFP**

- 32 • Mr. Perez discussed landscaping proposals.
- 33 • Mr. de la Ossa invited each vendor present to provide a 5-minute presentation.
 - 34 ✓ *Yellowstone, Pine Lake*, then *Down to Earth*. *Red Tree* was not present.
- 35 • After the Board completed the scoring, a 10-minute recess for the scores to be
36 completed was requested.
- 37 • When the Board reconvened Mr. Perez announced the scoring as follows:
 - 38 ✓ *Down to Earth* first at 380, *Pine Lake* second at 327, *Yellowstone* third
39 at 266 and *Red Tree* forth at 247.

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On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, to send 30-day termination notice for services to expire on April 5, 2025 to *LMP*, as discussed was approved. 5-0

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Down to Earth* proposal as the landscaping vendor, as discussed was approved. 5-0

- Mr. de la Ossa proposed meeting next week in person to discuss plan, going forward.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the February 6, 2025, Special Meeting**
- B. Consideration of Operation and Maintenance January 2025**
- C. Acceptance of the Financials and Approval of the Check Register for January 2025**

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**
- C. District Manager**

There being no reports, the next item followed.

Mr. Perez discussed tending to the torpedo grass and if someone does not respond in 72 hours, going forward, Mr. de la Ossa is to be included.

i. Field Inspections Report

The Field Inspections Report was presented, 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/Jayna Cooper
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					
CHARTER COMMUNICATIONS ACH	2/11/2025	0384991021125 ACH	\$218.94	\$218.94	internet 2/11 - 3/10/2025
ECO-LOGIC SERVICES LLC	1/31/2025	4831	\$4,325.00	\$4,325.00	LAKE MAINT
INFRAMARK LLC	2/1/2025	142867	\$562.50		FEB 25 Accounting Services
INFRAMARK LLC	2/1/2025	142867	\$600.00		FEB 25 dissemination services
INFRAMARK LLC	2/1/2025	142867	\$3,000.00		DISTRICT INVOICE
INFRAMARK LLC	2/1/2025	142867	\$1,000.00		Personnel services
INFRAMARK LLC	2/1/2025	142867	\$125.00	\$5,287.50	website maintenance
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/3/2025	312532	\$24,256.50	\$24,256.50	landscape
SECURITEAM	2/1/2025	19561	\$500.00	\$500.00	MONITORING SVC
Monthly Contract Subtotal			\$34,587.94	\$34,587.94	
Variable Contract					
CITY OF PLANT CITY ACH	2/7/2025	1490424 ACH	\$329.60	\$329.60	water 1/8 - 2/7/2025
CITY OF PLANT CITY ACH	2/7/2025	1490094 ACH	\$580.16	\$580.16	water 1/8 - 2/7/2025
CITY OF PLANT CITY ACH	2/7/2025	1490096 ACH	\$369.95	\$369.95	water 1/8 - 2/7/2025
CITY OF PLANT CITY ACH	2/7/2025	1490098 ACH	\$380.68	\$380.68	water 1/8/2025 - 2/7/2025
CITY OF PLANT CITY ACH	2/7/2025	1490099 ACH	\$1,281.58	\$1,281.58	water 1/8 - 2/7/2025
GIG FIBER LLC	2/1/2025	3940	\$10,450.00	\$10,450.00	SOLAR EQMNT LEASE INCOME Feb 2025
STANTEC CONSULTING SERVICES	2/5/2025	2354000	\$1,393.25	\$1,393.25	district engineer January 2025
STRALEY ROBIN VERICKER	2/5/2025	25929	\$1,885.00	\$1,885.00	district counsel
TECO ACH	12/13/2024	121324-6724 ACH	\$180.01	\$180.01	ELECTRIC
TECO ACH	2/13/2025	021325 5355 ACH	\$35.96	\$35.96	ELECTRIC 1/10 - 2/7/2025
TECO ACH	2/13/2025	021325 6724 ACH	\$135.38	\$135.38	ELECTRIC 1/10 - 2/7/2025
TECO ACH	2/13/2025	021325 1253 ACH	\$1,415.46	\$1,415.46	ELECTRIC 1/10 - 2/7/2025
TECO ACH	2/13/2025	021325 5389 ACH	\$25.87	\$25.87	ELECTRIC 1/10 - 2/7/2025
TECO ACH	2/13/2025	021325 26724 ACH	\$290.32	\$290.32	ELECTRIC 1/10 - 2/7/2025
Variable Contract Subtotal			\$18,753.22	\$18,753.22	
Utilities					
CHARTER COMMUNICATIONS ACH	1/11/2025	0384991011125 ACH	\$209.99	\$209.99	ACCT# 8337120010384991 1/11-2/10/25
CITY OF PLANT CITY ACH	1/7/2025	1475479 ACH	\$509.38	\$509.38	RECLAIM 12/07/24-01/07/25
CITY OF PLANT CITY ACH	1/7/2025	1475480 ACH	\$1,646.23	\$1,646.23	RECLAIM 12/07/24-01/07/25
TECO ACH	12/13/2024	121324 1600 ACH	\$11,170.04	\$11,170.04	ELECTRIC

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$13,535.64	\$13,535.64	
Regular Services					
ALBERTO VIERA	2/6/2025	AV-020625	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	2/6/2025	CO 020625	\$200.00	\$200.00	SUPERVISOR FEE
KELLY ANN EVANS	2/6/2025	KE-020625	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	2/6/2025	ND-020625	\$200.00	\$200.00	SUPERVISOR FEES
NORTH PARK ISLE CDD	2/7/2025	02072025 - 713	\$6,447.56	\$6,447.56	SERIES 2019 FY 25 TAX DIST ID 713
RYAN MOTKO	2/6/2025	RM-020625	\$200.00	\$200.00	SUPERVISOR FEES
Regular Services Subtotal			\$7,447.56	\$7,447.56	
Additional Services					
BUSINESS OBSERVER	2/14/2025	25-00461H	\$146.56	\$146.56	RFP for landscaping
INFRAMARK LLC	2/18/2025	143818	\$268.81	\$268.81	mailbox door, fence repairs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/14/2025	315977	\$654.03	\$654.03	irrigation repairs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/14/2025	315997	\$80.36	\$80.36	irrigation repairs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/14/2025	315996	\$194.20	\$194.20	irrigation repairs
LANDSCAPE MAINTENANCE PROFESSIONALS INC	2/17/2025	316092	\$4,093.33	\$4,093.33	plants, monument, clubhouse, pocket park
Additional Services Subtotal			\$5,437.29	\$5,437.29	
TOTAL			\$79,761.65	\$79,761.65	

February 11, 2025
 Invoice Number: 0384991021125
 Account Number: 8337 12 001 0384991
 Security Code: 0843
 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

Summary *Service from 02/11/25 through 03/10/25
 details on following pages*

Previous Balance	209.99
Payments Received -Thank You!	-209.99
Adjustments	234.99
Remaining Balance	\$234.99
Spectrum Business™ Internet	209.99
Other Charges	0.00
One-Time Charges	8.96
Current Charges	\$218.94
<i>YOUR AUTO PAY WILL BE PROCESSED 02/28/25</i>	
Total Due by Auto Pay	\$453.93

NEWS AND INFORMATION

IMPORTANT BILLING UPDATE

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

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

- In line with our commitment to clear and simple pricing, Spectrum Business Internet will increase by \$0.01 per month each



IMPORTANT ACCOUNT UPDATE

At Spectrum Business, your privacy is important. When you contact us for assistance associated with your account, Spectrum Business may require information, such as your security code, to verify your identity prior to accessing your account information. Beginning 2/17/25, Spectrum Business **will no longer** include your security code on your monthly account statement. We are proactively implementing this security measure as part of our commitment to protecting the integrity of your information.

You can manage your security code on SpectrumBusiness.net/securitycode.

Please keep your security code confidential. For additional ways to safeguard your information, follow our guidelines on SpectrumBusiness.net/safeguard.

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

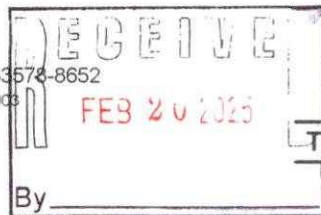
Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.

Experience connectivity that does not quit. Add Wireless Internet Backup to keep your important business devices running - even during a power outage. Call 1-866-903-3995 today.



4145 S. FALKENBURG RD RIVERVIEW FL 33574-8652
 8633 2390 NO RP 11 02122025 NNNNNYNN 01 000922 0003

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



February 11, 2025
 NORTH PARK ISLE CDD

Invoice Number: 0384991021125
 Account Number: 8337 12 001 0384991
 Service At: 3716 N MARYLAND AVE
 PLANT CITY FL 33565

218.94

Total Due by Auto Pay ~~\$453.93~~

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712001038499100453936



Invoice Number: NORTH PARK ISLE CDD
 Account Number: 0384991021125
 Security Code: 8337 12 001 0384991
 0843

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

8633 2390 NO RP 11 02122025 NNNNNYNN 01 000922 0003

Charge Details

Previous Balance		209.99
EFT Payment	01/28	-209.99

Payments received after 02/11/25 will appear on your next bill.

Adjustments

Rc1287280333-eft_ret	01/28	209.99
Rc1287280333-eft_ret	02/03	25.00
Adjustments Total		\$234.99

Remaining Balance \$234.99

Service from 02/11/25 through 03/10/25

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

One-Time Charges

Late Fee	02/11	8.95
One-Time Charges Total		\$8.95

Current Charges \$218.94
Total Due by Auto Pay \$453.93

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.



Continued on the next page...

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



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



Eco-Logic Services LLC

PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
1/31/2025	4831

Bill To

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

North Park Isle CDD

Description	Amount
Lake Maintenance Services for January 2025	4,325.00
Total	\$4,325.00

Phone # 941-312-1764

Pete@Eco-Logic-Services.com



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
142867

DATE
2/1/2025

CUSTOMER ID
C2301

NET TERMS
Net 30

PO#

DUE DATE
3/3/2025

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

Services provided for the Month of: February 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.

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 312532

Bill To
North Park Isle CDD & North Park Isle CDD Cost Sharing c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/03/25	3/5/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#296908 - North Park Isle CDD - Landscape Maintenance Agreement -2024 February 2025	\$24,256.50

Grand Total \$24,256.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$50,805.24	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
 (877) 567-7761



Invoice

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

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

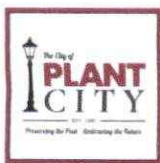
Installation Address
Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

P.O. No.	Date	Invoice #	Due Date	Acct #
	02/01/2025	19561	03/03/2025	

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
	Balance Due	\$500.00

Securiteam is now a part of Safetouch!



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
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NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008400715	3716 N MARYLAND AVE
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BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
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1490424	02/07/2025	01/08/2025 - 02/07/2025	02/28/2025
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CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
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WATER COMMERCIAL CONSUMPTION	23054781	01/06/25	02/05/25	183	186	3	72.97
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WATER					RATE	USAGE	
					2.790000	3	8.37

UTILITY TAX 10%							8.13
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SEWER COMMERCIAL CONSUMPTION							157.63
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SEWER					RATE	USAGE	
					6.790000	3	20.37

SOLID WASTE COMMERCIAL							52.19
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STORMWATER COMMERCIAL							9.94
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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	\$359.18
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01/25	6	09/24	5	05/24	5	Total Current Billing	\$329.60
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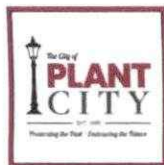
12/24	26	08/24	3			Adjustments	\$0.00
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11/24	2	07/24	12			Less Payments Received	-\$359.18
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10/24	3	05/24	33			Penalties	\$0.00
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						Total Amount Due	\$329.60
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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

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



UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
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3716 N MARYLAND AVE	D	1008400715	636117
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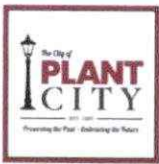
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
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1490424	02/28/2025	\$329.60
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Remit and make checks in US funds payable to:

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

00006042025501490424700000329607



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

Table with 4 columns: CUSTOMER NAME, CUSTOMER NUMBER, ACCOUNT NUMBER, SERVICE ADDRESS

Table with 4 columns: BILL NUMBER, BILL DATE, BILLING PERIOD, DUE DATE

Table with 8 columns: CHARGE DESCRIPTION, METER NUMBER, PREVIOUS READ DATE, CURRENT READ DATE, PREVIOUS READING, CURRENT READING, USAGE, CHARGE AMOUNT

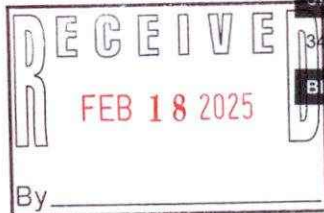
Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.
Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

Table with 6 columns: BILL HISTORY, USAGE, BILL HISTORY, USAGE, BILL HISTORY, USAGE. Includes summary rows for Previous Balance, Total Current Billing, Adjustments, Less Payments Received, Penalties, and Total Amount Due.

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.

Table with 4 columns: SERVICE ADDRESS, CYCLE, ACCOUNT NUMBER, CUSTOMER NUMBER. Includes BILL NUMBER, DUE DATE, and TOTAL AMOUNT DUE.

002922



***AUTO**MIXED AADC 323 2922 T9:11 2922 2 MB 0.617



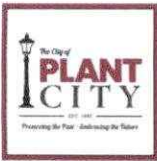
NORTH PARK ISLE COMMUNITY DEVELOPMENT
DI
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Remit and make checks in US funds payable to:



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

00006042025501490094800000580167



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

UTILITY BILL

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CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
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NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218810	3625 N PARK RD
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BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
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1490096	02/07/2025	01/08/2025 - 02/07/2025	02/28/2025
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CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
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WATER RECLAIM COMI	23123604	01/06/25	02/05/25	3263	3422	159	37.07
CONSUMPTION						RATE	USAGE
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	139	271.05
UTILITY TAX 10%							33.63

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		
01/25	202	09/24	234	03/24	213	Previous Balance	\$462.19
12/24	147	08/24	251	03/24	152	Total Current Billing	\$369.95
11/24	176	07/24	257	02/24	3	Adjustments	\$0.00
10/24	150	05/24	1478			Less Payments Received	-\$462.19
						Penalties	\$0.00
						Total Amount Due	\$369.95

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
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3625 N PARK RD	D	1008218810	636117
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BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
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1490096	02/28/2025	\$369.95
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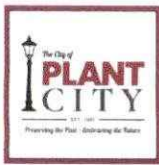
Remit and make checks in US funds payable to:

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



00006042025501490096300000369959



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	1008218820	3897 N PARK RD

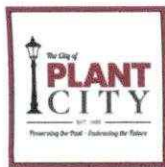
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1490098	02/07/2025	01/08/2025 - 02/07/2025	02/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	01/06/25	02/05/25	4560	4724	164	37.07
CONSUMPTION						RATE	USAGE
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	144	280.80
UTILITY TAX 10%							34.61

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		
01/25	224	09/24	257	05/24	1656	Previous Balance	\$509.38
12/24	161	08/24	284	03/24	303	Total Current Billing	\$380.68
11/24	186	07/24	682	03/24	186	Adjustments	\$0.00
10/24	152	05/24	469	02/24	0	Less Payments Received	-\$509.38
						Penalties	\$0.00
						Total Amount Due	\$380.68

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
3897 N PARK RD	D	1008218820	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1490098	02/28/2025	\$380.68	

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 FI 33607



00006042025501490098900000380683



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
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NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008218830	4063 PARK RD
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BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
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1490099	02/07/2025	01/08/2025 - 02/07/2025	02/28/2025
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CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
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WATER RECLAIM COMI CONSUMPTION	23123604	01/06/25	02/05/25	6774	7358	584	37.07
RECLAIM						RATE	
RECLAIM						1.410000	28.20
RECLAIM						1.950000	1099.80

UTILITY TAX 10%							116.51
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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		
01/25	754	09/24	711	05/24	700	Previous Balance	\$1,646.23
12/24	479	08/24	860	03/24	36	Total Current Billing	\$1,281.58
11/24	499	07/24	859	03/24	0	Adjustments	\$0.00
10/24	366	05/24	1510	02/24	0	Less Payments Received	-\$1,646.23
						Penalties	\$0.00
						Total Amount Due	\$1,281.58

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
-----------------	-------	----------------	-----------------

4063 PARK RD	D	1008218830	636117
--------------	---	------------	--------

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
-------------	----------	------------------

1490099	02/28/2025	\$1,281.58
---------	------------	------------

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



00006042025501490099700001281583

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

INVOICE



Invoice #: 3940
Invoice Date: 02/01/25
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
02/28/25

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

Invoice Number	2354000
Invoice Date	February 5, 2025
Purchase Order	238202100
Customer Number	150688
Project Number	238202100

Bill To

North Park Isle Community
Development District
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

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

Project	North Park Isle CDD			
	Project Manager	Stewart, Tonja L	Contract Upset	5,000.00
	Current Invoice Total (USD)	1,393.25	Contract Billed to Date For Period Ending	1,393.25 February 1, 2025

Top Task	2025	2025 FY General Consulting			
<u>Professional Services</u>					
Billing Level			Current Hours	Rate	Current Amount
Level 07		Nurse, Vanessa M	2.25	110.00	247.50
Level 07		Nurse, Vanessa M	0.25	160.00	40.00
Level 08		Litzelfelner, Samantha Lee	0.75	177.00	132.75
Level 10		Waag, R Tyson (Tyson)	1.50	182.00	273.00
Level 10		Waag, R Tyson (Tyson)	1.00	190.00	190.00
Level 14		Stewart, Tonja L	3.00	170.00	510.00
		Subtotal Professional Services	<u>8.75</u>		<u>1,393.25</u>
Top Task Subtotal	2025 FY General Consulting				1,393.25
		Total Fees & Disbursements			<u>1,393.25</u>
		INVOICE TOTAL (USD)			1,393.25

Net Due in 30 Days or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-01-14	238202100	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.50	177.00	88.50	GENERAL CONSULTING	
2025-01-17	238202100	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	GENERAL CONSULTING	
2024-12-12	238202100	2025	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	FINANCIAL REVIEW	
2025-01-16	238202100	2025	Direct - Regular	NURSE, VANESSA M	0.25	110.00	27.50	FINANCIAL REVIEW	
2025-01-23	238202100	2025	Direct - Regular	NURSE, VANESSA M	0.50	110.00	55.00	UPDATED EPG MAPPING ONEDRIVE FOLDER	
2025-01-28	238202100	2025	Direct - Regular	NURSE, VANESSA M	0.50	110.00	55.00	UPDATED OWNERSHIP MAP	
2025-01-30	238202100	2025	Direct - Regular	NURSE, VANESSA M	1.00	110.00	110.00	UPDATED OWNERSHIP MAP	
2025-01-17	238202100	2025	Direct - Regular	STEWART, TONJA L	2.00	170.00	340.00	GENERAL CONSULTING	
2025-01-24	238202100	2025	Direct - Regular	STEWART, TONJA L	0.50	170.00	85.00	GENERAL CONSULTING	
2025-01-31	238202100	2025	Direct - Regular	STEWART, TONJA L	0.50	170.00	85.00	GENERAL CONSULTING	
2024-11-06	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	REVIEW AGENDA	
2024-11-07	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	182.00	45.50	MEETING ATTENDANCE	
2024-12-05	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	REVIEW MEETING AGENDA AND MONTHLY BOARD MEETING ATTENDANCE.	
2024-12-10	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	182.00	91.00	PROVIDE REQUESTED BILLING BACK UP FOR OUTSTANDING CHANGE ORDER.	
2025-01-09	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW MEETING AGENDA AND MEETING ATTENDANCE.	
2025-01-10	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CDD TEAM COORDINATION MEETING	
2025-01-27	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION. PROVIDE DM ACCESS TO REQUESTED MAPPING.	
Total Project 238202100					8.75		\$1,393.25		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 05, 2025

Client: 001509

Matter: 000001

Invoice #: 25929

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/3/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION; EMAIL DISTRICT ASSISTANT TO CREATE CHANGES RE COUNSEL'S INFORMATION ON WEBSITE.	0.3	\$52.50
1/8/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
1/8/2025	KCH	PREPARE RESOLUTION FOR BOUNDARY AMENDMENT; PREPARE DRAFT OF PETITION TO AMEND/EXPAND THE BOUNDARIES OF NORTH PARK ISLE CDD.	2.5	\$812.50
1/9/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
1/9/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
1/10/2025	AM	FOLLOW UP EMAIL TO DISTRICT ASSISTANT REGARDING COUNSEL'S INFORMATION ON WEBSITE.	0.2	\$35.00
1/14/2025	AM	REVIEW DISTRICTS WEBSITE TO CONFIRM DISTRICT COUNSELS' INFORMATION WAS CORRECTED.	0.2	\$35.00
1/17/2025	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING IN PERSON.	0.4	\$130.00
1/29/2025	KCH	PREPARE TERMINATION NOTICE LETTER TO LMP.	1.0	\$325.00
Total Professional Services			6.0	\$1,885.00

February 05, 2025

Client: 001509

Matter: 000001

Invoice #: 25929

Page: 2

Total Services	\$1,885.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,885.00
Previous Balance		\$625.00
PAY THIS AMOUNT		\$2,510.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25769	January 09, 2025	\$625.00	\$0.00	\$0.00	\$0.00	\$2,510.00
Total Remaining Balance Due						\$2,510.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,510.00	\$0.00	\$0.00	\$0.00



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

Statement Date: December 13, 2024

Amount Due: \$180.01

Due Date: January 03, 2025

Account #: 221008636724

DO NOT PAY. Your account will be drafted on January 03, 2025

Account Summary

Current Service Period: November 08, 2024 - December 09, 2024	
Previous Amount Due	\$60.58
Payment(s) Received Since Last Statement	-\$60.58
Current Month's Charges	\$180.01
Amount Due by January 03, 2025	\$180.01

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

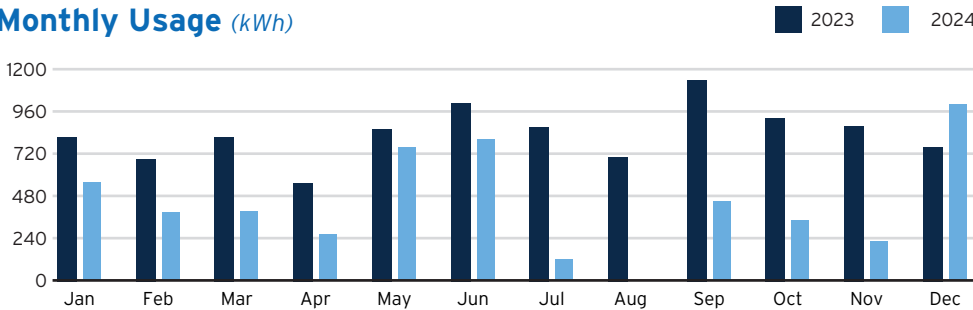
Your Energy Insight

Your average daily kWh used was **29.17% higher** than the same period last year.

Your average daily kWh used was **342.86% 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



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

Account #: 221008636724

Due Date: January 03, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$180.01

Payment Amount: \$ _____

626692994188

Your account will be drafted on January 03, 2025

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

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

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



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

Account #: 221008636724
Statement Date: December 13, 2024
Charges Due: January 03, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Nov 08, 2024 - Dec 09, 2024

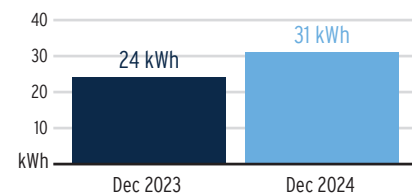
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	12/09/2024	20,205		19,204		1,001 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	1,001 kWh @ \$0.08192/kWh	\$82.00
Fuel Charge	1,001 kWh @ \$0.03157/kWh	\$31.60
Storm Protection Charge	1,001 kWh @ \$0.00775/kWh	\$7.76
Clean Energy Transition Mechanism	1,001 kWh @ \$0.00427/kWh	\$4.27
Storm Surcharge	1,001 kWh @ \$0.00225/kWh	\$2.25
Florida Gross Receipt Tax		\$3.89
Electric Service Cost		\$155.77
Franchise Fee		\$10.20
Municipal Public Service Tax		\$14.04
Total Electric Cost, Local Fees and Taxes		\$180.01

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges \$180.01

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.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Account #: 221008636724
Statement Date: December 13, 2024
Charges Due: January 03, 2025

Important Rate Information

Tampa Electric is requesting approval from the Florida Public Service Commission (PSC) for proposed rate adjustments to take effect in January 2025. The adjustments support ongoing efforts to meet growing energy demands, enhance system resilience, strengthen reliability and more. Visit TampaElectric.com/RateCommunications for more details.



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS CORP
 3811 N PARK RD, MONU
 PLANT CITY, FL 33565

Statement Date: February 13, 2025

Amount Due: \$35.96

Due Date: March 06, 2025

Account #: 221009295355

DO NOT PAY. Your account will be drafted on March 06, 2025

Account Summary

Current Service Period: January 10, 2025 - February 07, 2025

Previous Amount Due \$36.85

Payment(s) Received Since Last Statement -\$36.85

Current Month's Charges \$35.96

Amount Due by March 06, 2025 \$35.96

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

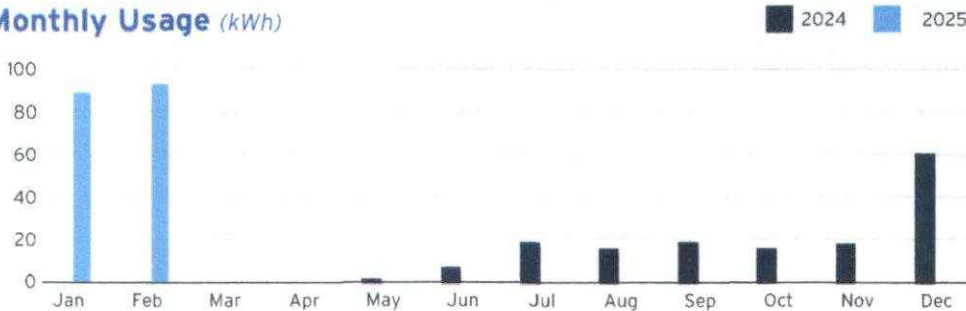
Your Energy Insight

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

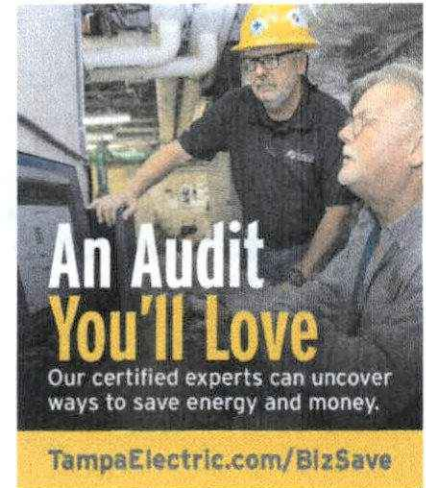


Scan here to view your account online.

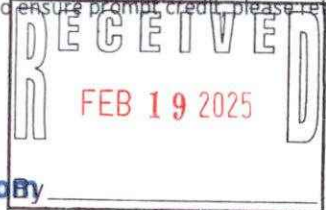
Monthly Usage (kWh)



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.



Account #: 221009295355

Due Date: March 06, 2025

Amount Due: \$35.96

Payment Amount: \$ _____

663729862228

Your account will be drafted on March 06, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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

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.

00000018-0000402-Page 3 of 30



Service For:
 3811 N PARK RD
 MONU, PLANT CITY, FL 33565

Account #: 221009295355
Statement Date: February 13, 2025
Charges Due: March 06, 2025

Meter Read

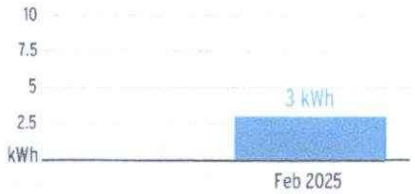
Service Period: Jan 10, 2025 - Feb 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000916156	02/07/2025	332	239	93 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	93 kWh @ \$0.08641/kWh	\$8.04
Fuel Charge	93 kWh @ \$0.03083/kWh	\$2.87
Storm Protection Charge	93 kWh @ \$0.00577/kWh	\$0.54
Clean Energy Transition Mechanism	93 kWh @ \$0.00418/kWh	\$0.39
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.88
Franchise Fee		\$2.02
Municipal Public Service Tax		\$3.06
Total Electric Cost, Local Fees and Taxes		\$35.96

Important Messages

Quarterly fuel source update
 Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges \$35.96

00000018-0000402-Page 4 of 30

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
- 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: February 13, 2025

Amount Due: \$135.38

Due Date: March 06, 2025
 Account #: 221008636724

DO NOT PAY. Your account will be drafted on March 06, 2025

Your Energy Insight

- Your average daily kWh used was **100% higher** than the same period last year.
- Your average daily kWh used was **29.73% lower** than it was in your previous period.

Account Summary

Current Service Period: January 10, 2025 - February 07, 2025

Previous Amount Due	\$194.50
Payment(s) Received Since Last Statement	-\$194.50
Current Month's Charges	\$135.38

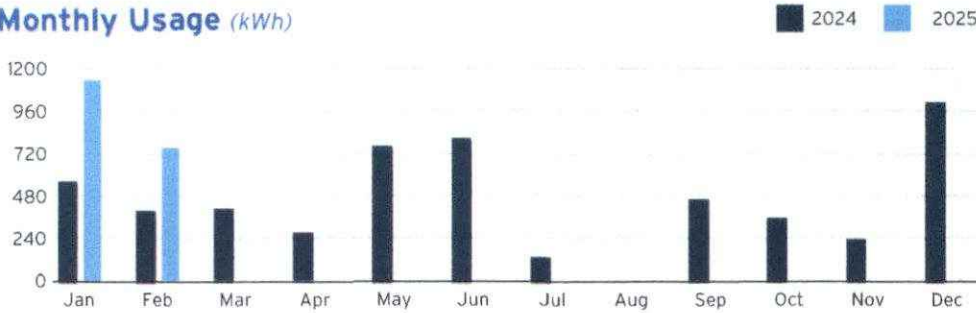
Amount Due by March 06, 2025 \$135.38

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



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



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

Account #: 221008636724
 Due Date: March 06, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$135.38

Payment Amount: \$ _____

697062029785

Your account will be drafted on March 06, 2025

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

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

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

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

Account #: 221008636724
Statement Date: February 13, 2025
Charges Due: March 06, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Jan 10, 2025 - Feb 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000850100	02/07/2025	22,096	21,342	754 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	754 kWh @ \$0.08641/kWh	\$65.15
Fuel Charge	754 kWh @ \$0.03083/kWh	\$23.25
Storm Protection Charge	754 kWh @ \$0.00577/kWh	\$4.35
Clean Energy Transition Mechanism	754 kWh @ \$0.00418/kWh	\$3.15
Florida Gross Receipt Tax		\$2.93
Electric Service Cost		\$117.10
Franchise Fee		\$7.67
Municipal Public Service Tax		\$10.61
Total Electric Cost, Local Fees and Taxes		\$135.38

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
 Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges \$135.38

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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

Statement Date: February 13, 2025

Amount Due: \$1,415.46

Due Date: March 06, 2025

Account #: 221008971253

DO NOT PAY. Your account will be drafted on March 06, 2025

Your Energy Insight

- Your average daily kWh used was **13.27% higher** than the same period last year.
- Your peak billing demand was **33.33% higher** than the same period last year.



Scan here to view your account online.

Account Summary

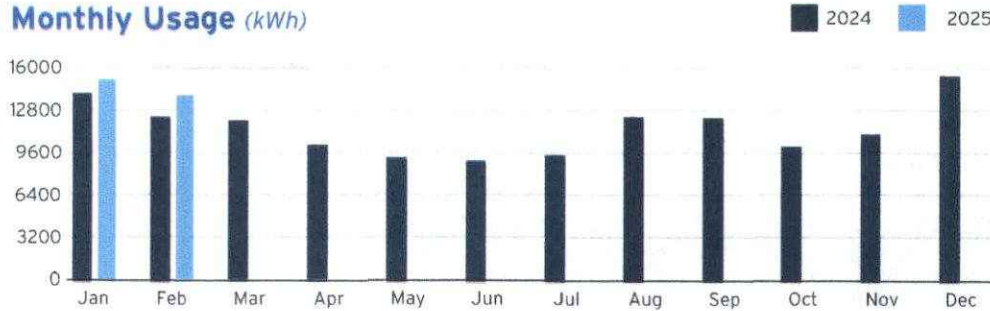
Current Service Period: January 10, 2025 - February 07, 2025

Previous Amount Due	\$1,417.79
Payment(s) Received Since Last Statement	-\$1,417.79
Current Month's Charges	\$1,415.46

Amount Due by March 06, 2025 \$1,415.46

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

Monthly Usage (kWh)



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

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 221008971253

Due Date: March 06, 2025



Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,415.46

Payment Amount: \$ _____

606939988569

Your account will be drafted on March 06, 2025

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

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

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

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

Account #: 221008971253
Statement Date: February 13, 2025
Charges Due: March 06, 2025

Meter Read

Meter Location: AMENITY CENTER

Service Period: Jan 10, 2025 - Feb 07, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	02/07/2025	32,957	19,081		13,876 kWh	1	29 Days
1000799286	02/07/2025	27.75	0		27.75 kW	1	29 Days

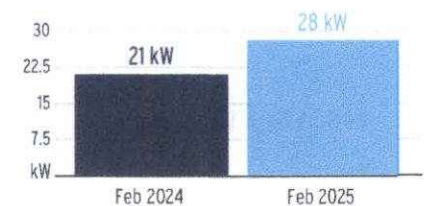
Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	28 kW @ \$18.07000/kW	\$505.96
Energy Charge	13,876 kWh @ \$0.00773/kWh	\$107.26
Fuel Charge	13,876 kWh @ \$0.03083/kWh	\$427.80
Capacity Charge	28 kW @ \$0.30000/kW	\$8.40
Storm Protection Charge	28 kW @ \$2.08000/kW	\$58.24
Energy Conservation Charge	28 kW @ \$0.93000/kW	\$26.04
Environmental Cost Recovery	13,876 kWh @ \$0.00068/kWh	\$9.44
Clean Energy Transition Mechanism	28 kW @ \$1.15000/kW	\$32.20
Florida Gross Receipt Tax		\$30.93
Electric Service Cost		\$1,237.01
Franchise Fee		\$81.02
Municipal Public Service Tax		\$97.43
Total Electric Cost, Local Fees and Taxes		\$1,415.46

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges \$1,415.46

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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- In-Person**
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- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:** **Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS CORP
 4002 N PARK RD, MONUMENT
 PLANT CITY, FL 33565

Statement Date: February 13, 2025

Amount Due: \$25.87

Due Date: March 06, 2025
Account #: 221009295389

DO NOT PAY. Your account will be drafted on March 06, 2025

Account Summary

Current Service Period: January 10, 2025 - February 07, 2025	
Previous Amount Due	\$27.68
Payment(s) Received Since Last Statement	-\$27.68
Current Month's Charges	\$25.87
Amount Due by March 06, 2025	\$25.87

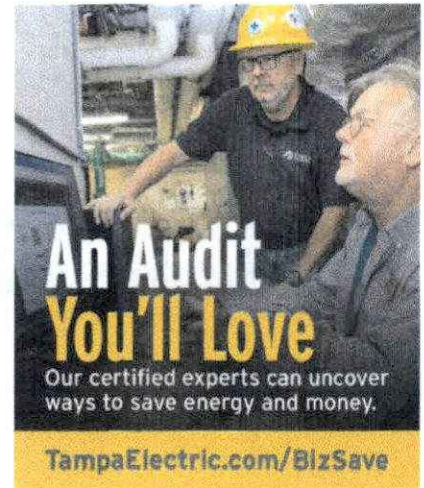
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

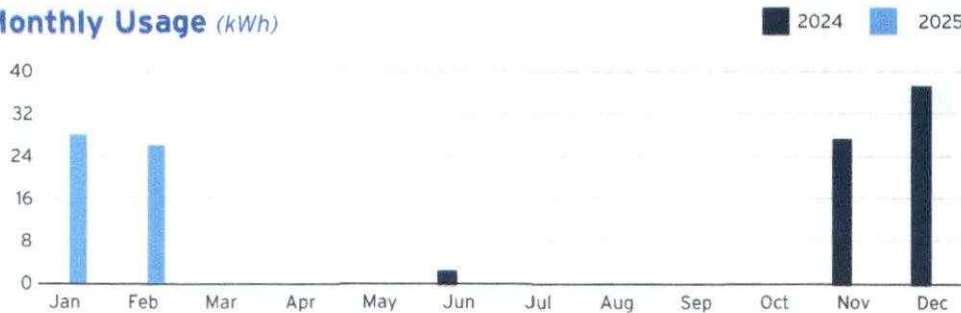
Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



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.

Account #: 221009295389
Due Date: March 06, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$25.87

Payment Amount: \$ _____

663729862230

Your account will be drafted on March 06, 2025

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

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

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

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Service For:
 4002 N PARK RD
 MONUMENT, PLANT CITY, FL 33565

Account #: 221009295389
Statement Date: February 13, 2025
Charges Due: March 06, 2025

Meter Read

Meter Location: MONUMENT

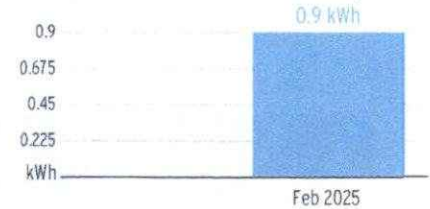
Service Period: Jan 10, 2025 - Feb 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916155	02/07/2025	120	94		26 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
 Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	26 kWh @ \$0.08641/kWh	\$2.25
Fuel Charge	26 kWh @ \$0.03083/kWh	\$0.80
Storm Protection Charge	26 kWh @ \$0.00577/kWh	\$0.15
Clean Energy Transition Mechanism	26 kWh @ \$0.00418/kWh	\$0.11
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$22.13
Franchise Fee		\$1.45
Municipal Public Service Tax		\$2.29
Total Electric Cost, Local Fees and Taxes		\$25.87

Total Current Month's Charges \$25.87

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
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 Tampa, FL 33631-3318
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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS CORP
 1582 E SAM ALLEN RD
 PLANT CITY, FL 33565

Statement Date: February 13, 2025

Amount Due: \$290.32

Due Date: March 06, 2025

Account #: 221008226724

DO NOT PAY. Your account will be drafted on March 06, 2025

Your Energy Insight

- Your average daily kWh used was **63.16% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

Account Summary

Current Service Period: January 10, 2025 - February 07, 2025

Previous Amount Due \$311.24
 Payment(s) Received Since Last Statement -\$311.24

Current Month's Charges \$290.32

Amount Due by March 06, 2025 \$290.32

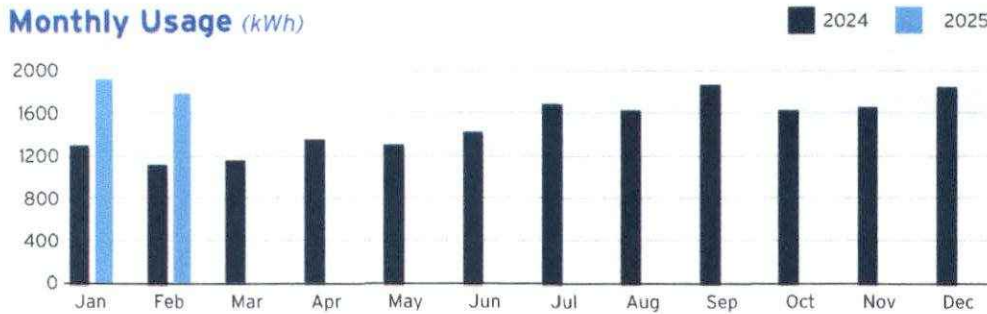
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)



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

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 221008226724

Due Date: March 06, 2025

Pay your bill online at TampaElectric.com

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

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$290.32

Payment Amount: \$ _____

674840955267

Your account will be drafted on March 06, 2025

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

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

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



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

Account #: 221008226724
Statement Date: February 13, 2025
Charges Due: March 06, 2025

Meter Read

Meter Location: RIGHT SIDE FRONT

Service Period: Jan 10, 2025 - Feb 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852379	02/07/2025	33,814	32,030	1,784 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,784 kWh @ \$0.08641/kWh	\$154.16
Fuel Charge	1,784 kWh @ \$0.03083/kWh	\$55.00
Storm Protection Charge	1,784 kWh @ \$0.00577/kWh	\$10.29
Clean Energy Transition Mechanism	1,784 kWh @ \$0.00418/kWh	\$7.46
Florida Gross Receipt Tax		\$6.29
Electric Service Cost		\$251.47
Franchise Fee		\$16.47
Municipal Public Service Tax		\$22.38
Total Electric Cost, Local Fees and Taxes		\$290.32

Avg kWh Used Per Day



Important Messages

Quarterly fuel source update
Tampa Electric's diverse fuel mix for the 12-month period ending December 2024 includes 81% natural gas, 10% solar, 9% purchased power, and 0% coal.

Total Current Month's Charges \$290.32

For more information about your bill and understanding your charges, please visit TampaElectric.com

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

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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January 11, 2025
 Invoice Number: 0384991011125
 Account Number: **8337 12 001 0384991**
 Security Code: **0843**
 Service At: 3716 N MARYLAND AVE
 PLANT CITY FL 33565

NEWS AND INFORMATION

Experience connectivity that does not quit. Add Wireless Internet Backup to keep your important business devices running - even during a power outage. Call **1-866-903-3995** today.

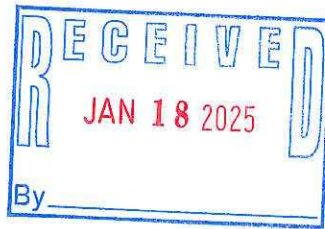
Contact Us

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

Summary

*Service from 01/11/25 through 02/10/25
 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
<i>YOUR AUTO PAY WILL BE PROCESSED 01/28/25</i>	
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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 11 01122025 NNNNNNNN 01 000950 0003

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

January 11, 2025
 NORTH PARK ISLE CDD

Invoice Number: 0384991011125
 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

January 11, 2025



Invoice Number: NORTH PARK ISLE CDD
 Account Number: 0384991011125
 Security Code: 8337 12 001 0384991
 0843

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

8633 2390 NO RP 11 01 122025 NNNNNNNN 01 000950 0003

Charge Details

Previous Balance		209.99
EFT Payment	12/28	-209.99
Remaining Balance		\$0.00

Payments received after 01/11/25 will appear on your next bill.
 Service from 01/11/25 through 02/10/25

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.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



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.

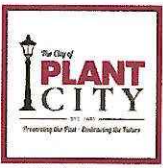
Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

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.



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





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

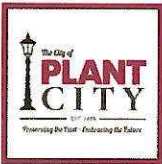
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1475479	01/07/2025	12/07/2024 - 01/07/2025	01/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI CONSUMPTION	23123604	12/02/24	01/06/25	4336	4560	224	37.07
RECLAIM						RATE USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	204	397.80
UTILITY TAX 10%							46.31

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	161	08/24	284	03/24	303	Previous Balance	\$855.23
11/24	186	07/24	682	03/24	186	Total Current Billing	\$509.38
10/24	152	05/24	469	02/24	0	Adjustments	\$0.00
09/24	257	05/24	1656			Less Payments Received	-\$855.23
						Penalties	\$0.00
						Total Amount Due	\$509.38

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

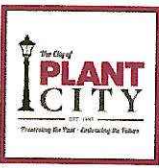
REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3897 N PARK RD	D	1008218820	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1475479	01/28/2025	\$509.38	

Remit and make checks in US funds payable to:

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

00006042025501475479000000509380



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

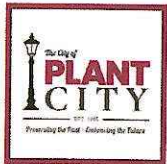
BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1475480	01/07/2025	12/07/2024 - 01/07/2025	01/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI CONSUMPTION	23123604	12/02/24	01/06/25	6020	6774	754	37.07
RECLAIM					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	734	1431.30
UTILITY TAX 10%							149.66

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	479	08/24	860	03/24	36	Previous Balance	\$2,227.36
11/24	499	07/24	859	03/24	0	Total Current Billing	\$1,646.23
10/24	366	05/24	1510	02/24	0	Adjustments	\$0.00
09/24	711	05/24	700			Less Payments Received	-\$2,227.36
						Penalties	\$0.00
						Total Amount Due	\$1,646.23

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



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

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	
1475480	01/28/2025	\$1,646.23	

Remit and make checks in US funds payable to:

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

00006042025501475480800001646231



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

Statement Date: June 13, 2024

Amount Due: \$11,170.04

Due Date: July 05, 2024

Account #: 221008971600

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

Account Summary

Previous Amount Due	\$11,190.29
Payment(s) Received Since Last Statement	-\$11,190.29
Current Month's Charges	\$11,170.04
Amount Due by July 05, 2024	\$11,170.04

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



Scan here to view your account online.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text **OUT** to **27079***
- Call **877-588-1010****

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.

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



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

Account #: 221008971600

Due Date: July 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.

Amount Due: \$11,170.04

Payment Amount: \$ _____

692124664615

Your account will be drafted on July 05, 2024

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.



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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 05, 2024

Service Period: May 09, 2024 - Jun 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	2700 kWh @ \$0.03406/kWh	\$91.96
Monthly Charge		\$4472.02
Lighting Fuel Charge	2700 kWh @ \$0.03127/kWh	\$84.43
Storm Protection Charge	2700 kWh @ \$0.03877/kWh	\$104.68
Clean Energy Transition Mechanism	2700 kWh @ \$0.00036/kWh	\$0.97
Storm Surcharge	2700 kWh @ \$0.00074/kWh	\$2.00
Florida Gross Receipt Tax		\$7.28
Lighting Charges		\$4,763.34

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- 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.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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




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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 05, 2024

Service Period: May 09, 2024 - Jun 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 30 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 →




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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 05, 2024

Service Period: May 09, 2024 - Jun 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 30 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 →




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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 05, 2024

Service Period: May 09, 2024 - Jun 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 30 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 →




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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 05, 2024

Service Period: May 09, 2024 - Jun 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 30 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 →




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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 05, 2024

Service Period: May 09, 2024 - Jun 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	210 kWh @ \$0.03406/kWh	\$7.15
Monthly Charge		\$655.46
Lighting Fuel Charge	210 kWh @ \$0.03127/kWh	\$6.57
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		\$0.57
Lighting Charges		\$678.13

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 05, 2024

Service Period: May 09, 2024 - Jun 07, 2024

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 30 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 **\$11,170.04**



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

Account #: 221008971600
Statement Date: June 13, 2024
Charges Due: July 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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Ryan Motko	X	\$200.00
4	Kelly Evans	X	\$200.00
5	Albert Viera	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: February 6, 2025

Name	Please X	Paid
1 Carlos de la Ossa	X	\$200.00
2 Nicholas Dister	X	\$200.00
3 Ryan Motko	X	\$200.00
4 Kelly Evans	X	\$200.00
5 Albert Viera	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: February 6, 2025

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4	Kelly Evans	X	\$200.00
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Ryan Motko	X	\$200.00
4	Kelly Evans	X	\$200.00
5	Albert Viera	X	\$200.00

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

Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>2/7/2025</u>
Check Payable To:	<u>North Park Isle CDD</u>
Check Amount	<u>\$6,447.56</u>
Check Description	<u>Series 2019 - FY 25 Tax Dist. ID Dist 713</u>
Check Amount	<u>\$1,759.45</u>
Check Description	<u>Series 2021 - FY 25 Tax Dist. ID Dist 713</u>
Special Instructions	<u>Do not mail. Please give to Eric Davidson</u>

(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%

98%

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
2/7/2025	13,084.32	4,877.30	4,877.30	6,447.56	6,447.56	1,759.45	1,759.45	0.01	Dist 713
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,362,352.81	507,829.73	507,829.73	671,326.97	671,326.97	183,196.10	183,196.10		
Net Total on Roll	1,389,901.77		518,098.87		684,902.28		186,900.62		
Collection Surplus / (Deficit)	(27,548.96)		(10,269.14)		(13,575.31)		(3,704.52)		

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: February 6, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Ryan Motko	X	\$200.00
4	Kelly Evans	X	\$200.00
5	Albert Viera	X	\$200.00

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

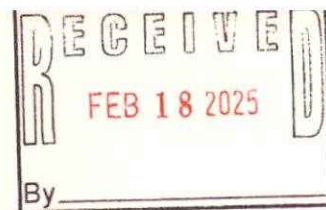
Approved for payment:

Michael Perez
District Manager Signature

2/6/2025
Date

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322



INVOICE

Legal Advertising

Invoice # 25-00461H

Date 02/14/2025

Attn:
Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-00461H Request for Proposals RE: North Park Isle CDD Landscape Maintenance and Irrigation Services Request for Proposals Published: 2/14/2025	\$146.56
--	----------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$146.56

Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

**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 **Monday, February 10, 2025**, at 12:00 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. Michael Perez can be reached by email at Michael.Perez@Inframark.com.

Firms desiring to submit proposals must submit the required proposal no later than 5:00 p.m. (EST) on **Monday, March 3, 2025**, to the District Manager's office located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or email at Michael.Perez@Inframark.com.

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 Michael Perez at Michael.Perez@Inframark.com, no later than Monday, **February 17, 2025, 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, March 3, 2025**, to the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 OR by emailing District Manager Michael Perez at Michael.Perez@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, March 4, 2025**, 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
Michael Perez, District Manager
4931-7613-2119, v. 2
February 14, 2025

25-00461H



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

143818

DATE

2/18/2025

BILL TO

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

CUSTOMER ID

C2301

NET TERMS

Net 30

PO#**DUE DATE**

3/20/2025

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Michael A Perez - 12-18-24 CREATIVE MAILBOX DESIG : Mailbox Door \$172.50 - Bryan Radcliff 12-11-24 THE HOME DEPOT #0243 : Fence Repairs \$94.93	1	Ea	267.43		267.43
Postage	2	Ea	0.69		1.38
Subtotal					268.81

Subtotal	\$268.81
Tax	\$0.00
Total Due	\$268.81

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.

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 315977

Bill To
North Park Isle CDD & North Park Isle CDD Cost Sharing c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/14/25	3/16/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$654.03

#324864 - Irrigation inspection repairs completed on 2-5-2025

Irrigation inspection repairs completed for Tropical Oasis controller:

Replaced 5 broken or leaking rotors.

Replaced 3 broken or leaking 6 inch spray heads with spray nozzles.

Replaced 10 clogged or damaged spray nozzles.

Repaired 9 drip irrigation leaks.

Repaired 3/4 inch line leaks on zones 8 and 75.

Lateral Components - 02/05/2025

3300-007 Blue Twister 90 Degree Elbow 3/4 in. MIPT x Double Helix	5.00EA	\$1.42	\$7.10
Hunter AC Solenoid Assembly 24 VAC	1.00EA	\$26.75	\$26.75
Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	5.00EA	\$24.50	\$122.50
Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	13.00EA	\$1.90	\$24.70
Hunter Pro-Spray 6 in. Pop Up with Side Inlet	3.00EA	\$14.16	\$42.48
Irrigation Tech Labor	6.00HR	\$70.00	\$420.00
RAINBIRD XFFCOUP INSERT COUPLING BxB	10.00EA	\$0.69	\$6.90
Sch 40 PVC Coupling 3/4 in. Socket	4.00EA	\$0.90	\$3.60

Thank you for allowing us to serve you.

thelmpadvantage.com
 (877) 567-7761

Grand Total **\$654.03**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$49,882.03	\$1,577.24	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761



Property:

NORTH PARK ISLE

Date: 2-5-25
Technician: Ismael Bello
Arrive/ Depart: /

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/#	#	Hunter	SS2	TROPICAL OASIS	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date					Pgm A 1			A		A		A
Battery Replaced					12 AM 2							
Rain Sensor	68	bad			Pgm B 1		b		b		b	
					6 PM 2			C		C		C
					Pgm C 1							
					7 AM 2							
					Pgm D 1							
					2							

Notes:

Zone #	Type	Programs				Technician Use Only (Use Standard Invoice forms for additional charges)											
		A	B	C	D	Labor	Hrs	Rate	Amount	Materials	QTY	Unit	Extended				
1	D 25			15		broken drip 5				Supervisor: Ismael Bello							
2	S 40									Technician:							
3	B 25																
4	B 25																
5	S 40																
6	D 25			15													
7	B 40																
8	S 25																
9	S 25																
10	S 25																
11	S 25																
12	S 20																
13	B 20																
14	S 20		25	15													
15	S 25		25														
16	S 25		25														
17	S 25		25														
18	S 25		25														
19	S 40		40	15													
20	S 25		25														
21	S 40		40														
22	S 25		25	15													
23	S 10			10													
24	S 10			10													
Season Adjust %																	
Run Time																	

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

42



Property: NORTH PARK (S) E

Date: 2-5-23
Technician: Ismael Bello
Arrive/ Depart: /

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpipro.com

Clock Type/#	Confirm Time/Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A 1			A		A		A
Rain Sensor	60	Y	N			12 AM							
Notes:						Pgm B 1		b		b	b		
						6 PM							
						Pgm C 1			C		C		C
						7 AM							
						Pgm D 1							
						2							

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)							Total Labor Charges \$				
		A	B	C	D		Labor	Hrs	Rate	Amount	Materials	QTY	Unit		Extended			
25	b			10														
26	s			10														
3	b		15															
48	s			10														
59	D			15														
60	b			15														
71	D			15														
8	b			15														
9	s		15															
11	s		13			6 inch pan up 1												
12	b			10														
13	s			15														
14	s			15														
15	s			15														
16	s			15														
17	s		15															
18	b			10														
19	s			15														
20	s			15														
25	b			10														
26	s			15														
27	D			15														
28	s			15														
Season Adjust %																		
Run Time																		

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Total Materials \$
 Total Labor \$
 Grand Total \$



Property: **43**
WORTH PARK 1512
 Date: **2-5-75**
 Technician: **Ismael Bello**

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ #	Time/Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date					Pgm A 1			A				A
Rain Sensor	Battery Replaced	Y				12 AM							
		Y				Pgm B 1		b		b			
						6 AM			C		C		C
						7 AM							
						Pgm D 1							
						Pgm D 2							

Notes:

Zone #	Type	Programs				Zone Information							Technician Use Only (Use Standard Invoice forms for additional charges)				
		A	B	C	D	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Labor	Materials	Amount	
49	R	15															
50	R			10													
31	R			10													
4	R			15													
53	R			10													
61	R	15		15													
75	D																
86	S	15															
97	S																
106	b	15		10													
12	b			15													
60	D			15													
131	D			15													
14	S	15															
15	R	20															
16	R	10															
17	S	15															
18	R	20															
19	S	15															
20	D			15													
21	R	20															
22	b			15													
23	S	15															
22	R	20															
Season Adjust %																	
Run Time																	

Supervisor: Ismael Bello																	
Technician:																	
Total Labor Charges \$																	
Total Materials																	\$
Total Labor																	\$
Grand Total																	\$
Bill To:																	

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information



Landscape Maintenance Professionals, Inc.

Property:

NORTH PARK ISLE

Date
Technician
Arrive/ Depart

2-25-25
Tomero
1

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ #	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery						Pgm A 1			A		A		A
Rain Sensor	Battery Replaced	Y				12 AM 2		b		b		b	
						Pgm B 1							
						6 PM 2			C		C		C
						Pgm C 1							
						7 AM 2							
						Pgm D 1							
						Pgm D 2							

Notes:

Zone #	Type	Programs				Zone Information				Technician Use Only (Use Standard invoice forms for additional charges)						
		A	B	C	D	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
71	B			15												
24	D		20													
35	S		15													
6	S		15													
57	S		20													
65	S		15													
74	S		20													
80	D		09													
81	Tree															
810																

Supervisor:	Technician:	Supervisor:	Technician:	Supervisor:	Technician:	Supervisor:	Technician:
Tomero	Bend	Tomero	Bend	Tomero	Bend	Tomero	Bend
3 Hrs	3 Hrs	3 Hrs	3 Hrs	3 Hrs	3 Hrs	3 Hrs	3 Hrs
70.00	70.00	70.00	70.00	70.00	70.00	70.00	70.00
Total Labor Charges		Total Labor Charges		Total Labor Charges		Total Labor Charges	
\$420.00		\$420.00		\$420.00		\$420.00	

Materials	QTY	Unit	Extended
Rotar	3	24.50	73.50
6 inch Red UN	3	14.16	42.48
6 inch Red UN	13	1.90	24.70
6 inch Couplings	10	6.69	66.90
606900	1	26.75	26.75
3300-007	5	1.42	7.10
3/4 Couplings	4	0.96	3.84
Total Materials			\$231.03
Total Labor			\$420.00
Grand Total			\$651.03

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 315997

Bill To
North Park Isle CDD & North Park Isle CDD Cost Sharing c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/14/25	3/16/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$80.36

#324884 - Clubhouse controller - irrigation inspection repairs completed on 2-6-2025

Irrigation inspection repairs completed:

Repaired 4 drip irrigation leaks.

Replaced 4 clogged or damaged spray nozzles.

Lateral Components - 02/06/2025

Hunter PRO Nozzle 12 ft. Radius Half Circle 180 Degree	4.00EA	\$1.90	\$7.60
Irrigation Tech Labor	1.00HR	\$70.00	\$70.00
Rain Bird XF Coupling 17 mm	4.00EA	\$0.69	\$2.76

Grand Total \$80.36

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$50,156.59	\$1,577.24	\$0.00	\$0.00	\$0.00

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thelmpadvantage.com
 (877) 567-7761

Property: **NORTH PARK #41e Clubhouse**

Date: **2-6-25**
 Technician: **Ismail Bello**
 Arrive/ Depart: **1**

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #	Battery Date	Rain Sensor	Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
6 ASS2 Hunter		bad													
								8pm							
										h			h		
								8pm							
											c			c	
								8 AM							
									D		D	D		D	D
								1120pm							

Notes:

Zone #	Type	A	B	C	D	Zone Information
1	S	20				
2	h			10		
3	D			20		Drill breaker 2 couplings
4	S	20				
5	S	20				
6	S	20				
7	h			10		
8	h			10		
9	D			20		
10	D			20		
11	S	20				
12	S	20				Nozzle 2
13	D			10		
14	S	20		20		
15	h			10		
16	S	20				
17	S	20				Nozzle 2
18	h			20		
19	D			20		Drill couplings 2
20	S	20			15	
21	S	20				
22	h			10		
23	D			20		
24	S	20				
25	S	20			15	
Run Time						

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor	Hrs	Rate	Amount
Supervisor: Ismail Bello	30mi	70.00	2100.00
Technician: Daniel	30mi	70.00	2100.00
Total Labor Charges			\$701.00
Materials	QTY	Unit	Extended
Drill breaker couplings	4	669	2676
NOZZLE	4	1.90	7.60
Total Materials			\$ 10.36
Total Labor			\$ 701.00
Grand Total			\$ 801.36

Bill To:

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

265 **20**

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 315996

Bill To
North Park Isle CDD & North Park Isle CDD Cost Sharing c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/14/25	3/16/2025
Account Owner	PO#
David Manfrin	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$194.20

#324881 - Maryland controller - irrigation inspection repairs completed on 2-6-2025

Irrigation inspection repairs completed:

Repaired 1/2 inch line leaks on zones 20, 55, 57 and 60.

Replaced broken or leaking rotors on zones 28 and 55.

Lateral Components - 02/06/2025

Hunter PGP Ultra Adjustable Rotor 4 in. Riser with 3.0 Nozzle - PGP0430	2.00EA	\$24.50	\$49.00
Irrigation Tech Labor	2.00HR	\$70.00	\$140.00
Misc Irrigation Parts	1.00EA	\$0.00	\$0.00
Sch 40 PVC Coupling 1/2 in. Socket	8.00EA	\$0.65	\$5.20

Grand Total \$194.20

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$50,156.59	\$1,577.24	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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 (877) 567-7761

H2



Property: **NORTH PARK ISLE**

Date: **2 6 25**
 Technician: **ISMAIL BELLO**
 Arrive/ Depart: **1**

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmpro.com

Clock Type/ #	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
A ESP 1XD								
Battery Date	Pgm A 1			A			A	
Rain Sensor <input checked="" type="checkbox"/> bad	6 PM 2							
Notes:	Pgm B 1				b			b
	6 PM 2							
	Pgm C 1							
	7 AM 2							
	Pgm D 1		D		D		D	
	2							

Zone #	Type	A	B	C	D	Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)				
							Labor	Hrs	Rate	Amount	
25	S	25					Supervisor: ISMAIL BELLO				
26	S	25					Technician: DARREN				
27	R		40				Total Labor Charges \$				
28	R		40			ROTOR 1					
29	b				10		Materials	QTY	Unit	Extended	
30	S	25									
31	D				20						
32	b				10						
33	D				20						
34	R		40								
35	R		40								
36	R		40								
37	RS		40								
38	b				10						
39	D				20						
40	R		40								
41	S	25									
42	S	25									
43	b				10						
44	D				20						
45	D				20						
46	b				10						
47	RS		40								
48					20						
Season Adjust %							Total Materials	\$			
Run Time							Total Labor	\$			
							Grand Total	\$			
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information							Bill To:				



Property:

NORTH PARK 1510

Date	2-6-23
Technician	Ismael Bello
Arrive/ Depart	1

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmp.com

Clock Type/ #	ESP (X1)	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A	1		A			A	
Rain Sensor	⊗ bad	6 PM	2						
Notes:		Pgm B	1			b			b
		6 PM	2						
		Pgm C	1						
		7 AM	2	17		D		D	
		Pgm D	1						
			2						

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)						
		A	B	C	D		Labor	Hrs	Rate	Amount			
49	b				10								
50	⊗	25											
51	⊗		40										
52	⊗		40										
53	⊗		40			Prover 1							
54	⊗		40										
55	b				20	break - pipe 1/2							
56	D				10								
57	D				20	break pipe 1/2							
58	RS		40										
59	R		40										
60	b				15	break pipe 1/2							
61	⊗		40										
62	S	25											
613		25											
614		25											
615		25											
616					15								
617					20								
618					20								
619					15								
70		25											
71		25											
72		25											
Season Adjust %													
Run Time													
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information							Bill To:						
							Total Materials		\$				
							Total Labor		\$				
							Grand Total		\$				

N 4



Property: North DARY ISLE

Date	<u>2 6 25</u>
Technician	<u>Zsman Bello</u>
Arrive/ Depart	<u>1</u>

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #	<u>A FSP 17D</u>	Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date		Pgm A	1		<u>A</u>			<u>A</u>	
Rain Sensor	<u>(OK)</u> bad	Battery Replaced	Y	N					
Notes:		6 PM	2						
		Pgm B	1			<u>b</u>			<u>b</u>
		6 PM	2						
		Pgm C	1						
		7 AM	2						
		Pgm D	1		<u>n</u>		<u>n</u>		<u>D</u>
			2						

Zone #	Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)					
		A	B	C	D		Labor	Hrs	Rate	Amount		
73		23										
74		25										
75					15							
76		25										
75	<u>n</u>				15							
76	<u>b</u>				15							
77	<u>n</u>		40									
78	<u>n</u>		40									
79	<u>n</u>		40									
80	<u>n</u>		40									
81												
82												
83												
84												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
Season Adjust %												
Run Time												
Please make additional notes on the reverse side of this report - Use extra report as needed for programming information							Total Materials		\$ 54.20			
							Total Labor		\$ 140.00			
							Grand Total		\$ 194.20			
							Bill To:					

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 316092

Bill To
North Park Isle CDD & North Park Isle CDD Cost Sharing c/o Inframark 313 Campus Street Celebration, FL 34747

Date	Due Date
02/17/25	3/19/2025
Account Owner	PO#
David Manfrin	

Item	Amount
	\$4,093.33

#316449 - Plant Replacement

Replacement of plants from Inspection report that have died from past irrigation issues & some that were improperly planted. In the following areas:

Monument sign at Sam Allen

Maryland Clubhouse

Pocket park on Maryland

Landscape Material - 02/11/2025

Grand Total \$4,093.33

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$54,249.92	\$1,577.24	\$0.00	\$0.00	\$0.00

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 (877) 567-7761



Proposal

Proposal No.: 316449
Proposed Date: 01/08/25

PROPERTY:	FOR:
North Park Isle CDD & North Park Isle CDD Cost Sharing Michael Perez 3716 N Maryland Ave Plant City, FL 33565	Plant Replacement

Replacement of plants from Inspection report that have died from past irrigation issues & some that were improperly planted. In the following areas:

- Monument sign at Sam Allen
- Maryland Clubhouse
- Pocket park on Maryland

ITEM	QTY	UOM	TOTAL
Landscape Material			\$4,093.33
Coontie, 07 gallon - 07G	1.00	07g	
Black Mangrove, 07 gallon - 07G	9.00	07g	
Podocarpus, 07 gallon - 07G	33.00	07g	
Shoreline Juniper, Blue Pacific, 03 gallon - 03G	9.00	03g	
Total:			\$4,093.33

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Michael Perez

Signature (Owner/Property Manager)

Michael Perez

Printed Name (Owner/Property Manager)

Date

Signature - Representative

Date

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS								
Cash - Operating Account	\$ 770,909	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 770,909
Due From Other Funds	1,492	-	91,442	-	-	-	-	92,934
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Master	-	-	-	-	116,349	-	-	116,349
Acquisition & Construction Account	-	-	-	30,739	32,241	-	-	62,980
Prepayment Account	-	1,578	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	747,255
Revenue Fund	-	777,059	894,291	-	-	-	-	1,671,350
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	\$ 798,273	\$ 1,119,696	\$ 1,391,929	\$ 30,741	\$ 148,590	\$ 24,450,850	\$ 26,014,059	\$ 53,954,138
LIABILITIES								
Accounts Payable	\$ 21,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,369
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	-	41,845	-	23,690	27,399	-	-	92,934
TOTAL LIABILITIES	21,369	41,845	-	23,690	27,399	-	26,014,059	26,128,362

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES								
Restricted for:								
Debt Service	-	1,077,851	1,391,929	-	-	-	-	2,469,780
Capital Projects	-	-	-	7,051	121,191	-	-	128,242
Unassigned:	776,904	-	-	-	-	24,450,850	-	25,227,754
TOTAL FUND BALANCES	776,904	1,077,851	1,391,929	7,051	121,191	24,450,850	-	27,825,776
TOTAL LIABILITIES & FUND BALANCES	\$ 798,273	\$ 1,119,696	\$ 1,391,929	\$ 30,741	\$ 148,590	\$ 24,450,850	\$ 26,014,059	\$ 53,954,138

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	507,830	100,803	124.77%
Special Assmnts- CDD Collected	482,798	339,711	(143,087)	70.36%
Other Miscellaneous Revenues	-	992	992	0.00%
TOTAL REVENUES	889,825	851,064	(38,761)	95.64%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	3,001	4,199	41.68%
District Counsel	10,000	6,368	3,632	63.68%
District Engineer	5,000	1,393	3,607	27.86%
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	523	6,477	7.47%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	100	702	(602)	702.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	163,975	71,709	92,266	43.73%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	65,900	(50,900)	439.33%
Total Electric Utility Services	15,000	65,900	(50,900)	439.33%
<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 February 28, 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	15,942	(12,442)	455.49%
Total Water-Sewer Comb Services	3,500	15,942	(12,442)	455.49%
<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	97,026	82,974	53.90%
Amenity Center Pest Control	2,000	886	1,114	44.30%
Onsite Staff	70,000	-	70,000	0.00%
Janitorial Services & Supplies	1,800	1,460	340	81.11%
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	2,849	7,151	28.49%
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	777	2,023	27.75%
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	4,093	10,907	27.29%
Security System Monitoring & Maint.	3,000	3,558	(558)	118.60%
Miscellaneous Maintenance	15,000	22,319	(7,319)	148.79%
Irrigation Maintenance	15,000	1,439	13,561	9.59%
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	140	14,860	0.93%
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	213,595	358,755	37.32%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	52,250	77,750	40.19%
Total Road and Street Facilities	130,000	52,250	77,750	40.19%
TOTAL EXPENDITURES	889,825	419,396	470,429	47.13%
Excess (deficiency) of revenues				
Over (under) expenditures	-	431,668	431,668	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		345,236		
FUND BALANCE, ENDING		<u>\$ 776,904</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 11,474	\$ 11,474	0.00%
Special Assmnts- Tax Collector	678,975	671,327	(7,648)	98.87%
TOTAL REVENUES	678,975	682,801	3,826	100.56%
EXPENDITURES				
Debt Service				
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	-	448,776	448,776	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		629,075		
FUND BALANCE, ENDING		\$ 1,077,851		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 14,389	\$ 14,389	0.00%
Special Assmnts- Tax Collector	812,391	183,196	(629,195)	22.55%
Special Assmnts- CDD Collected	-	589,771	589,771	0.00%
TOTAL REVENUES	812,391	787,356	(25,035)	96.92%
EXPENDITURES				
<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	-	224,802	224,802	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,167,127		
FUND BALANCE, ENDING		\$ 1,391,929		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 482	\$ 482	0.00%
TOTAL REVENUES	-	482	482	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	482	482	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		6,569		
FUND BALANCE, ENDING		<u>\$ 7,051</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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
REVENUES				
Interest - Investments	\$ -	\$ 2,579	\$ 2,579	0.00%
TOTAL REVENUES	-	2,579	2,579	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	2,579	2,579	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		118,612		
FUND BALANCE, ENDING		<u>\$ 121,191</u>		

Bank Account Statement

Thursday, March 20, 2025

North Park Isle CDD

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Bank Account No. 8942
Statement No. 25_02

Statement Date 02/28/2025

G/L Account No. 101001 Balance	770,909.39	Statement Balance	781,501.58
		Outstanding Deposits	6,917.88
Positive Adjustments	0.00		
Subtotal	770,909.39	Subtotal	788,419.46
Negative Adjustments	0.00	Outstanding Checks	-17,510.07
Ending G/L Balance	770,909.39	Ending Balance	770,909.39

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025		JE000659	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	13,084.32	13,084.32	0.00
01/01/2025		JE000682	Accounts Payable - Other	Reversal teco paid twice for entry Dtd.07/31/23	622.86	622.86	0.00
02/08/2025	Refund	REF100072	MCCALL SERVICE NW, LLC	MCCALL SERVICE NW, LLC	175.00	175.00	0.00
02/12/2025		JE000707	Special Assmnts-CDD Collected	Off Roll Deposit	6,975.14	6,975.14	0.00
Total Deposits					20,857.32	20,857.32	0.00
Checks							
							0.00
01/17/2025	Payment	1668	NORTH PARK ISLE CDD	Check for Vendor V00028	-211,996.00	-211,996.00	0.00
02/04/2025	Payment	100064	GIG FIBER LLC	Inv: 3783	-10,450.00	-10,450.00	0.00
02/04/2025	Payment	100065	STRALEY ROBIN VERICKER	Inv: 25769	-625.00	-625.00	0.00
02/04/2025	Payment	100066	MCCALL SERVICE NW, LLC	Inv: 59424868, Inv: 59424949, Inv: 59413152	-232.50	-232.50	0.00
02/04/2025	Payment	100067	HAWKINS SERVICE COMPANY	Inv: 271613767, Inv: 269713219, Inv: 267962057,	-1,564.36	-1,564.36	0.00
02/04/2025	Payment	100068	BLUE LIFE POOL SERVICE LLC	Inv: 16970	-2,000.00	-2,000.00	0.00
02/04/2025	Payment	100069	CIRLO HERNANDEZ	Inv: 153	-18,200.00	-18,200.00	0.00
02/04/2025	Payment	100070	SECURITEAM	Inv: 19401, Inv:	-944.90	-944.90	0.00
02/04/2025	Payment	100071	JNJ AMENITY SERVICES LLC	Inv: 0477	-730.00	-730.00	0.00
02/05/2025	Payment	100072	MCCALL SERVICE NW, LLC	Inv: 010725 - 5239	-175.00	-175.00	0.00
01/28/2025	Payment	300018	CHARTER COMMUNICATION S ACH	Inv: 0384991011125 ACH	-209.99	-209.99	0.00
02/13/2025	Payment	1671	INFRAMARK LLC	Check for Vendor V00025	-5,287.50	-5,287.50	0.00
02/13/2025	Payment	1672	ALBERTO VIERA	Check for Vendor V00023	-200.00	-200.00	0.00
02/13/2025	Payment	1673	CARLOS DE LA OSSA	Check for Vendor V00029	-200.00	-200.00	0.00

Bank Account Statement

Thursday, March 20, 2025

North Park Isle CDD

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Bank Account No. 8942
Statement No. 25_02

Statement Date 02/28/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
02/13/2025	Payment	1674	KELLY ANN EVANS	Check for Vendor V00020	-200.00	-200.00	0.00
02/13/2025	Payment	1675	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
02/13/2025	Payment	1676	NORTH PARK ISLE CDD	Check for Vendor V00028	-8,207.01	-8,207.01	0.00
02/20/2025	Payment	100073	INFRAMARK LLC	Inv: 142112	-559.86	-559.86	0.00
02/20/2025	Payment	100074	SECURITEAM	Inv: 19530, Inv: 19561	-894.00	-894.00	0.00
02/20/2025	Payment	100075	JNJ AMENITY SERVICES LLC	Inv: 0486	-730.00	-730.00	0.00
02/20/2025	Payment	100077	STRALEY ROBIN VERICKER LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 25929	-1,885.00	-1,885.00	0.00
02/20/2025	Payment	100078	TECO ACH	Inv: 189279, Inv: 312532	-26,356.50	-26,356.50	0.00
02/05/2025	Payment	300019	TECO ACH	Inv: 011525 5355 ACH	-36.85	-36.85	0.00
02/05/2025	Payment	300020	TECO ACH	Inv: 011525 5371 ACH	-29.49	-29.49	0.00
02/05/2025	Payment	300021	TECO ACH	Inv: 011525 5389 ACH	-27.68	-27.68	0.00
02/05/2025	Payment	300022	TECO ACH	Inv: 011525 3537 ACH	-45.58	-45.58	0.00
02/05/2025	Payment	300023	TECO ACH	Inv: 011525 1253 ACH	-1,417.79	-1,417.79	0.00
01/01/2025		JE000682	Accounts Payable - Other	Reversal teco paid twice for entry Dtd.07/31/23	-622.86	-622.86	0.00
02/05/2025	Payment	DD249	TECO ACH	Payment of Invoice 001364	-311.24	-311.24	0.00
02/05/2025	Payment	DD250	TECO ACH	Payment of Invoice 001365	-11,067.14	-11,067.14	0.00
02/28/2025		JE000708	Utility - Electric	Teco ADJ JE	-194.50	-194.50	0.00
Total Checks					-305,600.75	-305,600.75	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
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	1669	RYAN MOTKO	Check for Vendor V00027			-200.00
01/30/2025	Payment	DD242	TECO ACH	Payment of Invoice 001301			-35.38
02/13/2025	Payment	1677	RYAN MOTKO	Check for Vendor V00027			-200.00
02/20/2025	Payment	100076	ECO-LOGIC SERVICES LLC	Inv: 4831			-4,325.00

Bank Account Statement

Thursday, March 20, 2025

North Park Isle CDD

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Bank Account No. 8942

Statement No. 25_02

Statement Date

02/28/2025

01/28/2025	Payment	DD248	TECO ACH	Payment of Invoice 001329	-180.01
			CHARTER		
02/28/2025	Payment	300026	COMMUNICATION	Inv: 0384991021125 ACH	-218.94
			S ACH		
02/28/2025	Payment	300032	CITY OF PLANT	Inv: 1490094 ACH	-580.16
			CITY ACH		
02/28/2025	Payment	300033	CITY OF PLANT	Inv: 1490096 ACH	-369.95
			CITY ACH		
02/28/2025	Payment	300034	CITY OF PLANT	Inv: 1490098 ACH	-380.68
			CITY ACH		
02/28/2025	Payment	300035	CITY OF PLANT	Inv: 1490099 ACH	-1,281.58
			CITY ACH		
02/28/2025	Payment	300036	CITY OF PLANT	Inv: 1490424 ACH	-329.60
			CITY ACH		
Total Outstanding Checks					-17,510.07

Outstanding Deposits

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
02/01/2025		JE000677		ACH ADJ JE	1,876.53
02/01/2025		JE000680		Truist CC ADJ JE	902.64
Total Outstanding Deposits					6,917.88

Report Name Check Register By Fund

Date Range ** 2/01/25..2/28/25

Fund No. 001..999

Vendor No. **** all

Sort By	Check No.
Include Check Subtotal	No

**** Must be a date range (i.e. 11/1/09..11/30/09)**

****** Leave blank or insert "ALL" for all vendors.**

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 2/01/25 to 2/28/25

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100064	02/04/25	GIG FIBER LLC	3783	01/2025 SOLAR EQUIPMENT	SOLAR EQMNT LEASE INCOME	543062-54101	\$10,450.00
001	100065	02/04/25	STRALEY ROBIN VERICKER	25769	PROFESSIONAL SERVICES	District Counsel	531146-51401	\$625.00
001	100066	02/04/25	MCCALL SERVICE NW, LLC	59424868	PEST CONTROL	PEST MGMNT RODENT SVC	534181-53908	\$125.00
001	100066	02/04/25	MCCALL SERVICE NW, LLC	59424949	PEST CONTROL	PEST MGMNT RODENT SVC	534181-53908	\$53.75
001	100066	02/04/25	MCCALL SERVICE NW, LLC	59413152	WASP SERVICE	PEST MGMNT RODENT SVC	534181-53908	\$53.75
001	100067	02/04/25	HAWKINS SERVICE COMPANY	267962057	HOME PROTECTION PLAN MONTHLY 07/24	HOME PROTECTION PLAN MONTHLY	546922-53908	\$19.99
001	100067	02/04/25	HAWKINS SERVICE COMPANY	269713219	HOME PROTECTION PLAN MONTHLY 08/24	HOME PROTECTION PLAN MONTHLY	546922-53908	\$19.99
001	100067	02/04/25	HAWKINS SERVICE COMPANY	271613767	HOME PROTECTION PLAN MONTHLY 09/24 & EQUIPMENT	HOME PROTECTION PLAN MONTHLY & EQUIPMENT	546922-53908	\$29.98
001	100067	02/04/25	HAWKINS SERVICE COMPANY	275708856	AC REPAIRS	Miscellaneous Maintenance	546922-53908	\$1,494.40
001	100068	02/04/25	BLUE LIFE POOL SERVICE LLC	16970	01/2025 POOL SERVICE	Contracts-Pools	534078-53908	\$2,000.00
001	100069	02/04/25	CIRLO HERNANDEZ	153	TREE REMOVAL	R&M-Other Landscape	546036-53908	\$18,200.00
001	100070	02/04/25	SECURITEAM	19401	JAN 25 MONITORING SVC	MONITORING SVC	546479-53908	\$500.00
001	100070	02/04/25	SECURITEAM	16290100224	MONITORING SVC	Security System Monitoring & Maint.	546479-53908	\$444.90
001	100071	02/04/25	JNJ AMENITY SERVICES LLC	0477	AMENITY CLEANING	Janitorial Services & Supplies	534349-53908	\$730.00
001	100072	02/05/25	MCCALL SERVICE NW, LLC	010725 - 5239	PEST CONTROL	PEST MGMNT RODENT SVC	534181-53908	\$175.00
001	100073	02/20/25	INFRAMARK LLC	142112	DEC 24 VARIABLES - diaper table and postage	Diaper changing table	546922-53908	\$559.17
001	100073	02/20/25	INFRAMARK LLC	142112	DEC 24 VARIABLES - diaper table and postage	Postage	531142-51301	\$0.69
001	100074	02/20/25	SECURITEAM	19530	cards	MONITORING SVC	546479-53908	\$394.00
001	100074	02/20/25	SECURITEAM	19561	security services	MONITORING SVC	546479-53908	\$500.00
001	100075	02/20/25	JNJ AMENITY SERVICES LLC	0486	AMENITY CLEANING	Amenity Maintenance & Repairs	546176-53908	\$730.00
001	100076	02/20/25	ECO-LOGIC SERVICES LLC	4831	Pond Maint	LAKE MAINT	531085-53908	\$4,325.00
001	100077	02/20/25	STRALEY ROBIN VERICKER	25929	dist counsel	district counsel	531146-51401	\$1,885.00
001	100078	02/20/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	189279	TREE REMOVAL	R&M-Other Landscape	546036-53908	\$2,100.00
001	100078	02/20/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	312532	Landscape Contract	landscape	534171-53908	\$24,256.50
001	1671	02/13/25	INFRAMARK LLC	142867	FEB 25 management services	FEB 25 Accounting Services	532001-51301	\$562.50
001	1671	02/13/25	INFRAMARK LLC	142867	FEB 25 management services	FEB 25 dissemination services	531142-51301	\$600.00
001	1671	02/13/25	INFRAMARK LLC	142867	FEB 25 management services	DISTRICT INVOICE	531150-51301	\$3,000.00
001	1671	02/13/25	INFRAMARK LLC	142867	FEB 25 management services	Personnel services	531122-53908	\$1,000.00
001	1671	02/13/25	INFRAMARK LLC	142867	FEB 25 management services	website maintenance	549936-51301	\$125.00
001	1672	02/13/25	ALBERTO VIERA	AV-020625	BOS MEETING 02/06/2025	SUPERVISOR FEE	511100-51101	\$200.00
001	1673	02/13/25	CARLOS DE LA OSSA	CO 020625	BOS MEETING 02/06/2025	SUPERVISOR FEE	511100-51101	\$200.00
001	1674	02/13/25	KELLY ANN EVANS	KE-020625	BOS MEETING 02/06/2025	SUPERVISOR FEE	511100-51101	\$200.00
001	1675	02/13/25	NICHOLAS J. DISTER	ND-020625	BOS MEETING 02/06/2025	SUPERVISOR FEES	511100-51101	\$200.00
001	1677	02/13/25	RYAN MOTKO	RM-020625	BOS MEETING 02/06/2025	SUPERVISOR FEES	511100-51101	\$200.00
001	300019	02/05/25	TECO ACH	011525 5355 ACH	January Electric	ELECTRIC	543041-53100	\$36.85
001	300020	02/05/25	TECO ACH	011525 5371 ACH	electric	Utility - Electric	543041-53100	\$29.49
001	300021	02/05/25	TECO ACH	011525 5389 ACH	electric	Utility - Electric	543041-53100	\$27.68
001	300022	02/05/25	TECO ACH	011525 3537 ACH	electric	Utility - Electric	543041-53100	\$45.58
001	300023	02/05/25	TECO ACH	011525 1253 ACH	electric	Utility - Electric	543041-53100	\$1,417.79
001	300026	02/28/25	CHARTER COMMUNICATIONS ACH	0384991021125 ACH	Communications 2/11 - 3/10/2025	internet 2/11 - 3/10/2025	546176-53908	\$218.94
001	300032	02/28/25	CITY OF PLANT CITY ACH	1490094 ACH	water 1/8 - 2/7/2025	Utility - Water	543018-53600	\$580.16
001	300033	02/28/25	CITY OF PLANT CITY ACH	1490096 ACH	water 1/8 - 2/7/2025	Utility - Water	543018-53600	\$369.95
001	300034	02/28/25	CITY OF PLANT CITY ACH	1490098 ACH	water 1/8-2/7/2025	water 1/8/2025 - 2/7/2025	543018-53600	\$380.68
001	300035	02/28/25	CITY OF PLANT CITY ACH	1490099 ACH	water 1/8 - 2/7/2025	Utility - Water	543018-53600	\$1,281.58
001	300036	02/28/25	CITY OF PLANT CITY ACH	1490424 ACH	water 1/8 - 2/7/2025	Utility - Water	543018-53600	\$329.60
001	DD249	02/05/25	TECO ACH	011525 36724 ACH	electric 12	ELECTRIC 12/10 - 1/9/2025	543041-53100	\$311.24
001	DD250	02/05/25	TECO ACH	011525 1600 ACH	electric 12/10 - 1/9/2025	Utility - Electric	543041-53100	\$11,067.14
Fund Total								\$92,056.30
SERIES 2019 DEBT SERVICE FUND - 200								
200	1676	02/13/25	NORTH PARK ISLE CDD	02072025 - 713	Series 2019&2021 FY25 Tax Dist ID 713	SERIES 2019 FY 25 TAX DIST ID 713	103200	\$6,447.56
Fund Total								\$6,447.56
SERIES 2021 DEBT SERVICE FUND - 201								
201	1676	02/13/25	NORTH PARK ISLE CDD	02072025 - 713	Series 2019&2021 FY25 Tax Dist ID 713	SERIES 2021 FY25 TAX DIST ID 713	103200	\$1,759.45
Fund Total								\$1,759.45
Total Checks Paid								\$100,263.31

Fund	Check#	Invoice #	Url
001	100064	3783	
001	100065	25769	
001	100066	59424868	
001	100067	267962057	
001	100068	16970	
001	100069	153	
001	100070	19401	
001	100071	0477	
001	100072	010725 - 5239	
001	100073	142112	
001	100074	19530	
001	100075	0486	
001	100076	4831	
001	100077	25929	
001	100078	189279	
001	1671	142867	
001	1672	AV-020625	
001	1673	CO 020625	
001	1674	KE-020625	
001	1675	ND-020625	
001	1676	02072025 - 713	
001	1677	RM-020625	
001	300019	011525 5355 ACH	
001	300020	011525 5371 ACH	
001	300021	011525 5389 ACH	
001	300022	011525 3537 ACH	
001	300023	011525 1253 ACH	
001	300026	0384991021125 ACH	
001	300032	1490094 ACH	
001	300033	1490096 ACH	
001	300034	1490098 ACH	
001	300035	1490099 ACH	
001	300036	1490424 ACH	
001	DD249	011525 36724 ACH	
001	DD250	011525 1600 ACH	
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200	100065	25769	
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201	300023	011525 1253 ACH	
201	300026	0384991021125 ACH	
201	300032	1490094 ACH	
201	300033	1490096 ACH	
201	300034	1490098 ACH	
201	300035	1490099 ACH	
201	300036	1490424 ACH	
201	DD249	011525 36724 ACH	
201	DD250	011525 1600 ACH	



A handwritten signature in black ink, appearing to read "Arturo Gandarilla".

Arturo Gandarilla
INFRAMARK

NORTH PARK ISLE MARCH INSPECTION REPORT 3/14/25, 8:16 AM

NORTH PARK ISLE. CDD. LMP.

Friday, March 14, 2025

Prepared For Board Of Supervisors.

59 Issues Identified

Blue-completed

Red-not completed

Green-proposals



N. MARYLAND AVE.

Assigned To LMP.

The community entrance facade is well-maintained.



E. SAM ALLEN RD.

Assigned To LMP.

The frontage bed on E. Sam Allen is being overrun by weeds and requires immediate attention to restore its appearance and health.



N. MARYLAND AVE.

Assigned To LMP.

Remove palm that is growing in juniper.



HAZY SEA & N. MARYLAND AVE.

Assigned To LMP.

Remove all weeds from curbs and sidewalks at the community entrance to maintain a clean and well-kept appearance.



HAZY SEA

Assigned To LMP.

The pocket park continues to be well-maintained.



HAZY SEA DR.

Assigned To LMP.

The viburnum hedge requires cleaning to enhance visibility of the landscape bed and improve overall aesthetic.



N. MARYLAND AVE.

Assigned To LMP.

The lift station is well-maintained.



N. MARYLAND AVE.

Assigned To LMP.

The tree needs to be straightened and properly secured.



N. MARYLAND AVE.

Assigned To LMP.

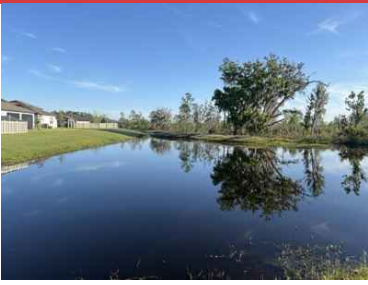
The tree needs to be straightened and properly secured.



N. MARYLAND AVE.

Assigned To LMP.

The area along the fence requires cleanup to remove overgrown vegetation and weeds. Clearing this section will improve the overall appearance and maintain a well-kept landscape.” Next to 3624 N. MARYLAND AVE.



POND # 2.

Assigned To ECO LOGIC.

The pond is well-maintained.



N. MARYLAND AVE. & TROPICAL OASIS AVE.

Assigned To LMP.

Sidewalk needs to be edged and poles need to line trimmed.



N. MARYLAND AVE.

Assigned To LMP.

Trim the viburnum hedge along fence in pocket park.



POND # 3.

Assigned To ECO LOGIC.

The pond is well-maintained.



N. MARYLAND AVE.

Assigned To LMP.

All 4 pocket parks need the viburnum hedges trimmed.



POND # 4.

Assigned To ECO LOGIC.

The pond has some torpedo grass & water pennywort.



N. PARK RD. & BLUE ORCHID AVE.

Assigned To LMP.

Remove all weeds from Liriope.



BLUE ORCHID AVE. & N. PARK RD.

Assigned To LMP.

The community entrance facade is well-maintained.



BLUE ORCHID AVE.

Assigned To LMP.

Trim the awabuki hedge behind the monument.



TROPICAL OASIS AVE. & N. PARK RD.

Assigned To LMP.

The community entrance facade is well-maintained.



POND # 5.

Assigned To ECO LOGIC.

The pond is well-maintained.



POND # 6.

Assigned To ECO LOGIC.

The pond is well-maintained.



POND # 7.

Assigned To ECO LOGIC.

The pond is well-maintained.



CAPRI COAST DR.

Assigned To LMP.

The shell path is well maintained, clean, and in good condition, providing a neat and accessible walkway.



CAPRI COAST DR.

Assigned To LMP.

Trim the ornamental grasses on both sides of the park.



POND # 8.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 9.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 10.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 11.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 12.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 13.

Assigned To ECO LOGIC.

The torpedo grass is starting to die.



POND # 14.

Assigned To ECO LOGIC.

The weeds are beginning to die.



POND # 15.

Assigned To ECO LOGIC.

The pond is well-maintained.



TAHITIAN SUNRISE DR.

Assigned To LMP.

Trim ornamental grasses in park.



POND # 16.

Assigned To ECO LOGIC.

The pond is well-maintained. The water pennywort is dying.



POND # 17.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 18.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 19.

Assigned To ECO LOGIC.
The pond is well-maintained.



POND # 20.

Assigned To ECO LOGIC.
The pond is well-maintained.



TAHITIAN SUNRISE DR. & N. MARYLAND AVE.

Assigned To LMP.

Remove st. Augustine grass runners from under tree.



N. MARYLAND AVE.

Assigned To LMP.

Turf fertility needs improvement.



POND # 21.

Assigned To ECO LOGIC.

The pond has some filamentous algae, water pennywort and Vasey grass.



POND # 22.

Assigned To ECO LOGIC.

The pond is well-maintained.



POND # 23.

Assigned To ECO LOGIC.

The pond has some bulrush & primrose willow.



POND # 24.

Assigned To ECO LOGIC.

The pond is well-maintained.



POND # 25.

Assigned To ECO LOGIC.

Pond 25 shows significant weed overgrowth and issues with the rock bed. These areas need attention to maintain the pond's health and appearance.



TAHITIAN SUNRISE DR.

Assigned To LMP.

the community entrance is well-maintained.



TAHITIAN SUNRISE DR.

Assigned To LMP.

Treat the dollar weeds in blue daze.



N. MARYLAND AVE.

Assigned To CLUBHOUSE MANAGER.

The E. Side mailboxes are well-maintained.



N. MARYLAND AVE.

Assigned To LMP.

Inspect and remove any plant material that is dead or appears to be declining.



N. MARYLAND AVE.

Assigned To CLUBHOUSE MANAGER.

The chaise lounge and umbrellas are well-maintained.



N. MARYLAND AVE.

Assigned To BLUE LIFE.

The pool is blue, clear and well-maintained.



N. MARYLAND AVE.

Assigned To LMP.

All brown or dead palm fronds within the pool area should be removed to maintain a clean and well-kept appearance.



N. MARYLAND AVE.

Assigned To CLUBHOUSE MANAGER.

The chairs and tables in the poolside seating area are well-maintained.



N. MARYLAND AVE.

Assigned To LMP.

The playground is well-maintained.



N. MARYLAND AVE.

Assigned To CLUBHOUSE MANAGER.
The pickleball court is well-maintained.



N. MARYLAND AVE.

Assigned To CLUBHOUSE MANAGER.
The basketball court is well-maintained.



N. MARYLAND AVE.

Assigned To CLUBHOUSE MANAGER.
The SW mailboxes are well maintained.



N. MARYLAND AVE.

Assigned To CLUBHOUSE MANAGER.
The amenity center is well-maintained all bathrooms are functional.