

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 05, 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, June 05, 2025 at 2:00 p.m.

The Regular Meeting of the **North Park Isle Community Development District** will be held **June 05, 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 Resolution 2025-06; Authorizing Spending Authority for District Manager and Chair of the Board

B. Consideration of Resolution 2025-07; Approving Proposed Budget and Setting Public Hearing

C. Consideration of ARC Application

D. Ratification of Down to Earth Proposal #118708 – June Fertilizer

E. Ratification of Pool Monitor Services Agreement

4. CONSENT AGENDA

A. Approval of Minutes of the May 01, 2025, Regular Meeting

B. Consideration of Operation and Maintenance April 2025

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

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 5, 2025.

Attest:

**North Park Isle
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

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

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the North Park Isle Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 7, 2025

HOUR: 2:00 p.m.

LOCATION: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Plant City at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 5, 2025.

Attest:

**North Park Isle Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

North Park Isle
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
REVENUES		
Interest - Investments	\$ -	\$ -
Operations & Maintenance Assmts - On Roll	407,027	610,600
Special Assessments - CDD Collected	482,798	724,269
Rental Income	-	-
Other Miscellaneous Revenues	-	-
TOTAL REVENUES	\$ 889,825	\$ 1,334,869

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$ 12,000	\$ 12,000
Onsite Staff	70,000	70,000
District Management	36,000	36,000
Field Management	12,000	18,000
Accounting Services	6,750	6,750
Website Admin Services	1,500	1,500
District Engineer	5,000	12,500
District Counsel	10,000	15,000
Trustees Fees	8,100	8,100
Auditing Services	6,000	6,000
Postage, Phone, Faxes, Copies	500	500
Mailings	2,500	2,500
Legal Advertising	7,000	3,000
Bank Fees	250	250
Dues, Licenses & Fees	175	175
Onsite Office Supplies	100	1,000
Website ADA Compliance	1,500	1,500
Disclosure Report	7,200	7,200
Total Financial and Administrative	\$ 186,575	\$ 201,975

Insurance

General Liability	\$ 3,800	\$ 3,908
Public Officials Insurance	3,100	\$ 3,697
Property & Casualty Insurance	50,000	\$ 26,189
Deductible	2,500	2,500
Total Insurance	\$ 59,400	\$ 36,294

Utility Services

Electric Utility Services	\$ 15,000	\$ 170,000
Street Lights	130,000	130,000

Water/Waste	3,500	40,000
Total Utility Services	\$ 148,500	\$ 340,000

Amenity

Pool Monitor	\$ -	\$ 12,000
Pools R&M	20,000	10,000
Janitorial - Maintenance	8,000	5,000
Janitorial - Services and Supplies	1,800	9,600
Garbage Dumpster - Rental/Collection	7,500	5,000
Amenity Pest Control	2,000	2,000
Amenity Maintenance & Repairs	10,000	10,000
Amenity Furniture R&M	5,000	5,000
Security Systemn Monitoring and Maint	3,000	5,000
Key Card Distribution	2,000	2,000
Dog Waste Station Service and Supplies	9,000	4,500
Entrance Monuments, Gates, Walls R&M	2,800	2,800
Pool Maintenance - Contract	11,200	24,000
Pool Treatments & Other R&M	-	5,000
R&M Drainage	25,000	25,000
Security Monitoring Services	15,000	15,000
MISC Maintenance	15,000	35,000
Special Events	-	10,000
Holiday Decorations	15,000	15,000
Janitorial Supplies	1,000	1,000
Mailbox Awning Project	-	150,000
Total Amenity	\$ 153,300	\$ 352,900

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 180,000	\$ 220,000
Landscaping - R&M	10,000	-
Landscaping - Mulch	20,000	20,000
Landscaping - Annuals	15,000	15,000
Landscaping - Plant Replacement Program	15,000	15,000
Landscaping - Tree Trimming and Replacement		12,000
Irrigation Maintenance	15,000	10,000
Aquatics - Contract	3,000	64,200
Aquatics - Plant Replacement	2,000	2,000
Waterway Management Program	44,000	-
Mitigation Area	2,500	2,500
Wildlife Control	1,500	1,500
Debris Cleanup	5,000	5,000
Shared Landscape Maint Fr Entrance	1,500	1,500
Storm Cleanup	-	35,000
Total Landscape and Pond Maintenance	\$ 314,500	\$ 403,700

Reserves

Reserves	\$ 27,550	\$ -
Total Reserve	\$ 27,550	\$ -

TOTAL EXPENDITURES

\$	889,825	\$	1,334,869
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Assessment Summary
Fiscal Year 2026 vs. 2025 Assessments

ASSESSMENT ALLOCATION											
Assessment Area One- Series 2019											
Product	Units	General Fund			Debt Service Series 2019			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 50'	345	\$ 1,422.63	\$ 948.33	\$ 474.30	\$ 1,595.75	\$ 1,595.75	\$ -	\$ 3,018.38	\$ 2,544.08	\$ 474.30	19%
Single Family 60'	93	\$ 1,707.16	\$ 1,138.00	\$ 569.16	\$ 1,914.90	\$ 1,914.90	\$ -	\$ 3,622.06	\$ 3,052.90	\$ 569.16	19%
	438										
Assessment Area Two- Series 2021											
Product	Units	O&M Per Unit			Debt Service Series 2021			Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	Percent Change
Single Family 40'	54	\$ 1,138.11	\$ 758.66	\$ 379.44	\$ 1,276.60	\$ 1,276.60	\$ -	\$ 2,414.71	\$ 2,035.26	\$ 379.44	19%
Single Family 50'	424	\$ 1,422.63	\$ 948.33	\$ 474.30	\$ 1,595.75	\$ 1,595.75	\$ -	\$ 3,018.38	\$ 2,544.08	\$ 474.30	19%
Single Family 60'	62	\$ 1,707.16	\$ 1,138.00	\$ 569.17	\$ 1,914.90	\$ 1,914.90	\$ -	\$ 3,622.06	\$ 3,052.90	\$ 569.17	19%
	540										



North Park Isle Architectural Application

An application requesting approval for any alteration which occurs outside the exterior walls of the dwelling **MUST BE ACCOMPANIED BY THE FOLLOWING FOR CONSIDERATION:**

- v' Copy of the lot survey with the proposed alteration(s) drawn on it
- v' Legible sketch and/or drawing indicating location, size and type of construction
- v' Contractor information (Proposal or Estimate)
- v' Color swatches / samples
- v' Pictures
- v' Materials
- v' Detail description of alteration (Page 2 of form)
- v' Other pertinent information as required
- v' Non-Refundable **\$25.00** Application Fee (Payable by check or money order Payable to North Park Isles)

ALL APPLICATIONS MUST HAVE ALL ABOVE INFORMATION BEFORE PROCESS WILL BEGIN. ALL APPLICATIONS MUST BE MAILED IN AND ALL INFORMATION MUST BE INCLUDED BEFORE PROCESS WILL BEGIN. ANY MISSING INFORMATION WILL CAUSE THE APPLICATION TO BE SENT BACK.

IF YOU ARE APPLYING FOR MORE THAN ONE ITEM, THEY MUST BE ON SEPARATE APPLICATIONS.

It is recommended that you review the Declaration of Covenants, Conditions and Restrictions provided for a complete description of your responsibilities regarding Architectural Review requirements and submittals.

Please mail your completed application to our office at 2002 West Grand Parkway North, Suite 100, Katy, TX 77449, Attn: Architectural Review. You will be notified in writing (along with an e-mail. Please provide e-mail address at the bottom of this page) with the decision made by the Association and/or the Architectural Review Board. Pursuant to the Declaration of Covenants, Conditions and Restrictions of your Homeowners' Association, your application process may take thirty (30) to forty-five (45) days. Please plan accordingly.

If approval is granted, it is not to be construed to include approval of any County or City Code Requirements. A building permit from the appropriate building department is needed on most property 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 Association llc

OWNER'S NAME: Vinay Kumar Valusa DATE: 05/15/2025

OWNER'S NAME: Ramyasri Gundu DATE: 05/15/2025

ADDRESS: 3852 Capri coast Dr, plant city, FL 33565

PHONE: 510-833-1757 E-MAIL: vinayvalusa@gmail.com

DESCRIBE ALTERATION IN DETAIL:

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

(Provide sample of color.)

4. Details of Alteration(s): Total 2015 ft Fence, Tan color all around the house which covers the back yard. Both full privacy and pickets on the partial side and back.

(If more space is required, please attach another sheet to this form)

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: [Signature]

DATE: 05/15/2025

OWNER'S SIGNATURE: Ramya

DATE: 5/15/2025

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

BOUNDARY & AS-BUILT SURVEY

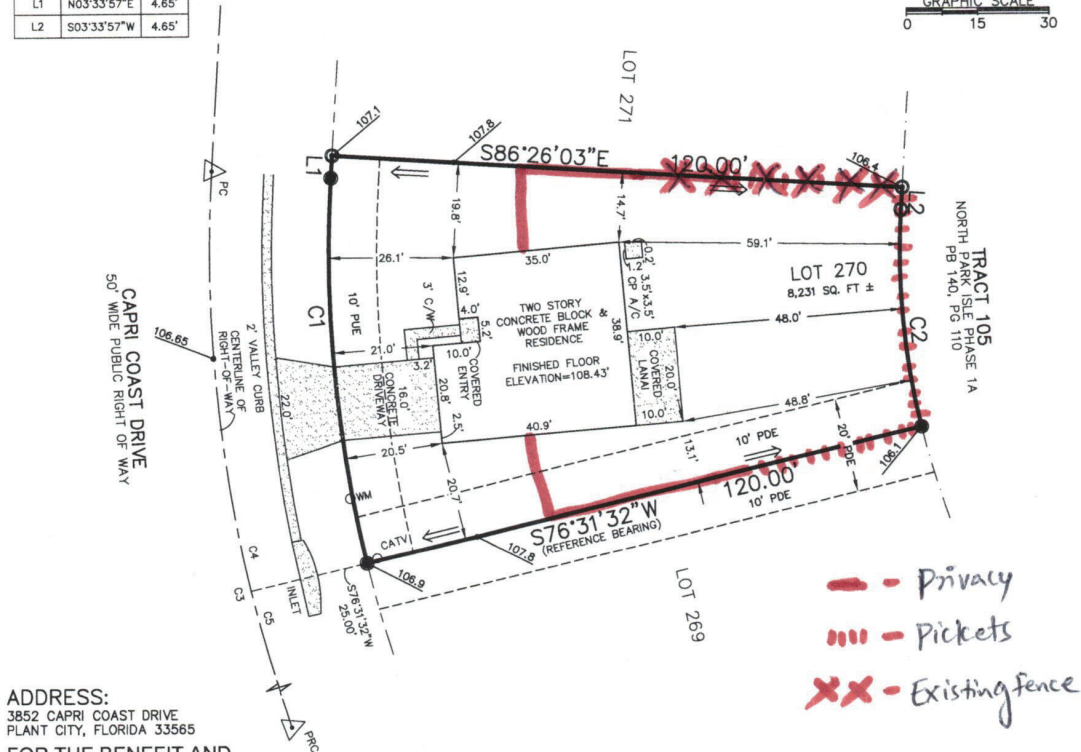
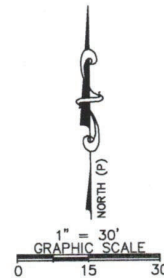
DESCRIPTION: (AS FURNISHED)

LOT 270, NORTH PARK ISLES PH 1B,1C & 1D

AS RECORDED IN PLAT BOOK 141, PAGE(S) 93-102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	81.79'	275.00'	17°02'24"	N04°57'16"W 81.49'
C2	46.10'	155.00'	17°02'24"	S04°57'16"E 45.93'
C3	253.50'	300.00'	48°24'56"	S20°38'31"E 246.03'
C4	89.22'	300.00'	17°02'24"	S04°57'16"E 88.89'
C5	164.28'	300.00'	31°22'31"	S29°09'43"E 162.24'

Line Table		
Line #	Direction	Length
L1	N03°33'57"E	4.65'
L2	S03°33'57"W	4.65'



ADDRESS:
3852 CAPRI COAST DRIVE
PLANT CITY, FLORIDA 33565

FOR THE BENEFIT AND
EXCLUSIVE USE OF:

VINAY KUMAR VALUSA
IRAMYASRI GUNDU
PULTE MORTGAGE, LLC
PGP TITLE OF FLORIDA, INC.
PREMIER LAND TITLE INSURANCE COMPANY
CENTEX HOME CORPORATION

NOTES:

- ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
- PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 08-09-2023, UNLESS OTHERWISE SHOWN.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
- BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK KN R WITH AN ELEVATION OF 134.8' NAVD 88 DATUM.

LEGEND:

---	CENTERLINE
---	RIGHT OF WAY LINE
---	DRAINAGE FLOW
---	EXISTING ELEVATION
XX/XX	EXISTING ELEVATION
A/C	AIR CONDITIONER
CONCRETE	CONCRETE
CBW	CONCRETE BLOCK WALL
CNA	CORNER NOT ACCESSIBLE
CP	CONCRETE PAD
CS	CONCRETE SLAB
C/W	CONCRETE WALK
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
D&UE	DRAINAGE & UTILITY EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM

●	SET 1/2" IRON ROD AND CAP
LB #6393	FOUND NAIL AND DISC
LB #2610	FOUND 1/2" IRON ROD AND CAP
○	PER PLAT
(P)	MEASURED
(M)	OFFSET
O/S	POINT OF CURVATURE
PC	POINT OF COMPOUND CURVE
PCC	PERMANENT CONTROL POINT
PP	POINT OF INTERSECTION
PK	PARKER KALON
POC	POINT ON CURVE
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
SQ. FT.	SQUARE FEET
S/W	SEWAGE
TYP	TYPICAL
CATV	CABLE TELEVISION BOX
WM	WATER METER

FLOOD NOTE:
I HAVE EXAMINED THE F.I.R.M. MAP NO. 12057C0286H, DATED 08-28-2008, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "AE", DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED TO BE 105.4'. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 270 BEING S76°31'32"W, PER PLAT.

(FIELD DATE:) 04-03-23	REVISED:
SCALE: 1" = 30 FEET	
APPROVED BY: EGT	
JOB NO. 210647 LOT 270	CERTIFICATION 9-6-2023 MCK
DRAWN BY: RMB	FINAL 08-09-2023 KS
	FORMBOARD 04-07-2023 MN
	PLOT PLAN 10-17-2022 GO

ASM
AMERICAN SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE
DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751
407-426-7979
americansurveyingandmapping.com

CERTIFICATION NOTE:
I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by E Glenn Turner
DN: C=US, OU=Professional Land Surveyor, O=American Surveying & Mapping, CN=E Glenn Turner,
E=glturner@asmcorporate.c
on
Date: 2023-09-06 07:15:01
FOR THE FIRM
DATE
E. GLENN TURNER PSM# 5643
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**Down to Earth**

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

Estimate: #118708**Customer Address**

Michael Perez
2005 Pan Am Circle STE 300
Tampa , Florida 33607
michael.perez@inframark.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
June Fertilizer

Estimated Job Start Date
June 27, 2025

Proposed By
Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Subcontractor - Fert & Pest Application	Each	1	\$6,393.00	\$6,393.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
			Subtotal	\$6,733.00
			Estimated Tax	\$0.00
			Job Total	\$6,733.00

- Liquid application of fertilizer/ insecticide/ herbicide.
- Areca Palm treatment to correct soil conditions.

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

05/15/2025

Date

Agreed & Accepted By:

Signed by:



5/21/2025

CC0CB251E795481...

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/>.

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

The regular meeting and of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, May 1, 2025 and called to order at 2:34 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

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

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

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

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

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Annual Notice of Qualified Electors

Mr. Perez notified the Board there are 762 registered voters in the District.

B. Consideration of National General Proposal – Flood Insurance

This item was TABLED by the Board until elevation of the District's has been established.

C. Consideration of Eco-Logic Services Cleanup Proposals

It was agreed that information of the cleanup around the mailboxes will be added to the newsletter.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *Eco-Logic Services* clean-up proposals, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of April 3, 2025, Special Meeting**
- B. Consideration of Operation and Maintenance March 2025**
- C. Acceptance of the Financials and Approval of the Check Register for March 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. de la Ossa spoke regarding the upcoming meeting Inframark, and he, will be having with *LMP*. It was also stated that if anyone has a roll off dumpster parked on CDD property to notify the Mr. de la Ossa.

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 Mr. Motko, with all in favor, meeting was adjourned at 2:40 pm. 5-0

Michael Perez
District Manager

Carlos de la Ossa
Chairperson

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	4/1/2025	17834	\$2,000.00	\$2,000.00	POOL SVCS April 2025
CHARTER COMMUNICATIONS ACH	4/11/2025	0384991041125 ACH	\$210.00	\$210.00	internet 4/11 - 5/10/2025
ECO-LOGIC SERVICES LLC	3/28/2025	5057	\$4,325.00	\$4,325.00	LAKE MAINT March 2025
INFRAMARK LLC	4/14/2025	147708	\$562.50		accounting services
INFRAMARK LLC	4/14/2025	147708	\$600.00		dissemination services
INFRAMARK LLC	4/14/2025	147708	\$3,000.00		district manager April 2025
INFRAMARK LLC	4/14/2025	147708	\$7,000.00		field services
INFRAMARK LLC	4/14/2025	147708	\$125.00		Website admin April 2025
INFRAMARK LLC	4/14/2025	147708	\$40,833.33		Onsite staff October to April 2025
INFRAMARK LLC	4/14/2025	147708	\$1,000.00	\$53,120.83	personnel services
JNJ AMENITY SERVICES LLC	4/18/2025	0536	\$821.00	\$821.00	AMENITY CLEANING April 2025
LANDSCAPE MAINTENANCE PROFESSIONALS INC	3/3/2025	318615	\$24,256.50	\$24,256.50	LANDSCAPE MAINT - March 2025
SECURITEAM	4/1/2025	19840	\$500.00	\$500.00	MONITORING SVC April 2025
SECURITEAM	4/18/2025	19896	\$394.00	\$394.00	MONITORING SVC April 2025
Monthly Contract Subtotal			\$85,627.33	\$85,627.33	
Variable Contract					
ALBERTO VIERA	4/3/2025	AV 040325	\$200.00	\$200.00	BOARD 4/3/25
CARLOS DE LA OSSA	4/3/2025	CO 040325	\$200.00	\$200.00	BOARD 4/3/25
KELLY ANN EVANS	4/3/2025	KE 040325	\$200.00	\$200.00	BOARD 4/3/25
NICHOLAS J. DISTER	4/3/2025	ND 040325	\$200.00	\$200.00	SUPERVISOR FEES
RYAN MOTKO	4/3/2025	RM 040325	\$200.00	\$200.00	BOARD 4/3/25
STANTEC CONSULTING SERVICES	4/14/2025	2384737	\$550.00	\$550.00	district engineer March 2025
STRALEY ROBIN VERICKER	4/8/2025	26292	\$2,495.00	\$2,495.00	DISTRICT counsel March 2025
Variable Contract Subtotal			\$4,045.00	\$4,045.00	
Regular Services					
MCCALL SERVICE NW, LLC	4/4/2025	59461101	\$125.00	\$125.00	PEST MGMNT RODENT SVC
MCCALL SERVICE NW, LLC	4/4/2025	59461177	\$53.25	\$53.25	PEST MGMNT RODENT SVC
NORTH PARK ISLE CDD	4/7/2025	04072025 - 719	\$6,234.21	\$6,234.21	SERIES 2019 FY 25 TAX DIST ID 719
SECURITEAM	4/7/2025	16687032625	\$1,718.49	\$1,718.49	MONITORING SVC

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services Subtotal			\$8,130.95	\$8,130.95	
Additional Services					
INFRAMARK LLC	4/21/2025	147952	\$2.07	\$2.07	postage
Additional Services Subtotal			\$2.07	\$2.07	
TOTAL			\$97,805.35	\$97,805.35	

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

Invoice



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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17834	04/01/2025	\$2,000.00	05/01/2025	Net 30	

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

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

Pay invoice

April 11, 2025
Invoice Number: 0384991041125
Account Number: **8337 12 001 0384991**
Security Code: **0843**
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Summary

Service from 04/11/25 through 05/10/25
details on following pages

Previous Balance	210.00
Payments Received -Thank You!	-210.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	210.00
Other Charges	0.00
Current Charges	\$210.00
YOUR AUTO PAY WILL BE PROCESSED 04/28/25	
Total Due by Auto Pay	\$210.00

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, **we have upgraded your Internet speed to 750 Mbps at no additional cost.** Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Call **1-866-415-5265** and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.



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 04122025 NNNNNNNN 01 000924 0003

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



April 11, 2025

NORTH PARK ISLE CDD

Invoice Number: 0384991041125
Account Number: 8337 12 001 0384991
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due by Auto Pay**\$210.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712001038499100210005

April 11, 2025

Invoice Number:
Account Number:
Security Code:

NORTH PARK ISLE CDD
0384991041125
8337 12 001 0384991
0843

**Contact Us**

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

8633 2390 NO RP 11 04122025 NNNNNNNN 01 000924 0003

Charge Details

Previous Balance		210.00
EFT Payment	03/28	-210.00
Remaining Balance		\$0.00

Payments received after 04/11/25 will appear on your next bill.

Service from 04/11/25 through 05/10/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	200.00
Business WiFi	10.00
	\$210.00

Spectrum Business™ Internet Total **\$210.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$210.00**

Total Due by Auto Pay **\$210.00**

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**.



Eco-Logic Services LLC

PO Box 18204
Sarasota, FL 34276

Invoice

Date	Invoice #
3/28/2025	5057

Bill To

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

North Park Isle CDD

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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

Services provided for the Month of: April 2025

INVOICE#
147708

CUSTOMER ID
C2301

PO#

INVOICE

DATE
4/14/2025

NET TERMS
Net 30

DUE DATE
5/14/2025

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
Onsite Staff	1	Ea	5,833.33		5,833.33
Onsite Staff (Retrobilling Oct 2024 - Mar 2025 \$5,833.33 monthly)	1	Ea	35,000.00		35,000.00
Field Management	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Oct 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Nov 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Dec 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Jan 2025)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Feb 2025)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Mar 2025)	1	Ea	1,000.00		1,000.00
Subtotal					53,120.83

Subtotal	\$53,120.83
Tax	\$0.00
Total Due	\$53,120.83

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540-2205

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



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

Invoice details
Invoice no.: 0536
Invoice date: 04/18/2025
Due date: 05/18/2025

Date	Product or service	Description	Qty	Rate	Amount
	Amenity cleaning services	April 2025	1	\$730.00	\$730.00
	Additional days of service	1 day of services on May 1st, 2025	1	\$91.00	\$91.00

Total \$821.00

Ways to pay



Note to customer
Amenity cleaning services at North Park Isle - April 2025

View and pay

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 318615

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

Date	Due Date
03/03/25	4/2/2025
Account Owner	PO#
David Manfrin	

Item	Amount
#296908 - North Park Isle CDD - Landscape Maintenance Agreement -2024 March 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)
\$29,278.42	\$2,292.24	\$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.

thelmpadvantage.com
(877) 567-7761



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

Invoice

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	04/01/2025	19840	05/01/2025	

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

The logo for safetouch Estimate. The word "safetouch" is in a bold, sans-serif font, with "safe" in black and "touch" in red. Above the letter "h" in "touch" is a red icon of a hand with a signal tower on top, emitting three concentric circles. Below "safetouch" is the word "Estimate" in a bold, black, sans-serif font.

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

Install Address
Norh Park Isle CDD 11437 Green Harvest Dr Riverview, FL 33578

Rep	P.O. No.	Date	Estimate #
		4/16/2025	6313

[illegible]



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

Invoice

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

Ship To
Norh Park Isle CDD 11437 Green Harvest Dr Riverview, FL 33578

Date	Invoice #	P.O. No.	Terms	Due Date
4/18/2025	19896		Net 30	5/18/2025

QTY	Description
100	HID Prox Card Format: H10301 FC: 26 Range:3000-3099
1	Shipping & Delivery

Securiteam is now part of Safetouch Security!	Subtotal	\$394.00
	Sales Tax (0.0%)	\$0.00
	Total	\$394.00
	Payments/Credits	\$0.00
	Balance Due	\$394.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: April 3, 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

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: April 3, 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

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: April 3, 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

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Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: April 3, 2025

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

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

Approved for payment:

Michael Perez
District Manager Signature

4/3/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: April 3, 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

4/3/2025
Date

Invoice Number	2384737
Invoice Date	April 14, 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

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative 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)	550.00	Contract Billed to Date	2,713.25
			For Period Ending	April 11, 2025

Top Task 2025 2025 FY General Consulting
Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 10	Waag, R Tyson (Tyson)	2.25	190.00	427.50
Level 14	Stewart, Tonja L	1.00	170.00	170.00
	Prebill (Fixed Fee - Labor)	-47.50	1.00	-47.50
	Subtotal Professional Services	<u>-44.25</u>		<u>550.00</u>

Top Task Subtotal	2025 FY General Consulting	550.00
	Total Fees & Disbursements	<u>550.00</u>
	INVOICE TOTAL (USD)	550.00

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

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-03-04	238202100	2025	Direct - Regular	STEWART, TONJA L	1.00	170.00	170.00	REVIEW AGENDA AND MEETING ATTENDANCE.	
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.	
2025-03-06	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AGENDA AND MEETING ATTENDANCE.	
2025-03-11	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MAPPING COORDINATION MEETING.	
2025-03-12	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION MEETING.	
2025-03-19	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING IRRIGATION MAPPING.	
2025-03-28	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW MAPPING AND PROVIDE ACCESS TO TWO INFRAMARK DMS	
2025-04-03	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
Total Project 238202100							\$550.00		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

April 08, 2025

Client: 001509

Matter: 000001

Invoice #: 26292

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2025	KCH	REVIEW PROPOSALS FROM DOWN TO EARTH, PINE LAKE, RED TREE, AND YELLOWSTONE; DISCUSS TERMINATION LETTER TIMELINE WITH M.PEREZ.	0.7	\$227.50
3/5/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
3/6/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
3/6/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; SEND TERMINATION NOTICE TO LMP.	1.4	\$455.00
3/7/2025	KCH	PREPARE NOTICE OF AWARD/REJECTION OF LANDSCAPE CONTRACT TO FOUR COMPANIES: REDTREE, YELLOWSTONE, DOWN TO EARTH, AND PINE LAKE; PREPARE LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; REVIEW SCOPE OF SERVICES AND ASSOCIATED MAPS FOR LANDSCAPING.	2.9	\$942.50
3/13/2025	KCH	REVIEW EDITS FROM DOWN TO EARTH FOR LANDSCAPE MAINTENANCE AGREEMENT; PREPARE FINAL REVISION TO TERMINATION CLAUSE OF SAME LANDSCAPE AGREEMENT; EMAILS WITH DISTRICT MANAGER M.PEREZ AND CHAIR C.DELAOSA REGARDING SAME.	0.7	\$227.50
3/14/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
3/17/2025	KCH	FINAL EDITS TO LANDSCAPE AGREEMENT WITH DOWN TWO EARTH.	0.2	\$65.00

SERVICES

Date	Person	Description of Services	Hours	Amount
3/27/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			8.0	\$2,495.00
Total Services			\$2,495.00	
Total Disbursements			\$0.00	
Total Current Charges				\$2,495.00
Previous Balance				\$2,327.50
Less Payments				(\$2,327.50)
PAY THIS AMOUNT				\$2,495.00

Please Include Invoice Number on all Correspondence

Service Slip/Invoice



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

INVOICE: 59461177
DATE: 04/04/2025
ORDER: 59461177

Bill To: [63015239]
NORTH PARK ISLE CDD
Brooke Chapman
2005 PAN AM CIR
TAMPA, FL 33607-2359

Work Location: [63015239] 813-334-5882
NORTH PARK ISLE CDD
Brooke Chapman
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Work Date	Time	Target Pest	Technician		Time In
04/04/2025	07:17 AM	WASP	LHUDSON	Leon Hudson	07:17 AM
Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	04/04/2025		Lic:JE333952	07:17 AM

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

FL COMM PM	WASP SERVICE	\$50.00
------------	--------------	---------

Hello....I spoke with Brooke via text....I inspected all four rodent stations and replaced the bait no activity today ...I added web out to my brush for spiders I then brushed around the building and patio I turned off the fans and brushed around them as well I then turned them back on....I sprayed a liquid residual around the perimeter of the building for pest prevention....I applied granules around the building and around the pool for ants and other unwanted pests....for the wasp service I inspected the picnic table pavilion I added web out to my brush I then swept around the pavilion I then inspected the play ground and brushed under each platform there was some spider activity today I used an aerosol treatment under one of the round swings for wasps....please allow 7-14 days for best results thank you for choosing McCall service and I hope you have a great dayLeon

SUBTOTAL	\$50.00
TAX	\$3.25
AMT. PAID	\$0.00
TOTAL	\$53.25

AMOUNT DUE \$53.25

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date	<u>4/7/2025</u>
Check Payable To:	<u>North Park Isle CDD</u>
Check Amount	<u>\$6,234.21</u>
Check Description	<u>Series 2019 - FY 25 Tax Dist. ID Dist 719</u>
Check Amount	<u>\$1,701.23</u>
Check Description	<u>Series 2021 - FY 25 Tax Dist. ID Dist 719</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%
Net DS 2019	684,902.28	49.28%
Net DS 2021	186,900.62	13.45%
Net Total	1,389,901.77	100.00%

99%

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
3/10/2025	2,468.28	920.07	920.07	1,216.30	1,216.30	331.91	331.91	-	Dist 716
4/7/2025	12,651.35	4,715.91	4,715.91	6,234.21	6,234.21	1,701.23	1,701.23	-	Dist 719
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL	1,377,472.44	513,465.72	513,465.71	678,777.48	678,777.48	185,229.25	185,229.24		
Net Total on Roll	1,389,901.77		518,098.87		684,902.28		186,900.62		
Collection Surplus / (Deficit)	(12,429.33)		(4,633.16)		(6,124.80)		(1,671.38)		



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

Invoice

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

Ship To
North Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

Date	Invoice #	P.O. No.	Terms	Due Date
4/7/2025	16687032625		Net 30	5/7/2025

QTY	Description
1	Linear PCBA Replacement Kit
1	Service Labor - 1 hour minimum (First visit, not billed, customer was not aware of the appt.)
4.25	Service Labor - 1 hour minimum ("Job#: 14089 Date Submitted: 03/13/25 Community Name: North Park Isle CDD Location: Pool Submitted By: Brooke Chapman Method of Original Request: Email Email(s): brooke.chapman@inframark.com, michael.perez@inframark.com Phone Number: +1 (813) 334-5882 Repair Authorization: 0 Issue Reported: They were having issues with setting up new Fobs. Tech discovered that they have an exposed unprotected network and may have been compromised. He also discovered that the motherboard needs to be replaced because of system corruption. Work Completed: New: 03/28/2025 - The panel has been replaced, and a backup has been added to the new panel. All tests were completed successfully. The old panel will be returned to the shop and must be sent back to Linear.

	Subtotal
	Sales Tax (0.0%)
	Total
	Payments/Credits
	Balance Due



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

Invoice

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

Ship To
North Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

Date	Invoice #	P.O. No.	Terms	Due Date
4/7/2025	16687032625		Net 30	5/7/2025

QTY	Description
	<p>There were challenges in setting up new fobs, which led the technician to discover an exposed and unprotected network that may have been compromised. Additionally, the technician identified that the motherboard requires replacement due to system corruption.</p> <p>Went onsite and obtained a backup of the system, which required five reboots. Afterward, I replaced the controller, but encountered issues as the licensing for the controller had not been transferred. I consulted with several technicians, who assured me they were addressing the problem. After waiting for two hours with no resolution, I reinstalled the old panel. I will reschedule with James on Friday and informed Brook about the situation.</p> <p>The motherboard needs to be replaced. Erik is required to handle the installation and programming.")</p>

Securiteam is now part of Safetouch Security!	Subtotal	\$1,718.49
	Sales Tax (0.0%)	\$0.00
	Total	\$1,718.49
	Payments/Credits	\$0.00
	Balance Due	\$1,718.49



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

147952

DATE

4/21/2025

CUSTOMER ID

C2301

NET TERMS

Net 30

PO#**DUE DATE**

5/21/2025

BILL TO

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

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.69		2.07
Subtotal					2.07

Subtotal \$2.07

Tax \$0.00

Total Due \$2.07

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 625,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625,470
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Master	-	-	-	-	117,095	-	-	117,095
Acquisition & Construction Account	-	-	-	33,125	35,054	-	-	68,179
Prepayment Account	-	1,578	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	747,255
Revenue Fund	-	789,323	901,426	-	-	-	-	1,690,749
Deposits	21,760	-	-	-	-	-	-	21,760
Utility Deposits	1,957	-	-	-	-	-	-	1,957
Fixed Assets								
Improvements Other Than Buildings	-	-	-	-	-	9,097,320	-	9,097,320
Construction Work In Process	-	-	-	-	-	14,295,393	-	14,295,393
Right to Use Lease Asset	-	-	-	-	-	1,699,725	-	1,699,725
Amount Avail In Debt Services	-	-	-	-	-	-	1,235,754	1,235,754
Amount To Be Provided	-	-	-	-	-	-	22,629,246	22,629,246
TOTAL ASSETS	\$ 649,187	\$ 1,131,960	\$ 1,307,622	\$ 33,127	\$ 152,149	\$ 25,092,438	\$ 23,865,000	\$ 52,231,483
<u>LIABILITIES</u>								
Accounts Payable	\$ 22,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,835
Bonds Payable	-	-	-	-	-	-	23,865,000	23,865,000
TOTAL LIABILITIES	22,835	-	-	-	-	-	23,865,000	23,887,835
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,131,960	1,307,622	-	-	-	-	2,439,582
Capital Projects	-	-	-	33,127	152,149	-	-	185,276
Unassigned:	626,352	-	-	-	-	25,092,438	-	25,718,790
TOTAL FUND BALANCES	626,352	1,131,960	1,307,622	33,127	152,149	25,092,438	-	28,343,648
TOTAL LIABILITIES & FUND BALANCES	\$ 649,187	\$ 1,131,960	\$ 1,307,622	\$ 33,127	\$ 152,149	\$ 25,092,438	\$ 23,865,000	\$ 52,231,483

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 2,145	\$ 2,145	0.00%
Rental Income	-	2,050	2,050	0.00%
Special Assmnts- Tax Collector	407,027	513,466	106,439	126.15%
Special Assmnts- CDD Collected	482,798	339,711	(143,087)	70.36%
Other Miscellaneous Revenues	-	1,167	1,167	0.00%
TOTAL REVENUES	889,825	858,539	(31,286)	96.48%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	4,200	3,000	58.33%
District Counsel	10,000	11,190	(1,190)	111.90%
District Engineer	5,000	2,713	2,287	54.26%
District Manager	36,000	21,000	15,000	58.33%
Accounting Services	6,750	3,938	2,812	58.34%
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	8	492	1.60%
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	875	625	58.33%
Office Supplies	100	702	(602)	702.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	163,975	88,430	75,545	53.93%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	79,940	(64,940)	532.93%
Total Electric Utility Services	15,000	79,940	(64,940)	532.93%
<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%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	16,685	(13,185)	476.71%
Total Water-Sewer Comb Services	3,500	16,685	(13,185)	476.71%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>Other Physical Environment</u>				
Waterway Management	44,000	-	44,000	0.00%
Field Services	12,000	14,000	(2,000)	116.67%
Contracts-Aquatic Control	-	30,275	(30,275)	0.00%
Contracts-Pools	11,200	12,000	(800)	107.14%
Contracts-Trash & Debris Removal	2,500	750	1,750	30.00%
Contracts - Landscape	180,000	121,283	58,717	67.38%
Amenity Center Pest Control	2,000	1,369	631	68.45%
Onsite Staff	70,000	40,833	29,167	58.33%
Janitorial Services & Supplies	1,800	4,380	(2,580)	243.33%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	8,428	1,572	84.28%
R&M-Pools	20,000	4,200	15,800	21.00%
Amenity Maintenance & Repairs	10,000	4,322	5,678	43.22%
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	1,182	13,818	7.88%
Landscape - Mulch	20,000	-	20,000	0.00%
Landscape Maintenance	5,000	25,867	(20,867)	517.34%
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	6,889	(3,889)	229.63%
Landscape- Storm Clean Up & Tree Removal	-	32,338	(32,338)	0.00%
Miscellaneous Maintenance	15,000	22,698	(7,698)	151.32%
Irrigation Maintenance	15,000	1,524	13,476	10.16%
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	1,043	13,957	6.95%
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	338,626	233,724	59.16%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	575,931	313,894	64.72%
Excess (deficiency) of revenues				
Over (under) expenditures	-	282,608	282,608	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		343,744		
FUND BALANCE, ENDING		\$ 626,352		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14,665	\$ 14,665	0.00%
Special Assmnts- Tax Collector	678,975	678,777	(198)	99.97%
TOTAL REVENUES	678,975	693,442	14,467	102.13%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	-	215,000	0.00%
Interest Expense	463,975	234,025	229,950	50.44%
Total Debt Service	678,975	234,025	444,950	34.47%
TOTAL EXPENDITURES	678,975	234,025	444,950	34.47%
Excess (deficiency) of revenues				
Over (under) expenditures	-	459,417	459,417	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(8,358)	(8,358)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(8,358)	(8,358)	0.00%
Net change in fund balance	\$ -	\$ 451,059	\$ 451,059	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		680,901		
FUND BALANCE, ENDING		\$ 1,131,960		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25,902	\$ 25,902	0.00%
Special Assmnts- Tax Collector	812,391	185,229	(627,162)	22.80%
Special Assmnts- CDD Collected	-	589,771	589,771	0.00%
TOTAL REVENUES	812,391	800,902	(11,489)	98.59%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	325,000	315,000	10,000	96.92%
Interest Expense	487,391	247,554	239,837	50.79%
Total Debt Service	812,391	562,554	249,837	69.25%
TOTAL EXPENDITURES	812,391	562,554	249,837	69.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	238,348	238,348	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(9,954)	(9,954)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(9,954)	(9,954)	0.00%
Net change in fund balance	\$ -	\$ 228,394	\$ 228,394	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,079,228		
FUND BALANCE, ENDING		\$ 1,307,622		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 683	\$ 683	0.00%
TOTAL REVENUES	-	683	683	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	683	683	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	8,358	8,358	0.00%
TOTAL FINANCING SOURCES (USES)	-	8,358	8,358	0.00%
Net change in fund balance	\$ -	\$ 9,041	\$ 9,041	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		24,086		
FUND BALANCE, ENDING		\$ 33,127		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2021 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,535	\$ 3,535	0.00%
TOTAL REVENUES	-	3,535	3,535	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,535	3,535	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	9,954	9,954	0.00%
TOTAL FINANCING SOURCES (USES)	-	9,954	9,954	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 13,489</u>	<u>\$ 13,489</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		138,660		
FUND BALANCE, ENDING		<u>\$ 152,149</u>		

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 04_25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	625,469.69	Statement Balance	674,020.63
		Outstanding Deposits	7,112.38
Positive Adjustments	0.00		
Subtotal	625,469.69	Subtotal	681,133.01
Negative Adjustments	0.00	Outstanding Checks	-55,663.32
Ending G/L Balance	625,469.69	Ending Balance	625,469.69

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/30/2024		JE000511		Utility Electric adjustment	2.38	2.38	0.00
09/01/2024		JE000564		Reverse Spectrum Invoice	209.99	209.99	0.00
08/31/2024		JE000563		Spectrum Inv.	209.99	209.99	0.00
12/31/2024		JE000636	Utility - Electric	Teco Tax Adj JE 3537	5.51	5.51	0.00
03/12/2025		JE000688	Rental Income	Deposit-Clubhouse	25.00	25.00	0.00
04/07/2025		JE000713	Special Assmnts- Tax Collector	Tax Revenue/Debt Service	12,651.35	12,651.35	0.00
04/25/2025		JE000763	Interest - Tax Collector	Interest	364.14	364.14	0.00
04/03/2025		JE000764	Rental Income	Deposit	525.00	525.00	0.00
Total Deposits					13,993.36	13,993.36	0.00
Checks							
							0.00
06/30/2024		JE000511		Utility Electric adjustment	-2.38	-2.38	0.00
08/31/2024		JE000563		Spectrum Inv.	-209.99	-209.99	0.00
09/01/2024		JE000564		Reverse Spectrum Invoice	-209.99	-209.99	0.00
12/31/2024		JE000636	Utility - Electric	Teco Tax Adj JE 3537	-5.51	-5.51	0.00
03/05/2025	Payment	1679	MCCALL SERVICE NW, LLC	Check for Vendor V00052	-175.00	-175.00	0.00
03/12/2025		JE000688	Rental Income	Deposit-Clubhouse	-25.00	-25.00	0.00
03/20/2025	Payment	1685	NORTH PARK ISLE CDD	Check for Vendor V00028	-1,548.21	-1,548.21	0.00
03/24/2025	Payment	300049	TECO ACH	Inv: 031425 36724	-230.53	-230.53	0.00
03/24/2025	Payment	300047	TECO ACH	Inv: 031425 5355	-39.84	-39.84	0.00
03/24/2025	Payment	300048	TECO ACH	Inv: 031425 6724	-363.51	-363.51	0.00
03/24/2025	Payment	300050	TECO ACH	Inv: 031425 5389	-28.21	-28.21	0.00
03/24/2025	Payment	300051	TECO ACH	Inv: 031425 1253	-1,563.04	-1,563.04	0.00
03/26/2025	Payment	100093	STANTEC CONSULTING SERVICES	Inv: 2366421	-770.00	-770.00	0.00
03/27/2025	Payment	300054	TECO ACH	Inv: 031425 3537	-42.83	-42.83	0.00
03/27/2025	Payment	300055	TECO ACH	Inv: 031425 5371	-28.58	-28.58	0.00
03/31/2025	Payment	100094	INFRAMARK LLC	Inv: 146008	-192.07	-192.07	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 04_25

Statement Date

04/30/2025

03/31/2025	Payment	100095	JNJ AMENITY SERVICES LLC	Inv: 0529	-730.00	-730.00	0.00
03/31/2025	Payment	100096	MCCALL SERVICE NW, LLC	Inv: 59448778, Inv: 59448877	-178.75	-178.75	0.00
04/02/2025	Payment	100097	LANDSCAPE MAINTENANCE PROFESSIONALS INC	Inv: 318615	-24,256.50	-24,256.50	0.00
04/04/2025	Payment	1686	ALBERTO VIERA	Payment of Invoice 001391	-200.00	-200.00	0.00
04/04/2025	Payment	1687	CARLOS DE LA OSSA	Payment of Invoice 001390	-200.00	-200.00	0.00
04/04/2025	Payment	1688	KELLY ANN EVANS	Payment of Invoice 001394	-200.00	-200.00	0.00
04/04/2025	Payment	1689	NICHOLAS J. DISTER	Payment of Invoice 001393	-200.00	-200.00	0.00
04/10/2025	Payment	100098	ECO-LOGIC SERVICES LLC	Inv: 5057	-4,325.00	-4,325.00	0.00
04/11/2025	Payment	1691	NORTH PARK ISLE CDD	Check for Vendor V00028	-7,935.44	-7,935.44	0.00
04/21/2025	Payment	100099	SECURITEAM	Inv: 19840, Inv:	-2,218.49	-2,218.49	0.00
04/21/2025	Payment	100100	STRALEY ROBIN VERICKER	Inv: 26292	-2,495.00	-2,495.00	0.00
04/21/2025	Payment	100101	MCCALL SERVICE NW, LLC	Inv: 59461177, Inv: 59461101	-178.25	-178.25	0.00
04/21/2025	Payment	100102	BLUE LIFE POOL SERVICE LLC	Inv: 17834	-2,000.00	-2,000.00	0.00
04/04/2025	Payment	300065	TECO ACH	Inv: 041425-1600-ACH	-11,103.85	-11,103.85	0.00
04/28/2025	Payment	300066	CITY OF PLANT CITY ACH	Inv: 1519566-ACH	-339.92	-339.92	0.00
04/28/2025	Payment	300067	CITY OF PLANT CITY ACH	Inv: 1519881-ACH	-418.34	-418.34	0.00
04/28/2025	Payment	300068	CITY OF PLANT CITY ACH	Inv: 1519564-ACH	-691.70	-691.70	0.00
04/30/2025		JE000785	Utility - Water	Adj JE for bank recon.	-1,344.80	-1,344.80	0.00
04/30/2025		JE000787	Miscellaneous Maintenance	Adj JE for Bank recon. Miscellaneous Maintenance	-106.50	-106.50	0.00
04/30/2025		JE000789	Utility - Electric	Adj JE for bank recon.	-2.59	-2.59	0.00
04/30/2025		JE000791	Amenity Maintenance & Repairs	Adj JE for bank recon Amenity Maintenance & Repairs	-201.05	-201.05	0.00
Total Checks					-64,760.87	-64,760.87	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/30/2025	Payment	DD242	TECO ACH	Payment of Invoice 001301	-35.38
01/28/2025	Payment	DD248	TECO ACH	Payment of Invoice 001329	-180.01
03/11/2025	Payment	300038	TECO ACH	Inv: 011525 6724 ACH	-194.50
03/11/2025	Payment	300037	TRUIST - CC	Inv: 112324 5335 ACH	-231.40
03/13/2025	Payment	300039	TRUIST - CC	Inv: 122324 5335 ACH	-902.64
03/27/2025	Payment	300053	TECO ACH	Inv: 031425 5348	-36.49
04/04/2025	Payment	1690	RYAN MOTKO	Payment of Invoice 001392	-200.00

Bank Account Statement

North Park Isle CDD

Bank Account No.

8942

Statement No.

04_25

Statement Date

04/30/2025

04/24/2025	Payment	100103	STANTEC CONSULTING SERVICES CHARTER	Inv: 2384737	-550.00
04/28/2025	Payment	300056	COMMUNICATION S ACH	Inv: 0384991041125 ACH	-210.00
04/30/2025	Payment	100104	INFRAMARK LLC	Inv: 147708, Inv: 147952	-53,122.90
Total Outstanding Checks					-55,663.32

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
03/01/2025	JE000709	Reverse Teco ADJ JE	194.50
Total Outstanding Deposits			7,112.38

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

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

001	100097	04/02/25	LANDSCAPE MAINTENANCE PROFESSIONALS INC	318615	landscaping March 2025	LANDSCAPE MAINT - March 2025	534171-53908	\$24,256.50
001	100098	04/10/25	ECO-LOGIC SERVICES LLC	5057	Pond Maint March 2025	LAKE MAINT March 2025	531085-53908	\$4,325.00
001	100099	04/21/25	SECURITEAM	19840	video monitoring April 2025	MONITORING SVC April 2025	546479-53908	\$500.00
001	100099	04/21/25	SECURITEAM	16687032625	security services April 2025	MONITORING SVC	546479-53908	\$1,718.49
001	100100	04/21/25	STRALEY ROBIN VERICKER	26292	dist counsel March 2025	DISTRICT counsel March 2025	531146-51401	\$2,495.00
001	100101	04/21/25	MCCALL SERVICE NW, LLC	59461101	pest control April 2025	PEST MGMNT RODENT SVC	534181-53908	\$125.00
001	100101	04/21/25	MCCALL SERVICE NW, LLC	59461177	pest control	PEST MGMNT RODENT SVC	546922-53908	\$53.25
001	100102	04/21/25	BLUE LIFE POOL SERVICE LLC	17834	pool service April 2025	POOL SVCS April 2025	534078-53908	\$2,000.00
001	100103	04/24/25	STANTEC CONSULTING SERVICES	2384737	district engineer March 2025	District Engineer	531147-51301	\$550.00
001	100104	04/30/25	INFRAMARK LLC	147708	dist management services and retro billing apr	accounting services	532001-51301	\$562.50
001	100104	04/30/25	INFRAMARK LLC	147708	dist management services and retro billing apr	dissemination services	531142-51301	\$600.00
001	100104	04/30/25	INFRAMARK LLC	147708	dist management services and retro billing apr	district manager April 2025	531150-51301	\$3,000.00
001	100104	04/30/25	INFRAMARK LLC	147708	dist management services and retro billing apr	field services	531122-53908	\$7,000.00
001	100104	04/30/25	INFRAMARK LLC	147708	dist management services and retro billing apr	Website admin April 2025	549936-51301	\$125.00
001	100104	04/30/25	INFRAMARK LLC	147708	dist management services and retro billing apr	Onsite staff October to April 2025	534215-53908	\$40,833.33
001	100104	04/30/25	INFRAMARK LLC	147708	dist management services and retro billing apr	personnel services	531122-51301	\$1,000.00
001	100104	04/30/25	INFRAMARK LLC	147952	postage MAR 25	postage	541024-51301	\$2.07
001	1686	04/04/25	ALBERTO VIERA	AV 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1687	04/04/25	CARLOS DE LA OSSA	CO 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1688	04/04/25	KELLY ANN EVANS	KE 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	1689	04/04/25	NICHOLAS J. DISTER	ND 040325	BOS Meeting 04/03/25	SUPERVISOR FEES	511100-51101	\$200.00
001	1690	04/04/25	RYAN MOTKO	RM 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	300056	04/28/25	CHARTER COMMUNICATIONS ACH	0384991041125 ACH	internet 4/11 - 5/10/2025	Internet & Wifi	541022-51301	\$210.00
001	300065	04/04/25	TECO ACH	041425-1600-ACH	electric 2/8 - 3/10/2025	Utility - Electric	543041-53100	\$11,103.85
001	300066	04/28/25	CITY OF PLANT CITY ACH	1519566-ACH	March 2025 Water	March 2025 RECLAIM	543018-53600	\$339.92
001	300067	04/28/25	CITY OF PLANT CITY ACH	1519881-ACH	March 2025 Water	Utility - Water	543018-53600	\$418.34
001	300068	04/28/25	CITY OF PLANT CITY ACH	1519564-ACH	March 2025 Water	March 2025 Water Reclaim	543018-53600	\$691.70
Fund Total								\$102,909.95

SERIES 2019 DEBT SERVICE FUND - 200

200	1691	04/11/25	NORTH PARK ISLE CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2019 FY 25 TAX DIST ID 719	103200	\$6,234.21
Fund Total								\$6,234.21

SERIES 2021 DEBT SERVICE FUND - 201

201	1691	04/11/25	NORTH PARK ISLE CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2021 FY 25 TAX DIST ID 719	103200	\$1,701.23
Fund Total								\$1,701.23

Total Checks Paid	\$110,845.39
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Arturo Gandarilla
INFRAMARK

NORTH PARK ISLE MAY FIELD INSPECTION REPORT, 5/19/25, 9:44 AM

NORTH PARK ISLE CDD, DOWN TO EARTH.

Monday, May 19, 2025

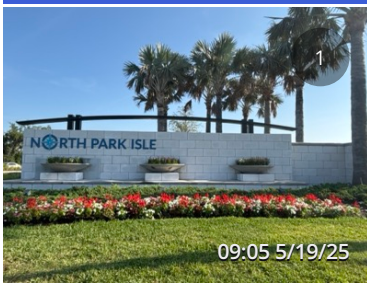
Prepared For Board Of Supervisors

37 Identified

Green - Completed

Red - Not Completed/ No response

Orange - Scheduled/ Monitor

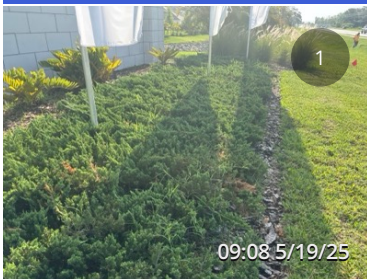


N. MARYLAND AVE.

Item 1

Assigned To: Down To Earth.

The community entrance facade is in excellent condition, and the annuals planted a few weeks ago are being well maintained.



N. MARYLAND AVE.

Item 2

Assigned To: Down To Earth.

Remove the torpedo grass that's growing in between the juniper throughout the juniper by the monument.

Completed on 5-27-25

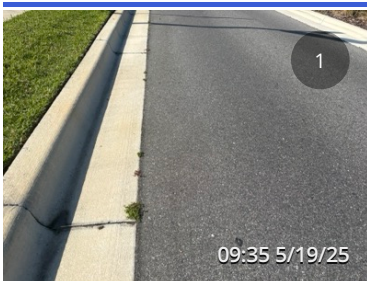


E . SAM ALLEN RD.

Item 3

Assigned To: Down To Earth.

Please remove all dead fronds and brown from the Areca palms along E. Sam Allen Rd. to improve the overall appearance and health of the landscape beds. Completed on 5-27-25



N. MARYLAND AVE.

Item 4

Assigned To: Down To Earth.

Apply weed killer to all crack weeds along sidewalks and curbs.

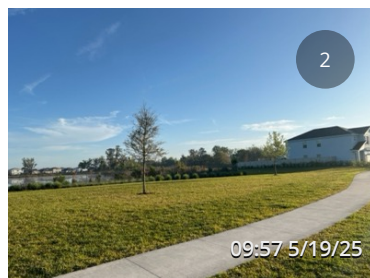
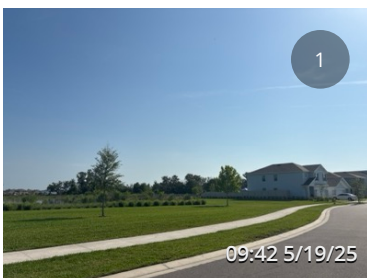
Completed on 5-27-25

HAZEY SEA DR.

Item 5

Assigned To: Down To Earth.

The pocket park is well-maintained, the turf has made a huge difference.





HAZEY SEA DR.

Item 6

Assigned To: Down To Earth.

The bed is full of torpedo grass. Please remove it and spray all weeds throughout the entire bed. Completed on 5-28-25



N. MARYLAND AVE.

Item 7

Assigned To: Down To Earth.

Going into the community is well-maintained.

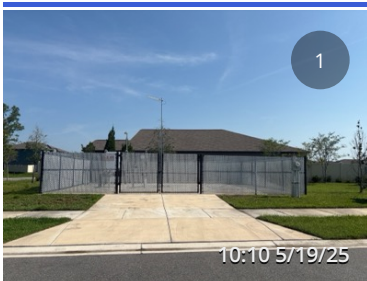


N. MARYLAND AVE & TAHITIAN SUNRISE DR.

Item 8

Assigned To: Down To Earth.

Remove the crab grass growing in the bed and also provide a proposal to have Podocarpus installed where there are missing. Completed on 5-28-25

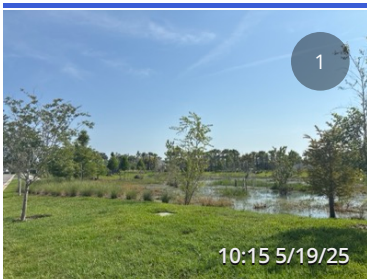


N. MARYLAND AVE.

Item 9

Assigned To: Down To Earth.

The lift station is well-maintained.



N.MARYLAND AVE.

Item 10

Assigned To: Down To Earth.

The wetland area is well-maintained.

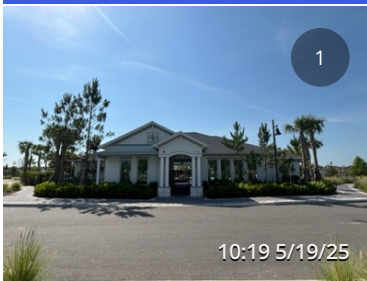


N. MARYLAND AVE.

Item 11

Assigned To: Down To Earth.

Cut the tree limb that is hitting the pole at the clubhouse parking lot. Completed on 5-29-25



CLUBHOUSE. N. MARYLAND AVE.

Item 12

Assigned To: Clubhouse Manager.

The clubhouse is well- maintained, all bathrooms are functional.



CLUBHOUSE.

Item 13

Assigned To: Down To Earth.

Prune the dead from pine tree next to building. Completed on 5-28-25



CLUBHOUSE.

Item 14

Assigned To: Down To Earth.

Down to Earth will remove all dead plant material throughout the clubhouse beds. Down to Earth will continue to remove all dead plant material on each mow visit.



PLAYGROUND.

Item 15

Assigned To: Down To Earth.

The playground is well-maintained.



CAPITAL RESERVES DR. AND TROPICAL OASIS AVE. Item 16

Assigned To: Down To Earth.

Prune the dead out of the Podocarpus at the SE clubhouse parking lot. Completed on 5-28-25

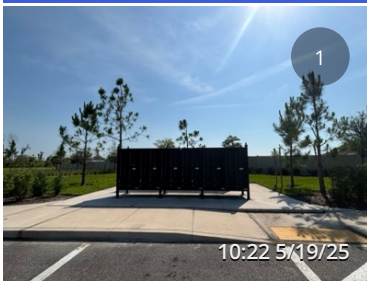


CAPITAL RESERVES DR.

Item 17

Assigned To: Down To Earth.

Provide a proposal to have fire bush installed to fill in where they are missing. Down to Earth will send the proposal on or before 6-6-25

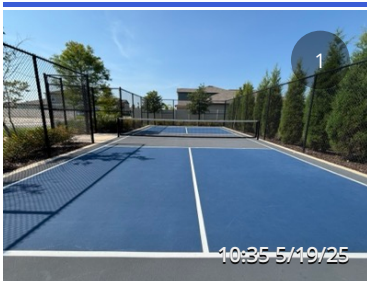


N. MARYLAND AVE.

Item 18

Assigned To: Clubhouse Manager.

The mailboxes are well-maintained.

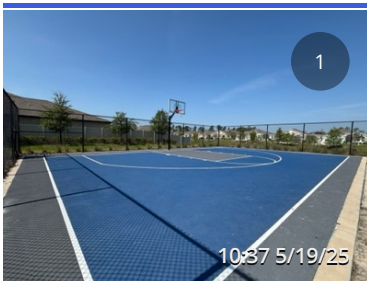


CAPITAL RESERVES DR.

Item 19

Assigned To: Clubhouse Manager.

The pickleball court is well-maintained.

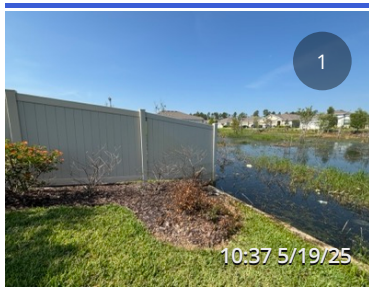


N. MARYLAND AVE.

Item 20

Assigned To: Clubhouse Manager.

The basketball court is well-maintained.

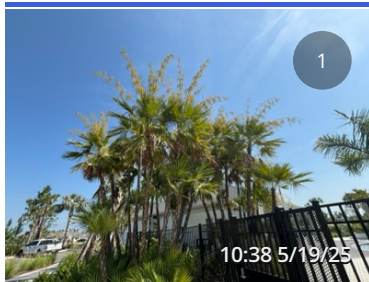


N. MARYLAND AVE.

Item 21

Assigned To: Down To Earth.

Remove the dead fire bush behind the basketball court next to the wetland. Scheduled to be completed on 6-2-25

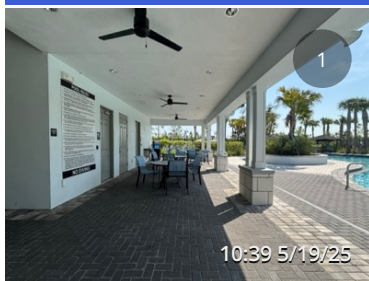


AMENITY CENTER.

Item 22

Assigned To: Down To Earth.

Prune the dead out of the palm trees throughout the amenity center. Completed on 5-28-25

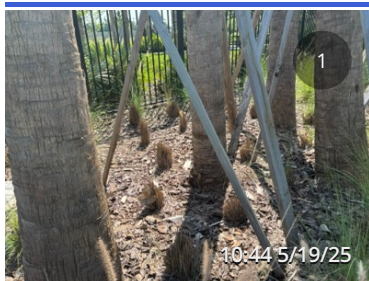


AMENITY CENTER.

Item 23

Assigned To: Clubhouse Manager.

The table and chairs are well-maintained.

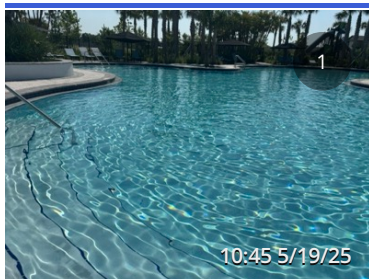


AMENITY CENTER.

Item 24

Assigned To: Down To Earth.

Remove all the dead material inside the pool area. Down to Earth has sent a proposal to install new plant material, waiting for approval from the board.

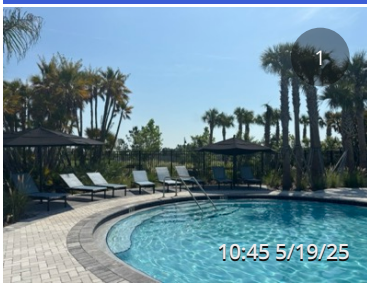


AMENITY CENTER.

Item 25

Assigned To: Blue Life.

The pool is clean, blue and well-maintained.



AMENITY CENTER.

Item 26

Assigned To: Clubhouse Manager.

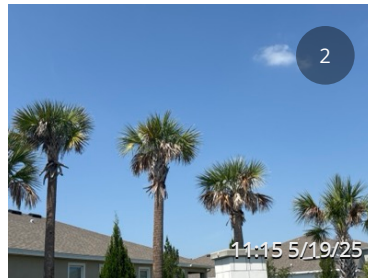
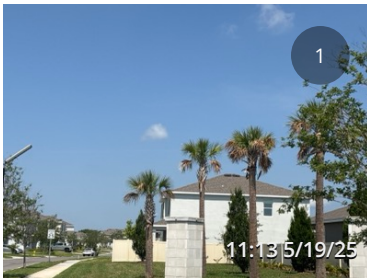
The pool chair lounges and umbrella are well-maintained.

TROPICAL OASIS AVE. & N. MARYLAND AVE.

Item 27

Assigned To: Down To Earth.

Trim all dead fronds from the Sabal palms at the pocket parks. the palms are showing signs of Lethal Bronzing and are scheduled to be inspected.

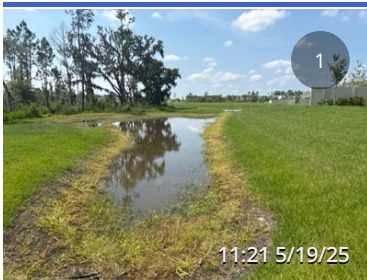


N. MARYLAND AVE.

Item 28

Assigned To: Down To Earth.

Prune the dead out of the juniper and remove the weeds growing in between the plant. Down to Earth will be providing a proposal to replace the dead juniper at the pocket park.

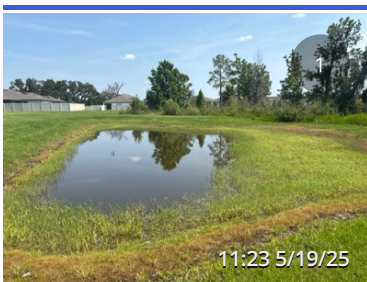


POND 2.

Item 29

Assigned To: Eco Logic.

The pond was treated for torpedo grass and is now dying off.

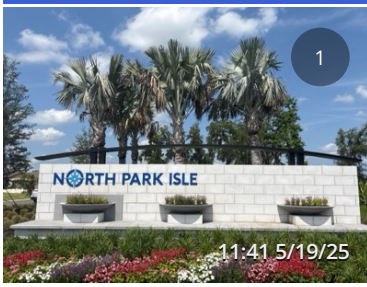


POND 3.

Item 30

Assigned To: Eco Logic.

The pond was treated for wheat grass and it is slowly dying off.



BLUE ORCHID AVE.

Item 31

Assigned To: Down To Earth.

The community entrance facade is well-maintained.



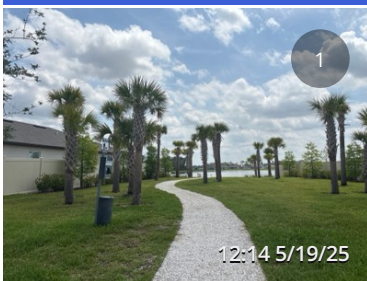
TROPICAL OASIS AVE.

Item 32

Assigned To: Down To Earth.

Remove the all weeds throughout the lirioppe bed.

Completed on 5-28-25

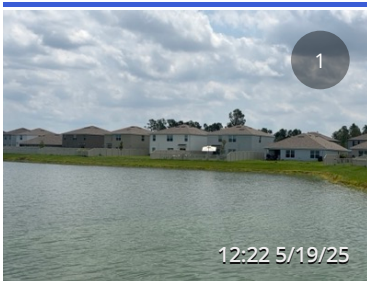


CAPRI COSAT DR.

Item 33

Assigned To: Down To Earth.

The pocket park is well- maintained.



POND 11.

Item 34

Assigned To: Eco Logic.

The pond was treated for weeds and are now dying off.



POND 25.

Item 35

Assigned To: Eco Logic.

Eco Logic sprayed Pond 25 to target various types of weeds and will continue ongoing maintenance to improve its appearance and overall conditions. We will continue to monitor.



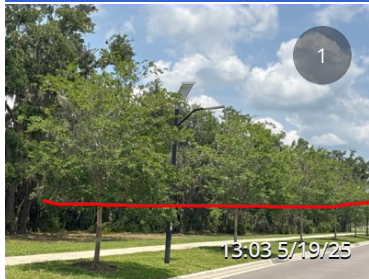
N. MARYLAND AVE.

Item 36

Assigned To: Down To Earth.

Please raise the canopy of the oak trees and remove all tree suckers growing at the base. Additionally, weed the bahia grass area all the way down to the conservation line to maintain a clean appearance.

Scheduled to be completed on or before 6-5-25



N. MARYLAND AVE.

Item 37

Assigned To: Down To Earth.

raise the lower limbs on the crepe myrtles to enhance their overall appearance.

Scheduled to be completed on or before 6-5-25