

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 10, 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
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, July 10, 2025 at 2:00 p.m.

The Regular Meeting of the **North Park Isle Community Development District** will be held **July 10, 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. Acceptance of FY 2024 Final Audit
- B. Encroachment Agreement
- C. Consideration of Resolution 2025-08; Re-Designation of Officers

4. CONSENT AGENDA

- A. Approval of Minutes of the June 05, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025
- D. Ratification of Down to Earth Proposal #119720 (\$2,013.00)
- E. Ratification of Down to Earth Proposal #119725 (\$1,510.00)
- F. Ratification of Down to Earth Proposal #118708 (\$6,733.00)
- G. Ratification of Down to Earth Proposal #122601 (\$8,187.85)

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

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
North Park Isle Community Development District
City of Plant City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Section 218.39(3)(c), Florida Statutes, but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 13, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 13, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of North Park Isle Community Development District, City of Plant City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$145,043).
- The change in the District's total net position in comparison with the prior fiscal year was \$1,263,611, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$2,266,615, a decrease of (\$235,169) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management) and physical environment functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024	2023	
Current and other assets	\$ 2,358,942	\$ 2,538,192	
Capital assets, net of depreciation	23,880,265	24,268,495	
Total assets	26,239,207	26,806,687	
Current liabilities	493,643	468,153	
Long-term liabilities	25,890,607	27,747,188	
Total liabilities	26,384,250	28,215,341	
Net Position			
Net investment in capital assets	(2,010,342)	(3,478,693)	
Restricted	1,520,066	2,043,092	
Unrestricted	345,233	26,947	
Total net position	\$ (145,043)	\$ (1,408,654)	

A portion of the District's net position, reflects its investment in capital assets (e.g. land, land improvements, and infrastructure), less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 3,380,292	\$ 3,143,569
Operating grants and contributions	116,664	39,949
Capital grants and contributions	6,861	98,736
General revenues	9,079	-
Total revenues	3,512,896	3,282,254
Expenses:		
General government	153,495	107,945
Physical environment	1,065,214	633,106
Interest	1,030,576	1,100,999
Total expenses	2,249,285	1,842,050
Change in net position	1,263,611	1,440,204
Net position - beginning	(1,408,654)	(2,848,858)
Net position - ending	\$ (145,043)	\$ (1,408,654)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$2,249,285. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments in the current fiscal year. The majority of the increase in expenses is the result of the increase in landscape and utilities expense in the current year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024, exceeded appropriations by \$60,345.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$25,092,438 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$1,212,173 has been taken, which resulted in a net book value of \$23,880,265. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2024, the District had \$24,180,000 in Bonds outstanding and \$1,543,506 in leases payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the North Park Isle Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 369,969
Assessments receivable	9,662
Prepaid items	30,565
Deposits	25,872
Restricted assets:	
Investments	1,922,874
Capital assets:	
Nondepreciable	14,295,393
Depreciable, net	9,584,872
Total assets	<u>26,239,207</u>
LIABILITIES	
Accounts payable and accrued expenses	92,327
Accrued interest payable	401,316
Non-current liabilities:	
Due within one year	593,007
Due in more than one year	25,297,600
Total liabilities	<u>26,384,250</u>
NET POSITION	
Net investment in capital assets	(2,010,342)
Restricted for debt service	1,357,321
Restricted for capital projects	162,745
Unrestricted	345,233
Total net position	<u>\$ (145,043)</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Primary government:					
Governmental activities:					
General government	\$ 153,495	\$ 153,495	\$ -	\$ -	\$ -
Physical environment	1,065,214	1,084,864	27,018	6,861	53,529
Interest on long-term debt	1,030,576	2,141,933	89,646	-	1,201,003
Total governmental activities	<u>2,249,285</u>	<u>3,380,292</u>	<u>116,664</u>	<u>6,861</u>	<u>1,254,532</u>
		General revenues:			
		Miscellaneous			9,025
		Unrestricted investment earnings			<u>54</u>
		Total general revenues			<u>9,079</u>
		Change in net position			1,263,611
		Net position - beginning			<u>(1,408,654)</u>
		Net position - ending			<u>\$ (145,043)</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 369,969	\$ -	\$ -	\$ 369,969
Investments	-	1,760,129	162,745	1,922,874
Assessments receivable	9,662	-	-	9,662
Due from other funds	1,492	-	-	1,492
Prepaid items	30,565	-	-	30,565
Deposits	25,872	-	-	25,872
Total assets	<u>\$ 437,560</u>	<u>\$ 1,760,129</u>	<u>\$ 162,745</u>	<u>\$ 2,360,434</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	\$ 92,327	\$ -	\$ -	\$ 92,327
Due to other funds	-	1,492	-	1,492
Total liabilities	<u>92,327</u>	<u>1,492</u>	<u>-</u>	<u>93,819</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	56,437	-	-	56,437
Restricted for:				
Debt service	-	1,758,637	-	1,758,637
Capital projects	-	-	162,745	162,745
Unassigned	288,796	-	-	288,796
Total fund balances	<u>345,233</u>	<u>1,758,637</u>	<u>162,745</u>	<u>2,266,615</u>
Total liabilities and fund balances	<u>\$ 437,560</u>	<u>\$ 1,760,129</u>	<u>\$ 162,745</u>	<u>\$ 2,360,434</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENTS OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 2,266,615

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	25,092,438	
Accumulated depreciation	<u>(1,212,173)</u>	23,880,265

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(401,316)	
Discount on bonds, net	48,443	
Premiums on bonds, net	(215,544)	
Lease payable	(1,543,506)	
Bonds payable	<u>(24,180,000)</u>	<u>(26,291,923)</u>
Net position of governmental activities		<u>\$ (145,043)</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Assessments	\$ 1,238,359	\$ 2,141,933	\$ -	\$ 3,380,292
Developer contributions	27,018	-	-	27,018
Miscellaneous revenues	3,025	6,000	-	9,025
Interest earnings	54	89,646	6,861	96,561
Total revenues	1,268,456	2,237,579	6,861	3,512,896
EXPENDITURES				
Current:				
General government	149,586	1,814	2,095	153,495
Physical environment	676,984	-	-	676,984
Debt Service:				
Principal	60,540	1,790,000	-	1,850,540
Interest	63,060	1,003,986	-	1,067,046
Total expenditures	950,170	2,795,800	2,095	3,748,065
Excess (deficiency) of revenues over (under) expenditures	318,286	(558,221)	4,766	(235,169)
OTHER FINANCING SOURCES (USES)				
Transfer in (out)	-	(37,565)	37,565	-
Total other financing sources (uses)	-	(37,565)	37,565	-
Net change in fund balances	318,286	(595,786)	42,331	(235,169)
Fund balances - beginning	26,947	2,354,423	120,414	2,501,784
Fund balances - ending	\$ 345,233	\$ 1,758,637	\$ 162,745	\$ 2,266,615

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (235,169)
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	1,850,540
Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(388,230)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	6,041
The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements.	<u>30,429</u>
Change in net position of governmental activities	<u><u>\$ 1,263,611</u></u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

North Park Isle Community Development District ("District") was established on July 23, 2018, by Ordinance 17-2018 of the City of Plant City, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The boundaries of the District was expanded by Ordinance 21-2020 of the City of Plant City, Florida on September 14, 2020 to include an additional 163.49 acres. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, certain Board members are affiliated with North Park Isle LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Improvements other than buildings	30
Right-to-use leased equipment	20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bond. Bonds payable are reported net of the applicable premium or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the period of issuance. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as capital projects fund expenditures.

Leases

The District is a lessee for several non-cancellable leases of equipment. The District recognizes a lease liability and an intangible right-to-use lease assets (lease asset) in the government-wide financial statements. At the commencement of the lease, the District measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital asset and lease liabilities are reported with long-term debt on the statement of net position.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund Class Y	\$ 1,922,874	S&P AAAM	Weighted average of the fund portfolio: 31 days
	<u>\$ 1,922,874</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 37,565
Capital projects	37,565	-
Total	\$ 37,565	\$ 37,565

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 14,295,393	\$ -	\$ -	\$ 14,295,393
Total capital assets, not being depreciated	14,295,393	-	-	14,295,393
Capital assets, being depreciated				
Improvements other than buildings	9,097,320	-	-	9,097,320
Right-to-use leased equipment	1,699,725	-	-	1,699,725
Total capital assets, being depreciated	10,797,045	-	-	10,797,045
Less accumulated depreciation for:				
Improvements other than buildings	682,299	303,244	-	985,543
Right-to-use leased equipment	141,644	84,986	-	226,630
Total accumulated depreciation	823,943	388,230	-	1,212,173
Total capital assets, being depreciated, net	9,973,102	(388,230)	-	9,584,872
Governmental activities capital assets, net	\$ 24,268,495	\$ (388,230)	\$ -	\$ 23,880,265

The infrastructure has been estimated at a total cost of approximately \$37,792,098. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. Upon completion, certain assets are to be transferred to other governmental entities for ownership and maintenance. The project will be developed in phases, with the Assessment Area 1 project financed by the Series 2019 Bonds and the Assessment Area 2 project finance by the Series 2021 Bonds. The Series 2019, Assessment Area 1, project was completed during a prior fiscal year and all associated improvements have been placed into service or conveyed to other entities for ownership and maintenance.

Depreciation expense was charged to physical environment function/program.

NOTE 7 – LONG TERM LIABILITIES

Series 2019

In June 2020, the District issued \$12,395,000 of Special Assessment Revenue Bonds, Series 2019 consisting of Term Bonds with fixed interest rates ranging from 3.625% through 4.75% with due dates from May 1, 2024 through May 1, 2050. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2021 through May 1, 2050.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2019 (Continued)

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$1,270,000 of the Series 2019 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Series 2021

In November 2021, the District issued \$14,550,000 of Special Assessment Revenue Bonds, Series 2021 consisting of Term Bonds with fixed interest rates ranging from 2.45% to 4% and due dates from November 1, 2026 through November 1, 2051. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2023 through November 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable					
Series 2019	\$ 11,745,000	\$ -	\$ 1,485,000	\$ 10,260,000	\$ 215,000
Less: original discount	50,336	-	1,893	48,443	-
Series 2021	14,225,000	-	305,000	13,920,000	315,000
Plus: original issue premium	223,478	-	7,934	215,544	-
Leases payable	1,604,046	-	60,540	1,543,506	63,007
Total	<u>\$ 27,747,188</u>	<u>\$ -</u>	<u>\$ 1,856,581</u>	<u>\$ 25,890,607</u>	<u>\$ 593,007</u>

NOTE 7 – LONG TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 530,000	\$ 959,413	\$ 1,489,413
2026	550,000	943,086	1,493,086
2027	565,000	926,062	1,491,062
2028	585,000	907,520	1,492,520
2029	605,000	887,370	1,492,370
2030-2034	3,355,000	4,097,690	7,452,690
2035-2039	4,060,000	3,399,340	7,459,340
2040-2044	4,930,000	2,525,943	7,455,943
2045-2049	6,090,000	1,362,826	7,452,826
2050-2052	2,910,000	168,988	3,078,988
Total	<u>\$ 24,180,000</u>	<u>\$ 16,178,238</u>	<u>\$ 40,358,238</u>

NOTE 8 – LEASES

Streetlights

In February 2023, the District entered into certain leases as a lessee for the use of streetlights that will terminate on February 13, 2042. As of September 30, 2024, the value of the lease liability was \$1,543,506. The District is required to make total monthly fixed payments of \$10,300. The value of the right-to-use asset as of September 30, 2024 was \$1,699,725 with an accumulated amortization of \$226,630. At the end of the lease term, the District may elect to execute a new agreement based on current estimated replacement cost. The Lessor will retain ownership of the streetlights.

The scheduled payments for years ending after September 30, 2024 are as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 63,007	\$ 60,593	\$ 123,600
2026	65,574	58,026	123,600
2027	68,245	55,355	123,600
2028	71,026	52,574	123,600
2029	73,919	49,681	123,600
2030-2034	417,300	200,700	618,000
2035-2039	509,522	108,478	618,000
2040-2042	274,913	13,486	288,399
Total	<u>\$ 1,543,506</u>	<u>\$ 598,893</u>	<u>\$ 2,142,399</u>

NOTE 9 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$27,018.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 10 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

NOTE 11 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 12 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget - Positive (Negative)
	Original & Final	Actual Amounts	
REVENUES			
Assessments	\$ 889,825	\$ 1,238,359	\$ 348,534
Interest	-	54	54
Developer contributions	-	27,018	27,018
Miscellaneous revenue	-	3,025	3,025
Total revenues	<u>889,825</u>	<u>1,268,456</u>	<u>378,631</u>
EXPENDITURES			
Current:			
General government	163,975	149,586	14,389
Physical environment	725,850	676,984	48,866
Debt Service:			
Principal	-	60,540	(60,540)
Interest	-	63,060	(63,060)
Total expenditures	<u>889,825</u>	<u>950,170</u>	<u>(60,345)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	318,286	<u>\$ 318,286</u>
Fund balance - beginning		<u>26,947</u>	
Fund balance - ending		<u>\$ 345,233</u>	

See notes to required supplementary information

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2024 exceeded appropriations by \$60,345.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
CITY OF PLANT CITY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	0
Independent contractor	\$134,837.28
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$720 - \$1,080.00 Debt service - \$1,276.60 - \$1,914.90
Special assessments collected	\$3,380,292
Outstanding Bonds:	
Series 2019	\$10,260,000
Series 2021	\$13,920,000



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
North Park Isle Community Development District
City of Plant City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 13, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated June 13, 2025.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 13, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
North Park Isle Community Development District
City of Plant City, Florida

We have examined North Park Isle Community Development District, City of Plant City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of North Park Isle Community Development District, City of Plant City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 13, 2025



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
North Park Isle Community Development District
City of Plant City, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 13, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 13, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of North Park Isle Community Development District, City of Plant City, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 13, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2024-01 Budget:

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2024.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Reference to Prior Year Finding: 2023-01 Budget

Management Response: Management will review spending to ensure that expenditures do not exceed appropriations in the future and ensure that all budget amendments are done in a timely manner.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

2023-01 Budget

Current Status: Matter was repeated, see finding 2024-01 above.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

REPORT TO MANAGEMENT (Continued)

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.



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)

v' 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

OWNER'S NAME: Grisel Delgado DATE: 05/19/2025

OWNER'S NAME: _____ DATE: _____

ADDRESS: 3640 Forst Path Dr

PHONE: 786-253-5052

E-MAIL: delgadogrisel@hotmail.com

DESCRIBE ALTERATION IN DETAIL:

1. Alteration Type(s):

We want to build a fence on our property line.

(Example: Pool Installation, fence install, screen enclosure, landscape alteration, house painting, etc.)

2. Type of Material(s) Used: Fence: Same as the fence put in by constructors at the back of the house

(Example: PVC fencing, stone pavers, aluminum framing, red fountain grass, exterior paint, etc.)

3. Color(s) of Materials Used: _____

(Provide sample of color.)

4. Details of Alteration(s): Fence will match with surrounding homes

(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:



DATE: 05/19/2025

OWNER'S SIGNATURE:

DATE:

For Office Use Only

ACTION TAKEN
By the Association/Architectural Review Board:

Date: _____ ☐ Approved ☐ Not Approved

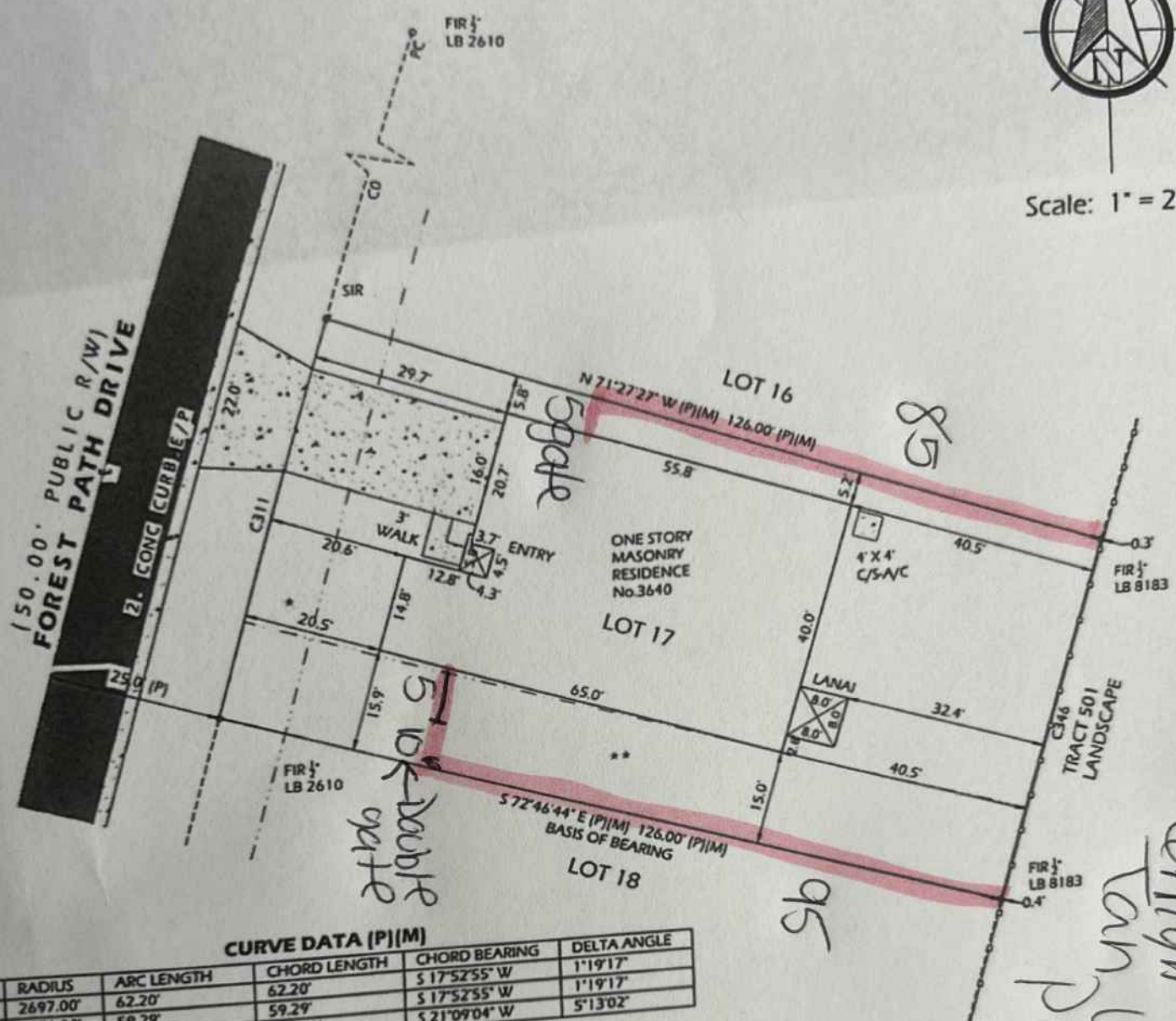
Conditions of Approval:

Authorized Approving Representative Name

Authorized Representative Signature



Scale: 1" = 20'



CURVE DATA (P)(M)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
111	2697.00'	62.20'	62.20'	S 17°52'55" W	1°19'17"
146	2571.00'	59.29'	59.29'	S 17°52'55" W	1°19'17"
0	2697.00'	245.58'	245.49'	S 21°09'04" W	5°13'02"

* = 10.00' PUBLIC UTILITY EASEMENT
** = 15.00' PUBLIC DRAINAGE EASEMENT

SURVEY CERTIFIED TO:

1. Lennar Title, Inc.
2. Title Resources Guaranty Company
3. Cardinal Financial Company, Limited Partnership, it's successors and/or assigns, as their interest may appear
4. Grisel Delgado

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 120112
(MAP NUMBER 12057C-0286-H) EFFECTIVE DATE: 08/28/2008

SURVEY ABBREVIATIONS

ARC LENGTH
AIR CONDITIONER
ALUMINUM FENCE
BASE FLOOD ELEVATION
BENCH MARK
CURVE
CALCULATED
CENTERLINE
CHAIN LINK FENCE
COMMUNITY
COMMUNITY DISTRICT
CORRUGATED METAL PIPE
COLUMN
CONCRETE
CONCRETE SLAB

DEED
DRAINAGE EASEMENT
ELEVATION
EDGE OF PAVEMENT
EASEMENT
FENCE CORNER
FOUND CONCRETE MONUMENT
FOUND IRON PIPE
FOUND IRON ROD
FOUND NAIL & DISK
FOUND OPEN PIPE
FOUND PINCHED PIPE

HOG WIRE FENCE
INVERT
LICENSED BUSINESS
LOWEST FLOOR ELEVATION
LICENSED SURVEYOR
MEASURED
MEASURED END SECTION
NO CORNER FOUND
OVERALL
OVERHEAD WIRE(S)
OFFICIAL RECORDS
PLAT
PLAT BOOK

POINT OF CURVE
POINT OF COMPOUND CURVE
PERMANENT CONTROL POINT
POOL EQUIPMENT
PAGE
POINT OF INTERSECTION
PARKER KALON
PROPERTY LINE
POINT OF BEGINNING
POINT OF COMMENCEMENT
POINT ON LINE
POINT OF REVERSE CURVE
PERMANENT REFERENCE MONUMENT

RECORD
RANGE
RAILROAD SPIKE
RIGHT OF WAY
SECTION
SET NAIL AND DISK
SET 1/2" IRON ROD LBM 8183
TEMPORARY BENCH MARK
TOP OF BANK
TOWARD
UTILITY EASEMENT
VINYL FENCE
WETLAND
WETLAND CONSERVATION AREA

LEGEND

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

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and in accordance with the Florida Surveying Standards.

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



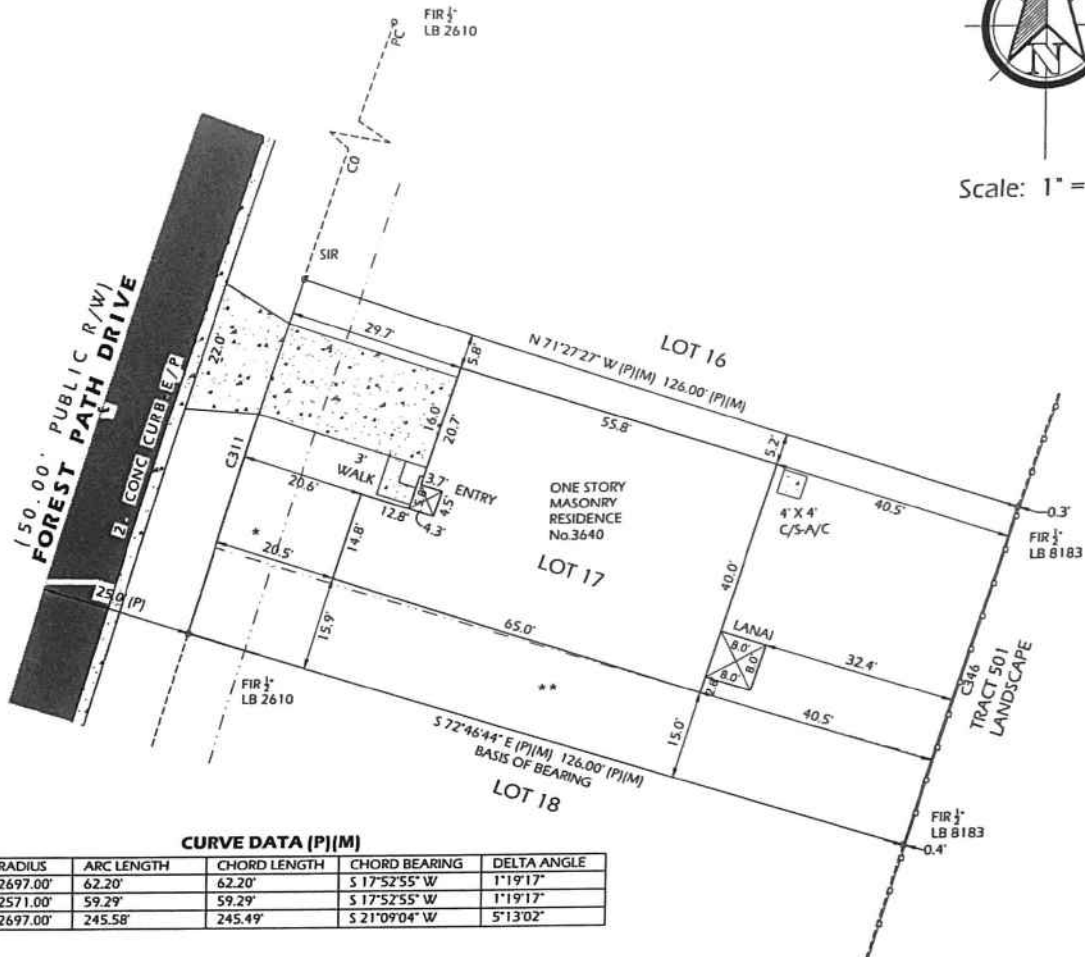
DESCRIPTION: LOT 17, NORTH PARK ISLE PHASE 2C, 3B AND 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 145, PAGE(S) 1-23, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SEC. 10, TWP. 28 S, RNG 22 E
HILLSBOROUGH COUNTY, FLORIDA
(NORTH PARK ISLE PHASE 2C, 3B AND 4)

AS BUILT SURVEY
(FINAL)



Scale: 1" = 20'



CURVE DATA (P)(M)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C311	2697.00'	62.20'	62.20'	S 17°52'55\"	1°19'17\"
C346	2571.00'	59.29'	59.29'	S 17°52'55\"	1°19'17\"
C0	2697.00'	245.58'	245.49'	S 21°09'04\"	5°13'02\"

* = 10.00' PUBLIC UTILITY EASEMENT
** = 15.00' PUBLIC DRAINAGE EASEMENT

SURVEY CERTIFIED TO:

1. Lennar Title, Inc.
2. Title Resources Guaranty Company
3. Cardinal Financial Company, Limited Partnership, it's successors and/or assigns, as their interest may appear
4. Grisel Delgado

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 120112
(MAP NUMBER 12057C-0286-H) EFFECTIVE DATE: 08/28/2008

SURVEY ABBREVIATIONS

<p>AJ - ARC LENGTH A/C - AIR CONDITIONER AF - ALUMINUM FENCE BFE - BASE FLOOD ELEVATION BM - BENCH MARK C - CURVE (C) - CALCULATED CL - CENTERLINE CLF - CHAIN LINK FENCE CDD - COMMUNITY DEVELOPMENT DISTRICT CMP - CORRUGATED METAL PIPE COL - COLUMN CONC - CONCRETE C/S - CONCRETE SLAB</p>	<p>(D) - DEED D/E - DRAINAGE EASEMENT EL OR ELEV - ELEVATION EOP - EDGE OF PAVEMENT ESMT - EASEMENT F/C - FENCE CORNER FCM - FOUND CONCRETE MONUMENT FP - FOUND IRON PIPE FIR - FOUND IRON ROD FIND - FOUND NAIL & DISK FOP - FOUND OPEN PIPE FPP - FOUND PINCHED PIPE</p>	<p>HWF - HOG WIRE FENCE INV - INVERT LB - LICENSED BUSINESS LFE - LOWEST FLOOR ELEVATION LS - LICENSED SURVEYOR (M) - MEASURED MES - MITERED END SECTION NCF - NO CORNER FOUND O/A - OVERALL OHWF - OVERHEAD WIRE(S) O.R. - OFFICIAL RECORDS (P) - PLAT PB - PLAT BOOK</p>	<p>PC - POINT OF CURVE PCC - POINT OF COMPOUND CURVE PCP - PERMANENT CONTROL POINT P/E - POOL EQUIPMENT PG - PAGE PI - POINT OF INTERSECTION PK - PARKER KALON PL - PROPERTY LINE POB - POINT OF BEGINNING POC - POINT OF COMMENCEMENT POL - POINT ON LINE PRC - POINT OF REVERSE CURVE PRM - PERMANENT REFERENCE MONUMENT</p>	<p>RI - RECORD RNG - RANGE RRS - RAIL ROAD SPIKE R/W - RIGHT OF WAY SEC - SECTION SND - SET NAIL AND DISK LB#8183 SIR - SET 1/2\"</p>	<p>LEGEND</p> <p>CONC - CONCRETE</p> <p>ASPH - ASPHALT</p> <p>BRICK - BRICK</p> <p>COVERED - COVERED</p> <p>VINYL FENCE</p> <p>WOOD FENCE</p> <p>CHAIN LINK FENCE</p> <p>ALUMINUM FENCE</p>
---	--	--	--	---	--

<p>JOB #</p> <p>DATE OF SITE PLAN: 9-12-24</p> <p>DWG File: NPH-2C-L17-SITE</p> <p>File:</p> <p>Drawn by: DJB</p> <p>Checked by: JH</p> <p>REVISIONS</p> <p>FORM BOARD TIE IN 12-09-24 CWC</p> <p>FOUNDATION TIE IN 12-31-24</p> <p>FINAL SURVEY 03-24-25 CWC</p>	<p>SURVEYOR'S NOTES:</p> <p>1.) This survey is based on the legal description as provided by the client.</p> <p>2.) This survey was prepared without the benefit of a site search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.</p> <p>3.) This survey is limited to above ground visible improvements along and near the boundary lines, and that nothing below ground was located including, but not limited to foundations/footings, utilities, etc.</p> <p>4.) This survey does not reflect nor determine ownership.</p> <p>5.) See legend for symbols and/or abbreviations used hereon.</p> <p>6.) Dimensions shown hereon are in feet and decimal portions thereof.</p> <p>7.) Building ties are not to be used to construct deed or platted lines.</p>
--	---

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and in accordance with the standards of Practice for Surveyors as set forth by the Florida Board of Professional Surveyors and Mappers, and that I am a duly Licensed Professional Surveyor and Mapper in the State of Florida.

Surveyed by: Jeff M. Hartley

Date: 28.04.10

Time: 08:34 - 04:00

Jeff M. Hartley
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 29708

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

IPLS

Initial Point Land Surveying, LLC.



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: Grise/ TODAY'S DATE: June 7, 25
Address: 3640 Forest Path Dr
City: Plant City State: FL Zip: 33566
Email Address: _____ Phone: 305-741-8849

HOA Needed: **YES NO**

Open Pool: **YES NO**

Good Side: **IN OUT**

HOA Approved: **YES NO**

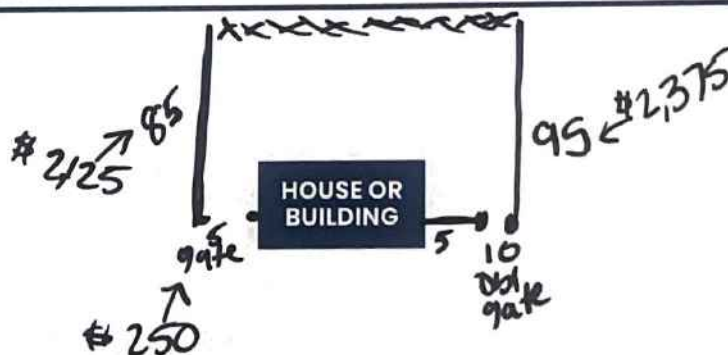
Removal of Existing Fence: **YES NO** _____ FEET

Permit Needed: **YES NO**

* If HOA approval is required, must provide survey and signed HOA form)

NOTES: 185' ft of 6' high
Tan Vinyl privacy
1-5x6 single gate
1-10 Double gate

TOTAL \$5,375



☒ Vinyl/PVC

Height: 4' 5' 6' 6'
Vinyl Color: White Tan
Style: T&G Privacy Lattice
Other Style: _____
Picket Spacing: _____
Rails: _____
Gate: 1 Size: 5x6
Gate: 1 Size: 10dbl
Gate: _____ Size: _____
Caps: Flat Cap Ball Cap
Gothic Cap Federation
Stainless Hardware: White Black
Concrete: Cap and post per 78
Post: _____

☐ 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: _____ TODAY'S DATE: _____

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

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

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

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

RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF
THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers.

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

Section 1. Carlos de la Ossa is appointed Chairman.
 Nicholas Dister is appointed Vice Chairman.
 Brian K. Lamb is appointed Secretary.
 Leah Popelka is appointed Treasurer.
 Jayna Cooper is appointed Assistant Secretary.
 Ryan Motko is appointed Assistant Secretary.
 Kelly Evans is appointed Assistant Secretary.
 Albert Vierra is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 2. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF JULY 2025.

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

**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, June 5, 2025 and called to order at 3:21 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. Consideration of Resolution 2025-06; Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-06; Authorizing Spending Authority for District Manager at \$5,000 and Chairperson at \$10,000, and \$15,000 for emergency expenses, as discussed was adopted. 5-0

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

Mr. Perez, discussed budgeting items and advised the Board, that for this budget, Management has worked directly with Mr. de la Ossa, Project Managers, District staff, and vendors along with trends, to set an accurate O&M amount for the fiscal year of \$1,334,869.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-07; Approving Proposed Budget including O&M budget high mark at \$1,334,869 and Setting Public Hearing for Thursday August 7, 2025 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, as discussed was adopted. 5-0

C. Consideration of ARC Application

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, ARC Application, Encroachment agreement #3852 Capri Coast Drive, Plant City Florida 33565, as agreed was approved. 5-0

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

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Down-to-Earth* Proposal #118708 – June Fertilizer, in the amount of \$6,733, as agreed was ratified. 5-0

E. Ratification of Pool Monitor Services Agreement

Mr. Perez mentioned the dates of May 31, 2025 through August 10, 2025 for services actually began May 24, 2025.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Pool Monitor Services Agreement, with *The Pool Attendant Company*, was ratified. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of May 1, 2025, Special Meeting

B. Consideration of Operation and Maintenance April 2025

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

Ms. Hopkinson spoke regarding an upcoming meeting with *Juniper*.

B. District Engineer**C. District Manager**

There being no reports, the next item followed.

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, meeting was adjourned at 3:29 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					
CHARTER COMMUNICATIONS ACH	5/11/2025	0384991051125-ACH	\$210.00	\$210.00	5/11 - 6/10/2025 Internet
CITY OF PLANT CITY ACH	5/7/2025	1534376-ACH	\$2,467.76	\$2,467.76	WATER 4/8 - 5/7/2025
CITY OF PLANT CITY ACH	5/7/2025	1534684-ACH	\$556.36	\$556.36	WATER 4/8 - 5/7/2025
DOWN TO EARTH	5/1/2025	140595	\$16,705.00	\$16,705.00	LANDSCAPE MAINT May 2025
ECO-LOGIC SERVICES LLC	5/10/2025	5247	\$6,175.00	\$6,175.00	LAKE MAINT April 2025
INFRAMARK LLC	4/24/2025	148105	\$562.50		Accounting Services APR 2025
INFRAMARK LLC	4/24/2025	148105	\$600.00		dissemination services APR 2025
INFRAMARK LLC	4/24/2025	148105	\$3,000.00		district manager APR 2025
INFRAMARK LLC	4/24/2025	148105	\$1,000.00		field services APR 2025
INFRAMARK LLC	4/24/2025	148105	\$125.00	\$5,287.50	Website admin APR 2025
INFRAMARK LLC	5/2/2025	149075	\$562.50		May 2025 ACCOUNTING SVCS
INFRAMARK LLC	5/2/2025	149075	\$600.00		May 2025 Dissemination services
INFRAMARK LLC	5/2/2025	149075	\$3,000.00		May 2025 District Management
INFRAMARK LLC	5/2/2025	149075	\$1,000.00		May 2025 Field management
INFRAMARK LLC	5/2/2025	149075	\$125.00		May 2025 Website admin
INFRAMARK LLC	5/2/2025	149075	\$3,500.00		May 2025 Onsite Manager
INFRAMARK LLC	5/2/2025	149075	\$7,222.22	\$16,009.72	Onsite personnel services
SECURITEAM	5/1/2025	19970	\$500.00	\$500.00	MONITORING SVC May 2025
Monthly Contract Subtotal			\$47,911.34	\$47,911.34	
Variable Contract					
STRALEY ROBIN VERICKER	5/6/2025	26460	\$4,147.50	\$4,147.50	district counsel April 2025
TECO ACH	4/14/2025	041425-36724-ACH	\$226.90	\$226.90	ELECTRIC 3/11 - 4/8/2025
Variable Contract Subtotal			\$4,374.40	\$4,374.40	
Utilities					
CITY OF PLANT CITY ACH	5/7/2025	1534371-ACH	\$2,083.81	\$2,083.81	WATER 4/8 - 5/7/2025
CITY OF PLANT CITY ACH	5/7/2025	1534373-ACH	\$865.45	\$865.45	WATER 4/8 - 5/7/2025
CITY OF PLANT CITY ACH	5/7/2025	1534375-ACH	\$899.77	\$899.77	WATER 4/8 - 5/7/2025
CITY OF PLANT CITY ACH	4/7/2025	1519568-ACH	\$500.00	\$500.00	March 2025 RECLAIM

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
CITY OF PLANT CITY ACH	4/7/2025	1519566-ACH	\$339.92	\$339.92	March 2025 RECLAIM
CITY OF PLANT CITY ACH	4/7/2025	1519881-ACH	\$418.34	\$418.34	March 2025 Water
CITY OF PLANT CITY ACH	4/7/2025	1519564-ACH	\$691.70	\$691.70	March 2025 Water Reclaim
GIG FIBER LLC	4/1/2025	4232	\$10,450.00	\$10,450.00	April 2025 SOLAR EQMNT LEASE INCOME
GIG FIBER LLC	3/1/2025	4081	\$10,450.00	\$10,450.00	March 2025 SOLAR EQMNT LEASE INCOME
GIG FIBER LLC	5/1/2025	4470	\$10,763.50	\$10,763.50	May 2025 SOLAR EQMNT LEASE INCOME
TECO ACH	4/14/2025	041425-5389-ACH	\$26.02	\$26.02	ELECTRIC 3/11 - 4/8/2025
TECO ACH	4/14/2025	041425-5355-ACH	\$36.73	\$36.73	ELECTRIC 3/11 - 4/8/2025
TECO ACH	4/14/2025	041425-5371-ACH	\$26.71	\$26.71	ELECTRIC
TECO ACH	4/14/2025	041425-3537-ACH	\$43.41	\$43.41	ELECTRIC
TECO ACH	4/14/2025	041425-1253-ACH	\$1,447.31	\$1,447.31	ELECTRIC
TECO ACH	4/14/2025	041425-26724-ACH	\$343.53	\$343.53	ELECTRIC
TECO ACH	4/14/2025	041425-5348-ACH	\$33.41	\$33.41	ELECTRIC
TECO ACH	4/14/2025	041425-1600-ACH	\$11,103.85	\$11,103.85	ELECTRIC 2/8 - 3/10/2025
TECO ACH	4/14/2025	041425-1600 ACH	\$11,103.85	\$11,103.85	3/11 - 4/8/2025 Electric
TECO ACH	5/14/2025	051425-3537-ACH	\$45.06	\$45.06	April 9 - May 8, 2025 Electric
TECO ACH	5/14/2025	051425-1253-ACH	\$1,467.74	\$1,467.74	April 9 - May 8, 2025 Electric
TECO ACH	5/14/2025	051425-36724-ACH	\$184.03	\$184.03	April 9 - May 8, 2025 Electric
Utilities Subtotal			\$63,324.14	\$63,324.14	
Regular Services					
ALBERTO VIERA	5/1/2025	AV-050125	\$200.00	\$200.00	BOARD 5/1/25
CARLOS DE LA OSSA	5/1/2025	CO-050125	\$200.00	\$200.00	BOARD 5/1/25
GRAU AND ASSOCIATES	5/1/2025	27497	\$2,000.00	\$2,000.00	Auditing Service
KELLY ANN EVANS	5/1/2025	KE-050125	\$200.00	\$200.00	BOARD 5/1/25
MCCALL SERVICE NW, LLC	5/9/2025	59473335	\$53.25	\$53.25	PEST MGMNT Spiders
MCCALL SERVICE NW, LLC	5/9/2025	59473237	\$125.00	\$125.00	PEST MGMNT
NICHOLAS J. DISTER	5/1/2025	ND-050125	\$200.00	\$200.00	BOARD 5/1/25
RYAN MOTKO	5/1/2025	RM-050125	\$200.00	\$200.00	BOARD 5/1/25
TIMES PUBLISHING COM	2/2/2025	22061-020225	\$187.50	\$187.50	SPECIAL ORG MEETING AD 02.02.2025
Regular Services Subtotal			\$3,365.75	\$3,365.75	

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
DOWN TO EARTH	4/30/2025	141532	\$13,117.00	\$13,117.00	April fertilizing services
DOWN TO EARTH	4/30/2025	141533	\$85.00	\$85.00	decoder replacement
DOWN TO EARTH	4/30/2025	141531	\$12,750.00	\$12,750.00	initial services upon change of landscaping contract
DOWN TO EARTH	4/30/2025	141534	\$10,113.46	\$10,113.46	installation of annuals
NEPTUNE MULTI SERVICES LLC	4/28/2025	0053821	\$750.00	\$750.00	debris removal from ponds
Additional Services Subtotal			\$36,815.46	\$36,815.46	
TOTAL			\$155,791.09	\$155,791.09	

May 11, 2025
Invoice Number: 0384991051125
Account Number: 8337 12 001 0384991
Security Code: 0843
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Auto Pay Notice

Contact Us

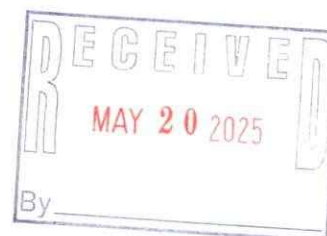
Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

NEWS AND INFORMATION

Call 1-866-738-0242 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.

Summary Service from 05/11/25 through 06/10/25
details on following pages

Previous Balance	210.00
Payments Received -Thank You!	-201.05
Adjustments	-8.95
Remaining Balance	\$0.00
Spectrum Business™ Internet	210.00
Other Charges	0.00
Current Charges	\$210.00
YOUR AUTO PAY WILL BE PROCESSED 05/28/25	
Total Due by Auto Pay	\$210.00



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 05122025 NNNNNNNN 01 000953 0004

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

May 11, 2025
NORTH PARK ISLE CDD
Invoice Number: 0384991051125
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

Invoice Number: 0384991051125
 Account Number: 8337 12 001 0384991
 Security Code: 0843

NORTH PARK ISLE CDD

**Contact Us**

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

8633 2390 NO RP 11 05122025 NNNNNNNN 01 000953 0004

Charge Details

Previous Balance		210.00
EFT Payment	04/28	-201.05

Payments received after 05/11/25 will appear on your next bill.

Adjustments

Cour Trans Fee - Adjustment	02/11	-8.95
Adjustments Total		-\$8.95

Remaining Balance	\$0.00
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Service from 05/11/25 through 06/10/25

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
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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.

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.

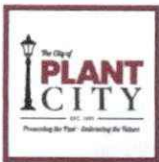
Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

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.





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
1534376	05/07/2025	04/08/2025 - 05/07/2025	05/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	04/01/25	04/30/25	8283	9420	1137	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	1117	2178.15
UTILITY TAX 10%							224.34

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	\$844.00
04/25	380	12/24	479	08/24	860	Total Current Billing	\$2,467.76
03/25	545	11/24	499	07/24	859	Adjustments	\$0.00
02/25	584	10/24	366	05/24	1510	Less Payments Received	-\$844.00
01/25	754	09/24	711	05/24	700	Penalties	\$0.00
						Total Amount Due	\$2,467.76

2024 Annual Water Quality Report is available. To request a copy call 813-659-4222 or visit <https://www.plantcitygov.com/annualwaterreport>
Informe de calidad de agua 2024 esta disponible. Asistencia 813-659-4222 o al <https://www.plantcitygov.com/annualwaterreport>



City of Plant City

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
4063 PARK RD	D	1008218830	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1534376	05/28/2025	\$2,467.76	

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



00006042025501534376700002467769



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

UTILITY BILL

Office hours for questions regarding your bill:
Monday - Friday 8:00 AM - 4:45 PM
Phone (813) 659-4222 Fax (813) 659-4236
Solid Waste pickup questions (813) 757-9208
After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELOP	636117	1008400715	3716 N MARYLAND AVE

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1534684	05/07/2025	04/08/2025 - 05/07/2025	05/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	23054781	04/01/25	04/30/25	202	228	26	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	26	72.54
UTILITY TAX 10%							14.55
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	26	176.54
SOLID WASTE COMMERCIAL							52.19
STORMWATER COMMERCIAL							9.94

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$418.34
04/25	12	12/24	26	08/24	3	Total Current Billing	\$556.36
03/25	4	11/24	2	07/24	12	Adjustments	\$0.00
02/25	3	10/24	3	05/24	33	Less Payments Received	-\$418.34
01/25	6	09/24	5	05/24	5	Penalties	\$0.00
						Total Amount Due	\$556.36

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Informe de calidad de agua 2024 esta disponible. Asistencia 813-659-4222 o al <https://www.plantcitygov.com/annualwaterreport>



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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3716 N MARYLAND AVE	D	1008400715	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1534684	05/28/2025	\$556.36	

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

00006042025501534684400000556365

Down to Earth

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



Invoice: #140595
May 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

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

Project/Job

North Park Isle CDD Contract
(2025)

Estimate # 114853

Invoice Date

5/1/2025

Date Due

5/31/2025

Terms

Net 30

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114853 - North Park Isle CDD Contract (2025) May 2025				\$16,705.00

Billing Questions

ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all
other questions or concerns.

Please click the link below to be directed to
the Down to Earth customer portal to view
invoices and to make payment by credit
card. A processing fee of 2.75% will be
added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/propertyserviceportal.com)

Subtotal	\$16,705.00
Sales Tax	\$0.00
Total	\$16,705.00
Credits/Payments	(\$0.00)
Balance Due	\$16,705.00

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

- Phase 1:** Emergency services to clear roadways, driveways, and walkways for first responders.
- Phase 2:** Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
- Phase 3:** Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

Please Approve Clean-Up Services by signing this form and emailing it to Storm_Prep@down2earthinc.com or give it directly to your Account Manager.

Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

- Pre-Authorize Storm Clean-Up**
See our 3-phase approach below.
- Keep Us Apprised of your Insurance Requirements**
Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.
- Let Us Know How to Reach You**
Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.
- Prepare Your Trees**
Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.

_____ Authorized Signature	_____ Print Name/ Title
_____ Property Name	_____ Property Address
_____ Emergency Contact Name	_____ Emergency Contact Phone

PO Box 18204
Sarasota, FL 34276

Date	Invoice #
5/10/2025	5247

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

[illegible]

Pete@Eco-Logic-Services.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

148105

DATE

4/24/2025

CUSTOMER ID

C2301

NET TERMS

Net 30

PO#**DUE DATE**

5/24/2025

BILL TO

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

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services (Retrobilling March 2025)	1	Ea	562.50		562.50
Dissemination Services (Retrobilling March 2025)	2	Ea	300.00		600.00
District Management (Retrobilling March 2025)	1	Ea	3,000.00		3,000.00
Personnel Services (Retrobilling March 2025)	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin (Retrobilling March 2025)	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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

149075

CUSTOMER ID

C2301

PO#

INVOICE

DATE

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

BILL TO

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

Services provided for the Month of: May 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	3,500.00		3,500.00
Field Management	1	Ea	1,000.00		1,000.00
On-site Manager: Brook Chapman (Retrobilling 04/05/2025)	1	Ea	2,888.89		2,888.89
On-site Manager: Brook Chapman	1	Ea	3,333.33		3,333.33
Subtotal					16,009.72

Subtotal

\$16,009.72

Tax

\$0.00

Total Due

\$16,009.72

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.

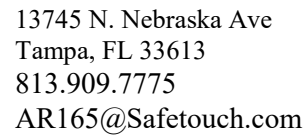
To pay via ACH or Wire, please refer to our banking information below:

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.



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

P.O. No.	Date	Invoice #	Due Date	Acct #
	05/01/2025	19970	05/31/2025	

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

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

May 06, 2025

Client: 001509

Matter: 000001

Invoice #: 26460

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/2/2025	KCH	REVIEW AGENDA PACKAGE AND REVISED ADDENDUM FROM ECO-LOGIC.	0.2	\$65.00
4/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
4/3/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/3/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.7	\$227.50
4/4/2025	KCH	PREPARE TERMINATION NOTICE TO JNJ; PREPARE SERVICES AGREEMENT WITH NEPTUNE; PREPARE UPDATED SERVICES AGREEMENT WITH ECO-LOGIC SEERVICES; EMAILS WITH M.PEREZ AND C.DELAOSSA REGARDING POTENTIAL DEMAND LETTER TO LMP AND WITHHOLDING OF PAYMENT UNTIL CONTRACT IS FULFILLED.	2.1	\$682.50
4/9/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/11/2025	KCH	EMAILS WITH M.PEREZ AND C.DELAOSSA REGARDING SETTING OF MEETING WITH LMP REGARDING INSPECTION REPORTS AND DECLINE OF SERVICE.	0.2	\$65.00

SERVICES

Date	Person	Description of Services	Hours	Amount
4/16/2025	KCH	EMAILS WITH M.PEREZ AND C.DELAOSA REGARDING MEETING WITH LMP TO DISCUSS DEFICIENCIES.	0.2	\$65.00
4/17/2025	KCH	REVIEW FIELD INSPECTION REPORTS FOR JANUARY, FEBRUARY, MARCH, AND FINAL IN PREPARATION FOR MEETING WITH LMP AND DOWN TO EARTH REGARDING INVOICES; EMAILS WITH M.PEREZ REGARDING SAME.	1.5	\$487.50
4/18/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; REVIEW 2025 HURRICANE RECOVERY FLIER FROM DOWN TO EARTH; PREPARE 2025 HURRICANE SEASON EMERGENCY SERVICES ADDENDUM WITH DOWN TO EARTH AND EMAIL WITH J.COOPER AND M.PEREZ REGARDING SAME FOR BOS REVIEW; PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	1.0	\$325.00
4/21/2025	KCH	REVIEW JANUARY, FEBRUARY, AND MARCH FIELD INSPECTION REPORTS FOR LMP.	0.9	\$292.50
4/22/2025	KCH	REVIEW DOWN TO EARTH FINAL REPORT ON LANDSCAPING AND IRRIGATION; TEAMS CALL WITH M.PEREZ AND C.DELAOSA REGARDING SAME; DISCUSS LMP INVOICES AND FINAL PUNCH LIST FOR SAME.	1.0	\$325.00
4/24/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
4/28/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
4/29/2025	JMV	TELEPHONE CALL WITH B. LAMB.	0.4	\$150.00
4/29/2025	KCH	TEAMS CALL WITH INFRAMARK TEAM (B.LAMB) REGARDING BOUNDARY AMENDMENTS AND BOND ISSUANCES.	0.2	\$65.00
4/30/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			13.5	\$4,147.50

May 06, 2025
Client: 001509
Matter: 000001
Invoice #: 26460

Page: 3

Total Services	\$4,147.50	
Total Disbursements	\$0.00	
Total Current Charges		\$4,147.50
Previous Balance		\$2,495.00
Less Payments		(\$2,495.00)
PAY THIS AMOUNT		\$4,147.50

Please Include Invoice Number on all Correspondence



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

Statement Date: April 14, 2025

Amount Due: \$226.90

Due Date: May 05, 2025

Account #: 221008636724

DO NOT PAY. Your account will be drafted on May 05, 2025

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due \$230.53

Payment(s) Received Since Last Statement -\$230.53

Current Month's Charges \$226.90

Amount Due by May 05, 2025 \$226.90

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 **400% higher** than the same period last year.

Your average daily kWh used was **5.26% higher** than it was in your previous period.



Scan here to view your account online.

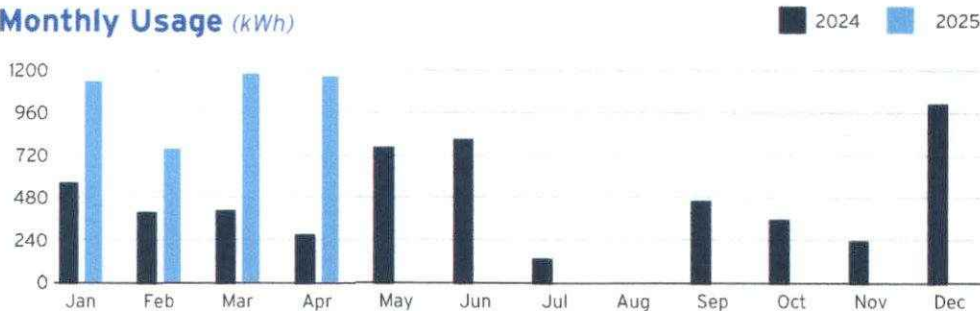
A one-stop shop to manage your account.



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

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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



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

Account #: 221008636724

Due Date: May 05, 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: \$226.90

Payment Amount: \$ _____

695827486554

Your account will be
drafted on May 05, 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: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000850100	04/08/2025	24,438	23,273	1,165 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,165 kWh @ \$0.08641/kWh	\$100.67
Fuel Charge	1,165 kWh @ \$0.03083/kWh	\$35.92
Storm Protection Charge	1,165 kWh @ \$0.00577/kWh	\$6.72
Clean Energy Transition Mechanism	1,165 kWh @ \$0.00418/kWh	\$4.87
Storm Surcharge	1,165 kWh @ \$0.02121/kWh	\$24.71
Florida Gross Receipt Tax		\$4.90

Electric Service Cost **\$196.06**

Franchise Fee \$12.84

Municipal Public Service Tax \$18.00

Total Electric Cost, Local Fees and Taxes **\$226.90**

Total Current Month's Charges

\$226.90

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

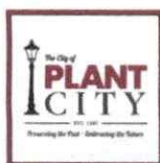
Power Outage:

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.



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

UTILITY BILL

Office hours for questions regarding your bill:
Monday - Friday 8:00 AM - 4:45 PM
Phone (813) 659-4222 Fax (813) 659-4236
Solid Waste pickup questions (813) 757-9208
After hours Water or Sewer **Emergency** (813) 757-9172

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

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1534371	05/07/2025	04/08/2025 - 05/07/2025	05/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	04/01/25	04/30/25	12591	13549	958	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	938	1829.10
UTILITY TAX 10%							189.44

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	\$691.70
04/25	309	12/24	322	08/24	384	Total Current Billing	\$2,083.81
03/25	261	11/24	449	07/24	1160	Adjustments	\$0.00
02/25	257	10/24	412	05/24	1054	Less Payments Received	-\$691.70
01/25	375	09/24	685	05/24	1058	Penalties	\$0.00
						Total Amount Due	\$2,083.81

2024 Annual Water Quality Report is available. To request a copy call 813-659-4222 or visit <https://www.plantcitygov.com/annualwaterreport>
Informe de calidad de agua 2024 esta disponible. Asistencia 813-659-4222 o al <https://www.plantcitygov.com/annualwaterreport>



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

006383



*AUTO**ALL FOR AADC 335 6383 T20:25 6383 2 AB 0.588

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



UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3431 N PARK RD	D	1008218805	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1534371	05/28/2025	\$2,083.81	

Remit and make checks in US funds payable to:

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

00006042025501534371800002083814



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	1008218810	3625 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1534373	05/07/2025	04/08/2025 - 05/07/2025	05/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	04/01/25	04/30/25	3712	4102	390	37.07
CONSUMPTION						RATE	USAGE
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	370	721.50
UTILITY TAX 10%							78.68

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	\$339.92
04/25	145	12/24	147	08/24	251	Total Current Billing	\$865.45
03/25	145	11/24	176	07/24	257	Adjustments	\$0.00
02/25	159	10/24	150	05/24	1478	Less Payments Received	-\$339.92
01/25	202	09/24	234	03/24	213	Penalties	\$0.00
						Total Amount Due	\$865.45

2024 Annual Water Quality Report is available. To request a copy call 813-659-4222 or visit <https://www.plantcitygov.com/annualwaterreport>
Informe de calidad de agua 2024 esta disponible. Asistencia 813-659-4222 o al <https://www.plantcitygov.com/annualwaterreport>



City of Plant City

UTILITY BILLING DEPARTMENT

PO BOX C

PLANT CITY FL 33564-9003



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

UTILITY BILL

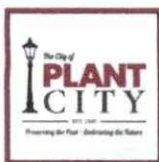
REMIT PORTION - Please write your Account Number on your check.

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3625 N PARK RD	D	1008218810	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1534373	05/28/2025	\$865.45	

Remit and make checks in US funds payable to:

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

00006042025501534373400000865451



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
1534375	05/07/2025	04/08/2025 - 05/07/2025	05/28/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	04/01/25	04/30/25	5103	5509	406	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	386	752.70
UTILITY TAX 10%							81.80

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	\$500.80
04/25	220	12/24	161	08/24	284	Total Current Billing	\$899.77
03/25	159	11/24	186	07/24	682	Adjustments	\$0.00
02/25	164	10/24	152	05/24	469	Less Payments Received	-\$500.80
01/25	224	09/24	257	05/24	1656	Penalties	\$0.00
						Total Amount Due	\$899.77

2024 Annual Water Quality Report is available. To request a copy call 813-659-4222 or visit <https://www.plantcitygov.com/annualwaterreport>
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City of Plant City

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3897 N PARK RD	D	1008218820	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1534375	05/28/2025	\$899.77	

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



00006042025501534375900000899773



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

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

CUSTOMER NAME					SERVICE LOCATION			
NORTH PARK ISLE COMMUNITY DEVELOPMENT DI					3897 N PARK RD			
BILL NUMBER	BILL DATE	ACCOUNT NUMBER		CUSTOMER NUMBER		DUE DATE		
1519568	04/07/2025	1008218820		636117		04/28/2025		
CHARGE DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WA REC COM2"	231236046	A	03/04/2025	04/01/2025	4883	5103	220	\$37.07
CONSUMPTION						RATE	USAGE	
RECLAIM						1.410000	20	\$28.20
RECLAIM						1.950000	200	\$390.00
UTILITY TAX 10%								\$45.53
CONSUMPTION						RATE	USAGE	
TAX						0.100000	0.000000	\$0.00

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing	\$500.80
04/25	220	09/24	257	A = Actual E = Estimate F = Final	Previous Balance	\$369.95
03/25	159	08/24	284		Adjustments	\$0.00
02/25	164	07/24	682		Interest	\$0.00
01/25	224	05/24	469		Less Payments Received	\$369.95
12/24	161	05/24	1656		Total Amount Due	\$500.80
11/24	186	03/24	303			
10/24	152					

2024 Water Quality Information-Unregulated Contaminants. For more information call 813-757-9191. Informacion sobre la calidad del agua de 2024:contaminates no regulados. Para obtener mas informacion llame al 813-757-9191. <https://www.plantcitygov.com/unregulatedcontaminants>

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Promptly Send Payment To:
City of Plant City
Utility Billing Department
302 W Reynolds Street
Plant City FL 33563-3216

UTILITY BILL

Remittance Copy
Please write your Account Number on your check
and enclose this portion of bill with your payment

Account Number:	1008218820
Customer Number:	636117
Bill Number:	1519568
Pay By:	04/28/2025
Total Due:	\$500.80

Service Location

3897 N PARK RD

Please remit and make checks in US funds payable to:
CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003



202510082188206361170000050080

TEMP - RETURN SERVICE REQUESTED
IMPORTANT NOTICE ENCLOSED

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



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

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

CUSTOMER NAME					SERVICE LOCATION			
NORTH PARK ISLE COMMUNITY DEVELOPMENT DI					3625 N PARK RD			
BILL NUMBER	BILL DATE	ACCOUNT NUMBER		CUSTOMER NUMBER		DUE DATE		
1519566	04/07/2025	1008218810		636117		04/28/2025		
CHARGE DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WA REC COM2"	231236048	A	03/04/2025	04/01/2025	3567	3712	145	\$37.07
CONSUMPTION						RATE	USAGE	
RECLAIM						1.410000	20	\$28.20
RECLAIM						1.950000	125	\$243.75
UTILITY TAX 10%								\$30.90
CONSUMPTION						RATE	USAGE	
TAX						0.100000	0.000000	\$0.00

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing	\$339.92
04/25	145	09/24	234	A = Actual E = Estimate F = Final	Previous Balance	\$339.92
03/25	145	08/24	251		Adjustments	\$0.00
02/25	159	07/24	257		Interest	\$0.00
01/25	202	05/24	1478		Less Payments Received	\$339.92
12/24	147	03/24	213		Total Amount Due	\$339.92
11/24	176	03/24	152			
10/24	150					

2024 Water Quality Information-Unregulated Contaminants. For more information call 813-757-9191. Informacion sobre la calidad del agua de 2024:contaminates no regulados. Para obtener mas informacion llame al 813-757-9191. <https://www.plantcitygov.com/unregulatedcontaminants>

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂



Promptly Send Payment To:
City of Plant City
Utility Billing Department
302 W Reynolds Street
Plant City FL 33563-3216

UTILITY BILL

Remittance Copy
Please write your Account Number on your check
and enclose this portion of bill with your payment

Account Number:	1008218810
Customer Number:	636117
Bill Number:	1519566
Pay By:	04/28/2025
Total Due:	\$339.92

Service Location

3625 N PARK RD

Please remit and make checks in US funds payable to:
CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003



202510082188106361170000033992

TEMP - RETURN SERVICE REQUESTED
IMPORTANT NOTICE ENCLOSED

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



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

UTILITY BILL

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CUSTOMER NAME					SERVICE LOCATION				
NORTH PARK ISLE COMMUNITY DEVELOPMENT DI					3716 N MARYLAND AVE				
BILL NUMBER	BILL DATE	ACCOUNT NUMBER		CUSTOMER NUMBER		DUE DATE			
1519881	04/07/2025	1008400715		636117		04/28/2025			
CHARGE DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT	
WATER COMM 2"	230547817	A	03/04/2025	04/01/2025	190	202	12	\$72.97	
CONSUMPTION									
WATER					2.790000		12	\$33.48	
UTILITY TAX 10%								\$10.65	
CONSUMPTION									
TAX					0.100000		0.000000	\$0.00	
SW COMM 2"								\$157.63	
CONSUMPTION									
SEWER					6.790000		12	\$81.48	
SLDWST COM								\$52.19	
STMWA COMM								\$9.94	

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing	\$418.34
04/25	12	09/24	5		Previous Balance	\$339.46
03/25	4	08/24	3	A = Actual	Adjustments	\$0.00
02/25	3	07/24	12	E = Estimate	Interest	\$0.00
01/25	6	05/24	33	F = Final	Less Payments Received	\$339.46
12/24	26	05/24	5		Total Amount Due	\$418.34
11/24	2					
10/24	3					

2024 Water Quality Information-Unregulated Contaminants. For more information call 813-757-9191. Informacion sobre la calidad del agua de 2024:contaminates no regulados. Para obtener mas informacion llame al 813-757-9191. <https://www.plantcitygov.com/unregulatedcontaminants>

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

UTILITY BILL

Remittance Copy
Please write your Account Number on your check
and enclose this portion of bill with your payment

Account Number:	1008400715
Customer Number:	636117
Bill Number:	1519881
Pay By:	04/28/2025
Total Due:	\$418.34

Service Location

3716 N MARYLAND AVE

Please remit and make checks in US funds payable to:
CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003



202510084007156361170000041834

TEMP - RETURN SERVICE REQUESTED
IMPORTANT NOTICE ENCLOSED

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



CITY OF PLANT CITY

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

UTILITY BILL

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CUSTOMER NAME

SERVICE LOCATION

NORTH PARK ISLE COMMUNITY DEVELOPMENT DI

3431 N PARK RD

BILL NUMBER		BILL DATE		ACCOUNT NUMBER		CUSTOMER NUMBER		DUE DATE	
1519564		04/07/2025		1008218805		636117		04/28/2025	
CHARGE DESCRIPTION		METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WA REC COM2"		231236049	A	03/04/2025	04/01/2025	12282	12591	309	\$37.07
CONSUMPTION						RATE		USAGE	
RECLAIM						1.410000		20	\$28.20
RECLAIM						1.950000		289	\$563.55
UTILITY TAX 10%									\$62.88
CONSUMPTION						RATE		USAGE	
TAX						0.100000		0.000000	\$0.00

CYCLE	USAGE	CYCLE	USAGE	READ CODE	Total Current Billing	\$691.70
04/25	309	09/24	685		Previous Balance	\$588.74
03/25	261	08/24	384	A = Actual	Adjustments	\$0.00
02/25	257	07/24	1160	E = Estimate	Interest	\$0.00
01/25	375	05/24	1054	F = Final	Less Payments Received	\$588.74
12/24	322	05/24	1058		Total Amount Due	\$691.70
11/24	449	03/24	650			
10/24	412					

2024 Water Quality Information-Unregulated Contaminants. For more information call 813-757-9191. Informacion sobre la calidad del agua de 2024:contaminates no regulados. Para obtener mas informacion llame al 813-757-9191. <https://www.plantcitygov.com/unregulatedcontaminants>

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Promptly Send Payment To:



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

TEMP - RETURN SERVICE REQUESTED
IMPORTANT NOTICE ENCLOSED

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

UTILITY BILL

Remittance Copy

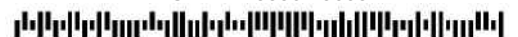
Please write your Account Number on your check
and enclose this portion of bill with your payment

Account Number:	1008218805
Customer Number:	636117
Bill Number:	1519564
Pay By:	04/28/2025
Total Due:	\$691.70

Service Location

3431 N PARK RD

Please remit and make checks in US funds payable to:
CITY OF PLANT CITY D
PO BOX C
PLANT CITY FL 33564-9003



202510082188056361170000069170

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com



INVOICE

BILL TO	SHIP TO	INVOICE	4232
North Park Isle CDD	North Park Isle CDD	DATE	04/01/2025
2005 Pan Am Circle	2005 Pan Am Circle	TERMS	Net 30
Suite 300	Suite 300	DUE DATE	05/01/2025
Tampa, FL 33607 USA	Tampa, FL 33607 USA		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	North Park Isle CDD - Ph 1_April 2025	209	50.00	10,450.00
SUBTOTAL					10,450.00
TAX					0.00
TOTAL					10,450.00
BALANCE DUE					\$10,450.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com



INVOICE

BILL TO	SHIP TO	INVOICE	4081
North Park Isle CDD	North Park Isle CDD	DATE	03/01/2025
2005 Pan Am Circle	2005 Pan Am Circle	TERMS	Net 30
Suite 300	Suite 300	DUE DATE	03/31/2025
Tampa, FL 33607 USA	Tampa, FL 33607 USA		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	North Park Isle CDD - Ph 1_March 2025	209	50.00	10,450.00
SUBTOTAL					10,450.00
TAX					0.00
TOTAL					10,450.00
BALANCE DUE					\$10,450.00

Gig Fiber LLC

2502 N Rocky Point Dr Ste 1000
FL 33607 US
(813) 800-5323
liam@streetleaf.com



INVOICE

BILL TO	SHIP TO	INVOICE	4470
North Park Isle CDD	North Park Isle CDD	DATE	05/01/2025
2005 Pan Am Circle	2005 Pan Am Circle	TERMS	Net 30
Suite 300	Suite 300	DUE DATE	05/31/2025
Tampa, FL 33607 USA	Tampa, FL 33607 USA		

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Solar Equipment Lease Income	North Park Isle CDD - Ph 1_May 2025	209	51.50	10,763.50
SUBTOTAL					10,763.50
TAX					0.00
TOTAL					10,763.50
BALANCE DUE					\$10,763.50



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

Statement Date: April 14, 2025

Amount Due: \$26.02

Due Date: May 05, 2025
Account #: 221009295389

DO NOT PAY. Your account will be drafted on May 05, 2025

Your Energy Insight

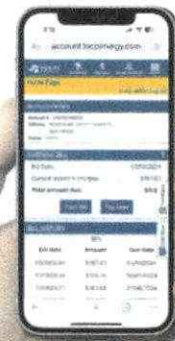


Your average daily kWh used was **11.11% lower** than it was in your previous period.



Scan here to view your account online.

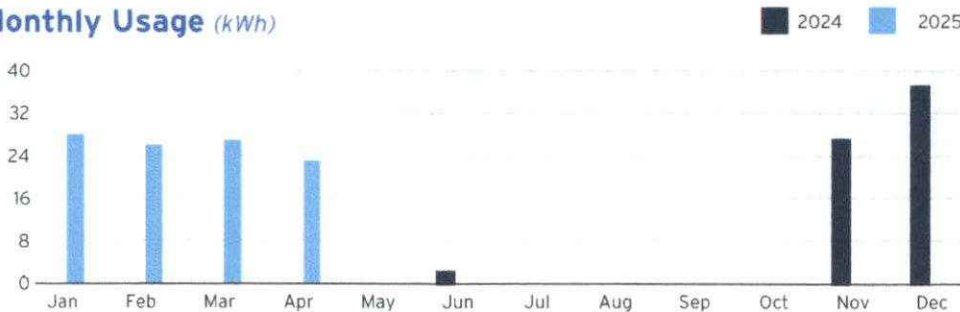
A one-stop shop to manage your account.



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

Log in at **TECOaccount.com** today!

Monthly Usage (kWh)



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



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

Account #: 221009295389

Due Date: May 05, 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: \$26.02

Payment Amount: \$ _____

661260786616

Your account will be drafted on May 05, 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:
4002 N PARK RD
MONUMENT, PLANT CITY, FL 33565


Account #: 221009295389
Statement Date: April 14, 2025
Charges Due: May 05, 2025

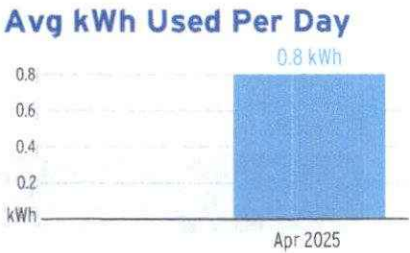
Meter Read

Meter Location: MONUMENT
Service Period: Mar 11, 2025 - Apr 08, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916155	04/08/2025	170	147	23 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	23 kWh @ \$0.08641/kWh	\$1.99
Fuel Charge	23 kWh @ \$0.03083/kWh	\$0.71
Storm Protection Charge	23 kWh @ \$0.00577/kWh	\$0.13
Clean Energy Transition Mechanism	23 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	23 kWh @ \$0.02121/kWh	\$0.49
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.25
Franchise Fee		\$1.46
Municipal Public Service Tax		\$2.31
Total Electric Cost, Local Fees and Taxes		\$26.02



Important Messages

Total Current Month's Charges \$26.02

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

Ways To Pay Your Bill

**Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

**In-Person**
Find list of Payment Agents at TampaElectric.com

**Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

**Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

**Phone**
Toll Free: **866-689-6469**

Contact Us

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

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



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

Statement Date: April 14, 2025

Amount Due: \$36.73

Due Date: May 05, 2025
Account #: 221009295355

DO NOT PAY. Your account will be drafted on May 05, 2025

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$39.84
Payment(s) Received Since Last Statement	-\$39.84

Current Month's Charges	\$36.73
-------------------------	---------

Amount Due by May 05, 2025	\$36.73
----------------------------	---------

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.

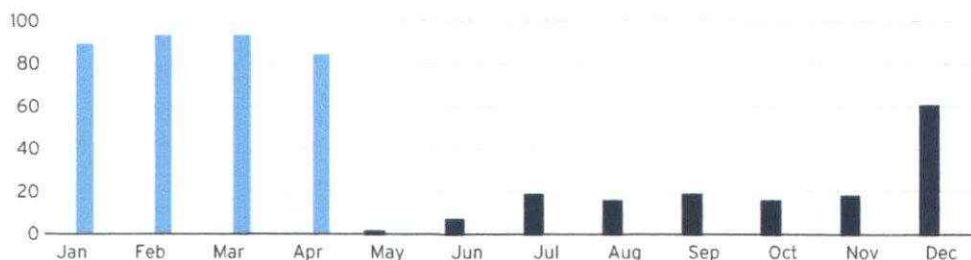
A one-stop shop to manage your account.



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

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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



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

Account #: 221009295355

Due Date: May 05, 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: \$36.73

Payment Amount: \$ _____

661260786614

Your account will be
drafted on May 05, 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:
3811 N PARK RD
MONU, PLANT CITY, FL 33565

Account #: 221009295355
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Meter Read

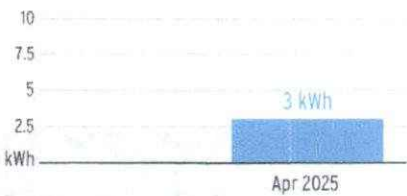
Service Period: Mar 11, 2025 - Apr 08, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000916156	04/08/2025	509	425	84 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	84 kWh @ \$0.08641/kWh	\$7.26
Fuel Charge	84 kWh @ \$0.03083/kWh	\$2.59
Storm Protection Charge	84 kWh @ \$0.00577/kWh	\$0.48
Clean Energy Transition Mechanism	84 kWh @ \$0.00418/kWh	\$0.35
Storm Surcharge	84 kWh @ \$0.02121/kWh	\$1.78
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.52
Franchise Fee		\$2.06
Municipal Public Service Tax		\$3.15
Total Electric Cost, Local Fees and Taxes		\$36.73

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$36.73

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
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- Phone**
Toll Free: **866-689-6469**

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**NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT**
C/O MERITUS CORP
3556 N PARK RD
PLANT CITY, FL 33565

Statement Date: April 14, 2025

Amount Due: \$26.71

Due Date: May 05, 2025
Account #: 221009295371

DO NOT PAY. Your account will be drafted on May 05, 2025

Your Energy Insight



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

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$28.58
Payment(s) Received Since Last Statement	-\$28.58

Current Month's Charges	\$26.71
--------------------------------	----------------

Amount Due by May 05, 2025	\$26.71
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

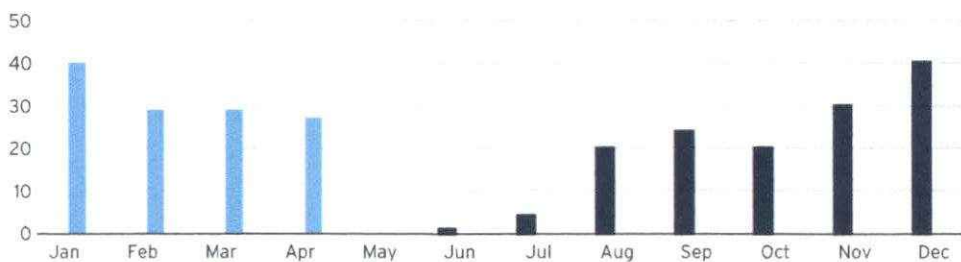
A one-stop shop to manage your account.



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

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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

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



Account #: 221009295371

Due Date: May 05, 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: \$26.71

Payment Amount: \$ _____

661260786615

Your account will be
drafted on May 05, 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:
3556 N PARK RD
PLANT CITY, FL 33565

Account #: 221009295371
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Service Period: Mar 11, 2025 - Apr 08, 2025

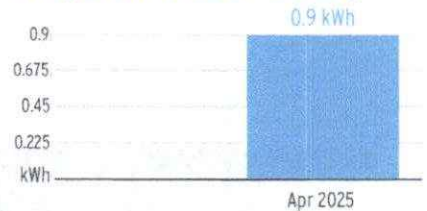
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000916158	04/08/2025	264	237	27 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	27 kWh @ \$0.08641/kWh	\$2.33
Fuel Charge	27 kWh @ \$0.03083/kWh	\$0.83
Storm Protection Charge	27 kWh @ \$0.00577/kWh	\$0.16
Clean Energy Transition Mechanism	27 kWh @ \$0.00418/kWh	\$0.11
Storm Surcharge	27 kWh @ \$0.02121/kWh	\$0.57
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.84
Franchise Fee		\$1.50
Municipal Public Service Tax		\$2.37
Total Electric Cost, Local Fees and Taxes		\$26.71

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$26.71

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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)
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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
1620 E SAM ALLEN RD, ENTR
PLANT CITY, FL 33565

Statement Date: April 14, 2025

Amount Due: \$43.41

Due Date: May 05, 2025
Account #: 221008673537

DO NOT PAY. Your account will be drafted on May 05, 2025

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$42.83
Payment(s) Received Since Last Statement	-\$42.83

Current Month's Charges	\$43.41
--------------------------------	----------------

Amount Due by May 05, 2025	\$43.41
-----------------------------------	----------------

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 **33.33% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

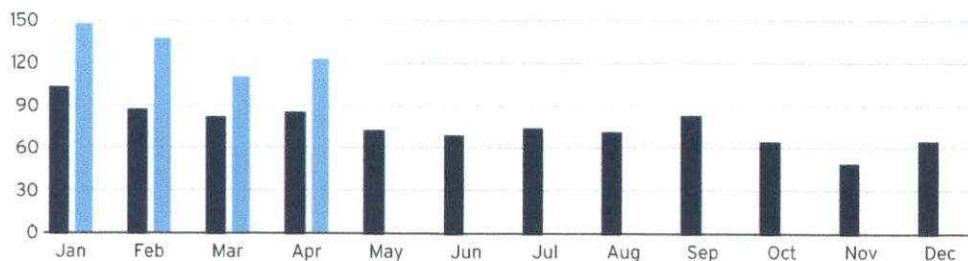
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- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at **TECOaccount.com** today!

Monthly Usage (kWh)



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



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

Account #: 221008673537

Due Date: May 05, 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: \$43.41

Payment Amount: \$ _____

695827486555

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

Account #: 221008673537
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Meter Location: ENTRANCE

Service Period: Mar 11, 2025 - Apr 08, 2025

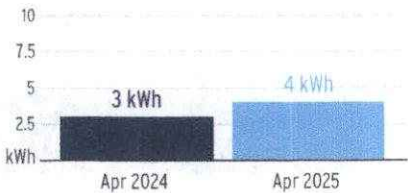
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000869434	04/08/2025	2,167	2,045	122 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	122 kWh @ \$0.08641/kWh	\$10.54
Fuel Charge	122 kWh @ \$0.03083/kWh	\$3.76
Storm Protection Charge	122 kWh @ \$0.00577/kWh	\$0.70
Clean Energy Transition Mechanism	122 kWh @ \$0.00418/kWh	\$0.51
Storm Surcharge	122 kWh @ \$0.02121/kWh	\$2.59
Florida Gross Receipt Tax		\$0.93
Electric Service Cost		\$37.30
Franchise Fee		\$2.44
Municipal Public Service Tax		\$3.67
Total Electric Cost, Local Fees and Taxes		\$43.41

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$43.41

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- 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: April 14, 2025

Amount Due: \$1,447.31

Due Date: May 05, 2025

Account #: 221008971253

DO NOT PAY. Your account will be drafted on May 05, 2025

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$1,563.04
Payment(s) Received Since Last Statement	-\$1,563.04

Current Month's Charges	\$1,447.31
--------------------------------	-------------------

Amount Due by May 05, 2025	\$1,447.31
-----------------------------------	-------------------

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 **41.53% higher** than the same period last year.

Your peak billing demand was **8.7% higher** than the same period last year.



Scan here to view your account online.

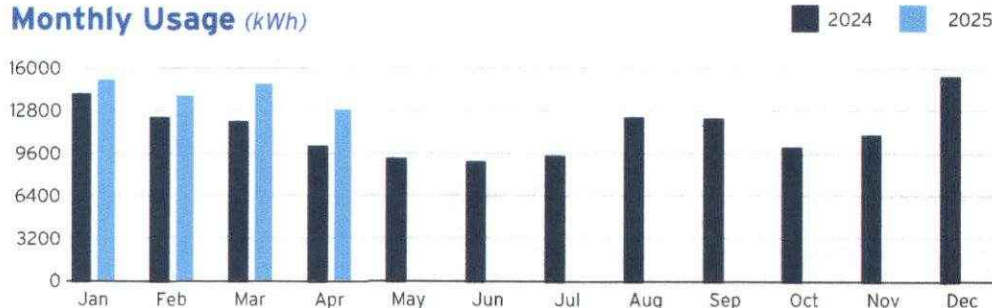
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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
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Log in at **TECOaccount.com** today!

Monthly Usage (kWh)



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



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

Account #: 221008971253

Due Date: May 05, 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: \$1,447.31

Payment Amount: \$ _____

639038709356

Your account will be
drafted on May 05, 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:
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Account #: 221008971253
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Meter Location: AMENITY CENTER

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799286	04/08/2025	60,606	47,772	12,834 kWh	1	29 Days
1000799286	04/08/2025	24.66	0	24.66 kW	1	29 Days

Charge Details

Avg kWh Used Per Day



Billing Demand (kW)



Electric Charges

Daily Basic Service Charge	29 days @ \$1.06000	\$30.74
Billing Demand Charge	25 kW @ \$18.07000/kW	\$451.75
Energy Charge	12,834 kWh @ \$0.00773/kWh	\$99.21
Fuel Charge	12,834 kWh @ \$0.03083/kWh	\$395.67
Capacity Charge	25 kW @ \$0.30000/kW	\$7.50
Storm Protection Charge	25 kW @ \$2.08000/kW	\$52.00
Energy Conservation Charge	25 kW @ \$0.93000/kW	\$23.25
Environmental Cost Recovery	12,834 kWh @ \$0.00068/kWh	\$8.73
Clean Energy Transition Mechanism	25 kW @ \$1.15000/kW	\$28.75
Storm Surcharge	12,834 kWh @ \$0.01035/kWh	\$132.83
Florida Gross Receipt Tax		\$31.55

Electric Service Cost	\$1,261.98
Franchise Fee	\$82.66
Municipal Public Service Tax	\$102.67
Total Electric Cost, Local Fees and Taxes	\$1,447.31

Total Current Month's Charges

\$1,447.31

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863-299-0800 (Polk County)

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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: April 14, 2025

Amount Due: \$343.53

Due Date: May 05, 2025

Account #: 221008226724

DO NOT PAY. Your account will be drafted on May 05, 2025

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$363.51
Payment(s) Received Since Last Statement	-\$363.51

Current Month's Charges	\$343.53
-------------------------	----------

Amount Due by May 05, 2025	\$343.53
----------------------------	----------

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

Your Energy Insight

Your average daily kWh used was **50% higher** than the same period last year.

Your average daily kWh used was **1.61% higher** than it was in your previous period.



Scan here to view your account online.

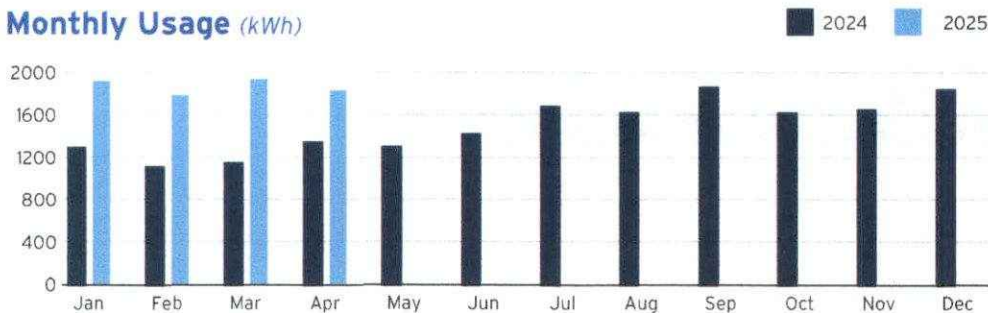
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- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

Monthly Usage (kWh)



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

Account #: 221008226724

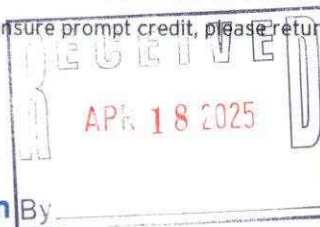
Due Date: May 05, 2025



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



Amount Due: \$343.53

Payment Amount: \$ _____

677310112584

Your account will be
drafted on May 05, 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: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Meter Location: RIGHT SIDE FRONT

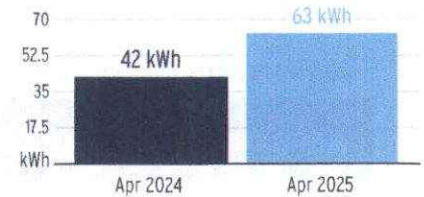
Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000852379	04/08/2025	37,575	35,747	1,828 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,828 kWh @ \$0.08641/kWh	\$157.96
Fuel Charge	1,828 kWh @ \$0.03083/kWh	\$56.36
Storm Protection Charge	1,828 kWh @ \$0.00577/kWh	\$10.55
Clean Energy Transition Mechanism	1,828 kWh @ \$0.00418/kWh	\$7.64
Storm Surcharge	1,828 kWh @ \$0.02121/kWh	\$38.77
Florida Gross Receipt Tax		\$7.42

Electric Service Cost **\$296.97**

Franchise Fee \$19.45

Municipal Public Service Tax \$27.11

Total Electric Cost, Local Fees and Taxes **\$343.53**

Total Current Month's Charges

\$343.53

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Ways To Pay Your Bill



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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.



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866-689-6469

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P.O. Box 111
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863-299-0800 (Polk County)
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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: **\$33.41**

Due Date: May 05, 2025
Account #: 221009295348

DO NOT PAY. Your account will be drafted on May 05, 2025

Account Summary

Current Service Period: March 11, 2025 - April 08, 2025

Previous Amount Due	\$2.59
Payment(s) Received Since Last Statement	-\$2.59
Current Month's Charges	\$33.41

Amount Due by May 05, 2025 \$33.41

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.

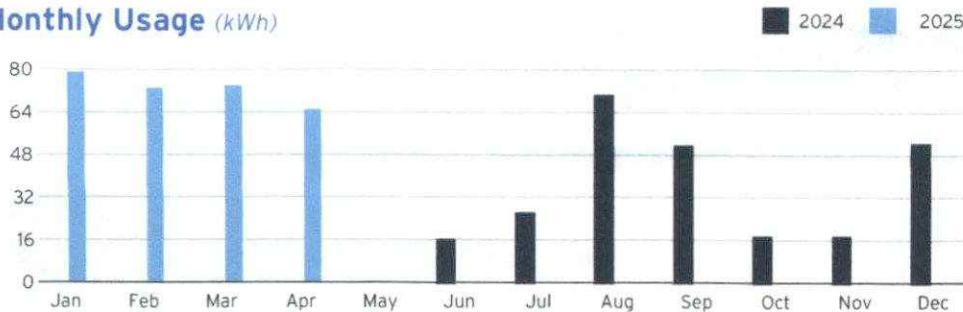
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Log in at **TECOaccount.com** today!

Monthly Usage (kWh)



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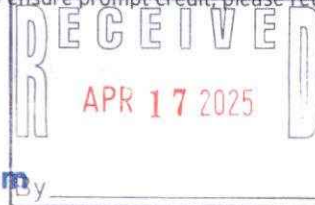


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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

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



Account #: 221009295348

Due Date: May 05, 2025

Amount Due: **\$33.41**

Payment Amount: \$ _____

661260786613

Your account will be
drafted on May 05, 2025

00005941 FTECO104142522420810 00000 02 00000000 11075 002

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
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:
3505 N PARK RD
PLANT CITY, FL 33565

Account #: 221009295348
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Meter Read

Service Period: Mar 11, 2025 - Apr 08, 2025

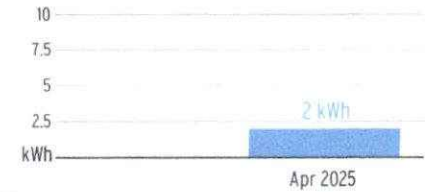
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916157	04/08/2025	540	475	65 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	65 kWh @ \$0.08641/kWh	\$5.62
Fuel Charge	65 kWh @ \$0.03083/kWh	\$2.00
Storm Protection Charge	65 kWh @ \$0.00577/kWh	\$0.38
Clean Energy Transition Mechanism	65 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	65 kWh @ \$0.02121/kWh	\$1.38
Florida Gross Receipt Tax		\$0.72
Electric Service Cost		\$28.64
Franchise Fee		\$1.88
Municipal Public Service Tax		\$2.89
Total Electric Cost, Local Fees and Taxes		\$33.41

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$33.41

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

Statement Date: March 14, 2025

Amount Due: \$11,103.85

Due Date: April 04, 2025

Account #: 221008971600

DO NOT PAY. Your account will be drafted on April 04, 2025

Account Summary

Previous Amount Due	\$11,067.14
Payment(s) Received Since Last Statement	-\$11,067.14
<hr/>	
Current Month's Charges	\$11,103.85

Amount Due by April 04, 2025 \$11,103.85

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



Scan here to view
your account online.

**One Less
Worry :)**

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



[TampaElectric.com/Paperless](https://www.tampaelectric.com/Paperless)

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

Account #: 221008971600

Due Date: April 04, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://www.tampaelectric.com/Paperless) to enroll now.

Amount Due: \$11,103.85

Payment Amount: \$ _____

667433562004

Your account will be
drafted on April 04, 2025

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: March 14, 2025
Charges Due: April 04, 2025

Service Period: Feb 08, 2025 - Mar 10, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	2700 kWh @ \$0.03412/kWh	\$92.12
Monthly Charge		\$4472.02
Lighting Fuel Charge	2700 kWh @ \$0.03059/kWh	\$82.59
Storm Protection Charge	2700 kWh @ \$0.00559/kWh	\$15.09
Clean Energy Transition Mechanism	2700 kWh @ \$0.00043/kWh	\$1.16
Storm Surcharge	2700 kWh @ \$0.01230/kWh	\$33.21
Florida Gross Receipt Tax		\$5.75

Lighting Charges **\$4,701.94**

Billing information continues on next page →

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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: March 14, 2025
Charges Due: April 04, 2025

Service Period: Feb 08, 2025 - Mar 10, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 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: March 14, 2025
Charges Due: April 04, 2025

Service Period: Feb 08, 2025 - Mar 10, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 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: March 14, 2025
Charges Due: April 04, 2025

Service Period: Feb 08, 2025 - Mar 10, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1065.78
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,065.78

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: March 14, 2025
Charges Due: April 04, 2025

Service Period: Feb 08, 2025 - Mar 10, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$444.08

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: March 14, 2025
Charges Due: April 04, 2025

Service Period: Feb 08, 2025 - Mar 10, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 31 days		
Lighting Energy Charge	210 kWh @ \$0.03412/kWh	\$7.17
Monthly Charge		\$655.46
Lighting Fuel Charge	210 kWh @ \$0.03059/kWh	\$6.42
Storm Protection Charge	210 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	210 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	210 kWh @ \$0.01230/kWh	\$2.58
Florida Gross Receipt Tax		\$0.45
Lighting Charges		\$673.34

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: March 14, 2025
Charges Due: April 04, 2025

Service Period: Feb 08, 2025 - Mar 10, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 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	\$11,103.85
--------------------------------------	--------------------



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

Account #: 221008971600
Statement Date: March 14, 2025
Charges Due: April 04, 2025

Important Messages



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

Statement Date: April 14, 2025

Amount Due: \$11,103.85

Due Date: May 05, 2025

Account #: 221008971600

DO NOT PAY. Your account will be drafted on May 05, 2025

Account Summary

Previous Amount Due	\$11,103.85
Payment(s) Received Since Last Statement	-\$11,103.85
<hr/>	
Current Month's Charges	\$11,103.85

Amount Due by May 05, 2025 \$11,103.85

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



Scan here to view
your account online.

A one-stop shop to manage your account.



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

Log in at TECOaccount.com today!

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: May 05, 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: \$11,103.85

Payment Amount: \$ _____

639038709357

Your account will be
drafted on May 05, 2025

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: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	2700 kWh @ \$0.03412/kWh	\$92.12
Monthly Charge		\$4472.02
Lighting Fuel Charge	2700 kWh @ \$0.03059/kWh	\$82.59
Storm Protection Charge	2700 kWh @ \$0.00559/kWh	\$15.09
Clean Energy Transition Mechanism	2700 kWh @ \$0.00043/kWh	\$1.16
Storm Surcharge	2700 kWh @ \$0.01230/kWh	\$33.21
Florida Gross Receipt Tax		\$5.75

Lighting Charges **\$4,701.94**

Billing information continues on next page →

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Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



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

Account #: 221008971600
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1110.19
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,110.19

Billing information continues on next page ➡




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

Account #: 221008971600
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2797.67
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$2,797.67

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1065.78
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,065.78

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$444.08
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$444.08

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	210 kWh @ \$0.03412/kWh	\$7.17
Monthly Charge		\$655.46
Lighting Fuel Charge	210 kWh @ \$0.03059/kWh	\$6.42
Storm Protection Charge	210 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	210 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	210 kWh @ \$0.01230/kWh	\$2.58
Florida Gross Receipt Tax		\$0.45
Lighting Charges		\$673.34

Billing information continues on next page →




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

Account #: 221008971600
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Service Period: Mar 11, 2025 - Apr 08, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 29 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$310.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$310.85

Total Current Month's Charges	\$11,103.85
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Service For:
TROPICAL OASIS AVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: April 14, 2025
Charges Due: May 05, 2025

Important Messages



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
C/O MERITUS CORP
1620 E SAM ALLEN RD, ENTR
PLANT CITY, FL 33565

Statement Date: May 14, 2025

Amount Due: \$45.06

Due Date: June 04, 2025

Account #: 221008673537

DO NOT PAY. Your account will be drafted on June 04, 2025

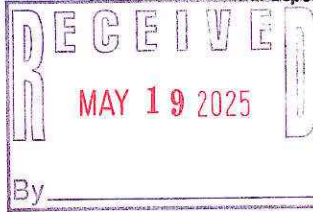


Account Summary

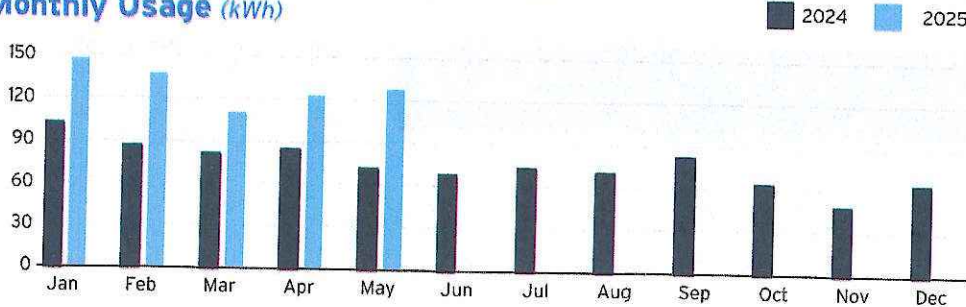
Current Service Period: April 09, 2025 - May 08, 2025

Previous Amount Due	\$43.41
Payment(s) Received Since Last Statement	-\$43.41
Current Month's Charges	\$45.06
Amount Due by June 04, 2025	\$45.06

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



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

Account #: 221008673537

Due Date: June 04, 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: \$45.06

Payment Amount: \$ _____

695827501496

Your account will be
drafted on June 04, 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:
1620 E SAM ALLEN RD
ENTR, PLANT CITY, FL 33565

Account #: 221008673537
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Meter Read

Meter Location: ENTRANCE

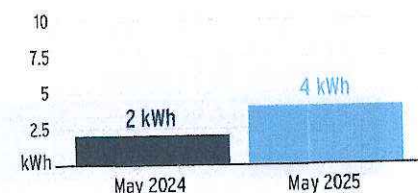
Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000869434	05/08/2025	2,294	2,167	127 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	127 kWh @ \$0.08641/kWh	\$10.97
Fuel Charge	127 kWh @ \$0.03083/kWh	\$3.92
Storm Protection Charge	127 kWh @ \$0.00577/kWh	\$0.73
Clean Energy Transition Mechanism	127 kWh @ \$0.00418/kWh	\$0.53
Storm Surcharge	127 kWh @ \$0.02121/kWh	\$2.69
Florida Gross Receipt Tax		\$0.97

Electric Service Cost

Franchise Fee	\$2.54
Municipal Public Service Tax	\$3.81

Total Electric Cost, Local Fees and Taxes

\$45.06

Total Current Month's Charges

\$45.06

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

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: May 14, 2025

Amount Due: \$1,467.74

Due Date: June 04, 2025

Account #: 221008971253

DO NOT PAY. Your account will be drafted on June 04, 2025

Account Summary

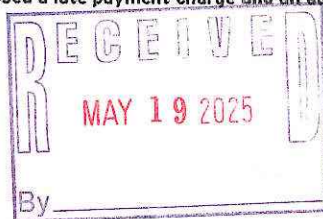
Current Service Period: April 09, 2025 - May 08, 2025

Previous Amount Due	\$1,447.31
Payment(s) Received Since Last Statement	-\$1,447.30
Miscellaneous Credits	-\$2.74
Credit balance after payments and credits	-\$2.73
Current Month's Charges	\$1,470.47

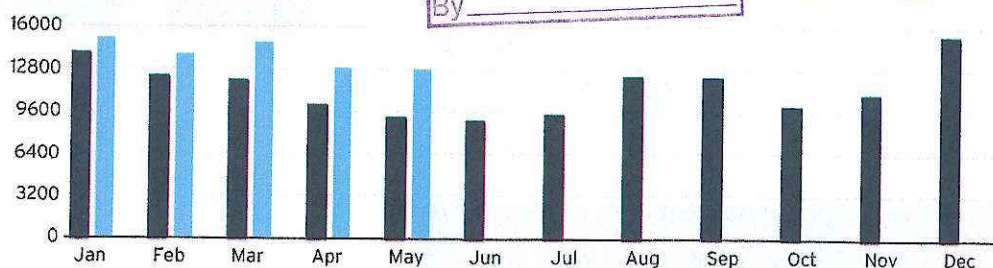
Amount Due by June 04, 2025

\$1,467.74

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

Your Energy Insight



Your average daily kWh used was **35.78% higher** than the same period last year.



Your peak billing demand was **30% higher** than the same period last year.



Scan here to view your account online.



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit TampaElectric.com/PowerLineSafety



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

Account #: 221008971253

Due Date: June 04, 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: \$1,467.74

Payment Amount: \$ _____

625458509513

Your account will be drafted on June 04, 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:
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Account #: 221008971253
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Meter Read

Meter Location: AMENITY CENTER

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	05/08/2025	73,349	60,606		12,743 kWh	1	30 Days
1000799286	05/08/2025	25.78	0		25.78 kW	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	26 kW @ \$18.07000/kW	\$469.82
Energy Charge	12,743 kWh @ \$0.00773/kWh	\$98.50
Fuel Charge	12,743 kWh @ \$0.03083/kWh	\$392.87
Capacity Charge	26 kW @ \$0.30000/kW	\$7.80
Storm Protection Charge	26 kW @ \$2.08000/kW	\$54.08
Energy Conservation Charge	26 kW @ \$0.93000/kW	\$24.18
Environmental Cost Recovery	12,743 kWh @ \$0.00068/kWh	\$8.67
Clean Energy Transition Mechanism	26 kW @ \$1.15000/kW	\$29.90
Storm Surcharge	12,743 kWh @ \$0.01035/kWh	\$131.89
Florida Gross Receipt Tax		\$32.04
Electric Service Cost		\$1,281.55
Franchise Fee		\$83.94
Municipal Public Service Tax		\$104.98
Total Electric Cost, Local Fees and Taxes		\$1,470.47

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges

\$1,470.47

Billing information continues on next page →

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

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TampaElectric.com

Phone:

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

Account #: 221008971253
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Charge Details *Continued...*



Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$2.74

Total Current Month's Credits

-\$2.74

Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

Important Messages

Change in Deposit Interest. This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Be Prepared This Storm Season

Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

TOGETHER, WE CAN POWER THROUGH ANY STORM

The Florida State Fairgrounds was one of Tampa Electric's nine Hurricane Milton base camps.



TampaElectric.com/StormCenter

We work year-round to make our grid stronger and more reliable by putting more power lines underground, strengthening power poles, upgrading infrastructure and trimming trees – all to help prevent outages and restore power faster when they do happen.

Preparation doesn't stop with us. We urge you to prepare too. Visit our Storm Center now to:

- Stay safe around electricity
- Prepare your home for outages
- Understand how we restore power
- Get critical information





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

Statement Date: May 14, 2025

Amount Due: \$184.03

Due Date: June 04, 2025
Account #: 221008636724

DO NOT PAY. Your account will be drafted on June 04, 2025

Account Summary

Current Service Period: April 09, 2025 - May 08, 2025

Previous Amount Due	\$226.90
Payment(s) Received Since Last Statement	-\$226.90
Current Month's Charges	\$184.03

Amount Due by June 04, 2025 \$184.03

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

Your Energy Insight

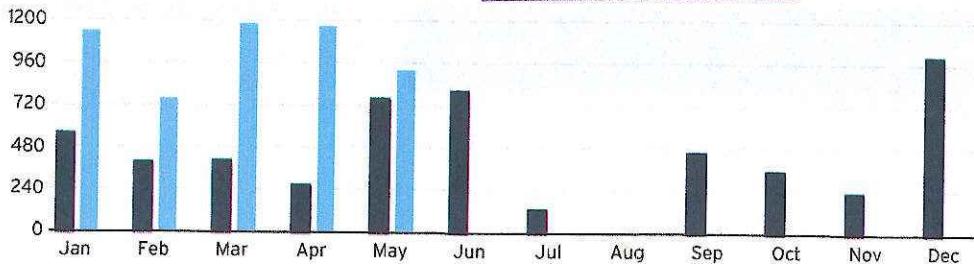
Your average daily kWh used was **19.23% higher** than the same period last year.

Your average daily kWh used was **22.5% lower** than it was in your previous period.

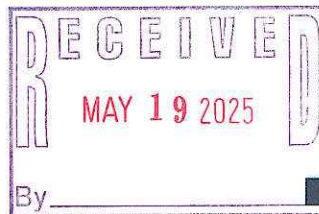


Scan here to view your account online.

Monthly Usage (kWh)



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



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit TampaElectric.com/PowerLineSafety



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

Account #: 221008636724

Due Date: June 04, 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: \$184.03

Payment Amount: \$ _____

695827501495

Your account will be drafted on June 04, 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: May 14, 2025
Charges Due: June 04, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Apr 09, 2025 - May 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	05/08/2025	25,355	24,438		917 kWh	1	30 Days

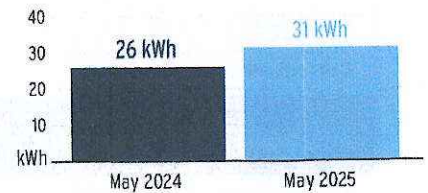
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	917 kWh @ \$0.08641/kWh	\$79.24
Fuel Charge	917 kWh @ \$0.03083/kWh	\$28.27
Storm Protection Charge	917 kWh @ \$0.00577/kWh	\$5.29
Clean Energy Transition Mechanism	917 kWh @ \$0.00418/kWh	\$3.83
Storm Surcharge	917 kWh @ \$0.02121/kWh	\$19.45
Florida Gross Receipt Tax		\$3.97
Electric Service Cost		\$158.95
Franchise Fee		\$10.41
Municipal Public Service Tax		\$14.67
Total Electric Cost, Local Fees and Taxes		\$184.03

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$184.03

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: May 1, 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

5/5/2025
Date

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
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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

5/5/2025
Date

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27497
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: May 1, 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

5/5/2025
Date

REVISED 5/5/2025 10:12

Service Slip/Invoice



McCall Service
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

INVOICE: 59473335
DATE: 05/09/2025
ORDER: 59473335

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
05/09/2025	07:54 AM	WASP	LHUDSON	07:54 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/09/2025	Lic:JE333952	07:54 AM

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

FL COMM PM WASP SERVICE \$50.00

Hello....I talked with Brooke on arrival....I added web out to my brush for spiders I then brushed around the windows doors eaves and around the fans....I sprayed a liquid residual around the foundation of the building to prevent pest entry....I applied granules in the ornamental beds around the building and around the pool for pest prevention....I inspected all four rodent boxes and refreshed the bait no activity seen today.....for the wasp service I brushed around the picnic table pavilion and I inspected and brushed around the playground areaplease allow 7-14 days for best results....thank you for choosing McCall service and I hope you have a great day....Leon

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	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

5/5/2025
Date

REVISED 5/5/2025 10:12

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle

Board Meeting: May 1, 2025

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Approved for payment:

Michael Perez
District Manager Signature

5/5/2025
Date

REVISED 5/5/2025 10:12

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
2/2/25-2/2/25	NORTHRIDGE CDD	
Billing Date	Sales Rep	Customer Account
2/2/2025	Deirdre Bonett	STNC2
Total Amount Due	Invoice Number	
\$187.50	22061-020225	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
2/2/25	2/2/25	22061	Baylink Pasco , tampabay.com	Legal-CLS 2 col	SPECIAL ORGANIZATIONAL Affidavit Fee	2	1.00x55.00 L	\$185.50 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
2/2/25-2/2/25	NORTHRIDGE CDD	
Billing Date	Sales Rep	Customer Account
2/2/2025	Deirdre Bonett	STNC2
Total Amount Due	Invoice Number	
\$187.50	22061-020225	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

NORTHRIDGE CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

22061

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter SPECIAL ORGANIZATIONAL was published in said newspaper by print in the issues of 02/02/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

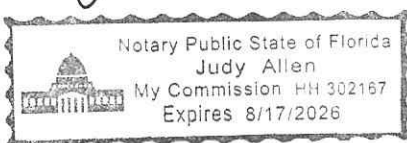
Sworn to and subscribed before me this 02/02/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

Judy Allen



NOTICE OF SPECIAL ORGANIZATIONAL MEETING OF THE NORTHTRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Special Organizational meeting of the Board of Supervisors (the "Board") of the Northridge Community Development District is scheduled to be held on February 10, 2025, at 11:00 a.m. at Springhill Suites located at 16615 Crosspoint Run, Land O' Lakes, FL 34638.

The purpose of the meeting is to consider organizational matters relating to the District; to consider certain operating policies for the conduct of District business; elect certain District officers; consider the appointment of staff including, but not limited to, manager, attorney, and others as deemed appropriate by the Board; to consider the services to be provided by the District and the financing plan for same; and to conduct any other business that may properly come before the Board. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained during normal business hours, seven days prior to the meeting, from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; telephone (813) 873-7300.

There may be occasions when one or more Supervisors, Consultants or District Staff will participate by telephone. At the above location there will be a speaker telephone present, so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

This meeting may be continued to a date and time certain; if a continuance is required said date and time certain will be announced at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise Inframark at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, for assistance.

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

Brian K. Lamb
District Manager
February 2, 2025

22061

Down to Earth

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



Invoice: #141532

April 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

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

Project/Job

April Fertilizer additional program

Invoice Date

4/30/2025

Date Due

5/15/2025

Terms

Net 15

Customer PO #

Estimate # 114163

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114163 - April Fertilizer additional program				\$13,117.00
<ul style="list-style-type: none"> April fertilizer program (additional) This is a complex program to hopefully save as much turf as we can. We will be treating the turf multiple times in April and May. We will be going very aggressive with weed control, expect lots of browned up and dead areas. These areas will probably need to be resodded. Turf will be fully evaluated in June and we will pull soil samples to compare results. The goal of this is green up the community and save what we can. April turf will include a liquid fertilizer application along with insecticide and weed control, 2 weeks after this application we will apply a granular fertilizer. April Shrubs treatment will include a granular fertilizer with a preemergent to help control bed weeds. We will be testing in a small area of weed control on some grasses to see results before we do it wide spread. This is mainly for the green liriopoe that has lots of dollar weed currently. April Areca palm treatment plan. The soil samples for this area came back with an elevated PH. We will be doing soil amendments to adjust PH over a 3 month time frame. Palms will also get a liquid soil drench of fertilizer and also a granular. A top dressing of command soil may be required to assist in amending the soil. Additional irrigation on the palms will be added. We will install micro sprayers into the drip line to provide additional irrigation. 				

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.

LCE025: Tree/Plant Installation				\$11,937.00
Areca palm - Fert & Pest Application (Sub)	Each	1.00	\$429.00	\$429.00
Shrub- Fert & Pest Application (Sub)	Each	1.00	\$4829.00	\$4829.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscap.com/terms-and-conditions/>.

Site Prep, Removal, & Disposal (E) (Labor)				\$300.00
Turf Fert & Pest Application (Sub)	Each	1.00	\$6379.00	\$6379.00
LCE006: Irrigation Repairs				\$1,180.00
Irrigation Labor (Hide) (Labor)				\$680.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$500.00	\$500.00

Billing Questions
ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$13,117.00
Sales Tax	\$0.00
Total	\$13,117.00
Credits/Payments	(\$0.00)
Balance Due	\$13,117.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

**Down to Earth**

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

Estimate: #114163**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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
April Fertilizer additional program	April 25, 2025	Dave Towsley	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$300.00
Turf Fert & Pest Application	Each	1	\$6,379.00	\$6,379.00
Shrub- Fert & Pest Application	Each	1	\$4,829.00	\$4,829.00
Areca palm - Fert & Pest Application	Each	1	\$429.00	\$429.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$680.00
Miscellaneous Irrigation Parts	Each	1	\$500.00	\$500.00
Subtotal				\$13,117.00
Estimated Tax				\$0.00
Job Total				\$13,117.00

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://dteandscapes.com/terms-and-conditions/>.

- April fertilizer program (additional) This is a complex program to hopefully save as much turf as we can. We will be treating the turf multiple times in April and May. We will be going very aggressive with weed control, expect lots of browned up and dead areas. These areas will probably need to be resodded. Turf will be fully evaluated in June and we will pull soil samples to compare results. The goal of this is green up the community and save what we can.
- April turf will include a liquid fertilizer application along with insecticide and weed control, 2 weeks after this application we will apply a granular fertilizer.
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- April Areca palm treatment plan. The soil samples for this area came back with an elevated PH. We will be doing soil amendments to adjust PH over a 3 month time frame. Palms will also get a liquid soil drench of fertilizer and also a granular. A top dressing of command soil may be required to assist in amending the soil.
- Additional irrigation on the palms will be added. We will install micro sprayers into the drip line to provide additional irrigation.

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

03/31/2025

Date

Agreed & Accepted By:



North Park Isles CDD

4/3/25

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://dteandscape.com/terms-and-conditions/>.

Down to Earth

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



Invoice: #141533

April 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

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

Project/Job

Decoder replacement

Invoice Date

4/30/2025

Date Due

5/15/2025

Terms

Net 15

Customer PO #

Estimate # 116382

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#116382 - Decoder replacement				\$85.00

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.

LCE006: Irrigation Repairs

\$85.00

Irrigation Labor (Hide) (Labor)

\$85.00

Billing Questions

ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$85.00
Sales Tax	\$0.00
Total	\$85.00
Credits/Payments	(\$0.00)
Balance Due	\$85.00

Down to Earth

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



Invoice: #141531

April 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

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

Project/Job

Detail cleanup prior to contract
start 3/14

Invoice Date

4/30/2025

Date Due

5/15/2025

Terms

Net 15

Customer PO #

Estimate # 113332

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#113332 - Detail cleanup prior to contract start 3/14				\$12,750.00
<ul style="list-style-type: none"> 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.

LCE025: Tree/Plant Installation

\$12,750.00

Site Prep, Removal, & Disposal (E) (Labor)

\$12750.00

Billing Questions

ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$12,750.00
Sales Tax	\$0.00
Total	\$12,750.00
Credits/Payments	(\$0.00)

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Balance Due	<hr/> \$12,750.00
-------------	-------------------

**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 Infamark 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

CC0CB251E795481...

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://dtelandscape.com/terms-and-conditions/>.

Down to Earth

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



Invoice: #141534

April 2025

Customer

North Park Isles CDD

2005 Pan Am Circle STE 300

Tampa , Florida, 33607

Property / Project Address

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

Project/Job

North Isles Annuals

Invoice Date

4/30/2025

Date Due

5/15/2025

Terms

Net 15

Customer PO #

Estimate # 117255

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#117255 - North Isles Annuals				\$10,113.46

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.

LCE006: Irrigation Repairs				\$1,010.00
Irrigation Labor (Hide) (Labor)				\$510.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$500.00	\$500.00
LCE021: Service Description				\$9,103.46
Annuals (Sub)	Each	1.00	\$9103.46	\$9103.46

Billing Questions

ar@down2earthinc.com
(321) 263-2700

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$10,113.46
Sales Tax	\$0.00
Total	\$10,113.46
Credits/Payments	(\$0.00)
Balance Due	\$10,113.46



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 0053821
 Date: 04/28/2025
 Terms: NET 14
 Due Date: 05/12/2025

Bill To: North Park CDD
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
2 visit ponds cleanup (Manager Request)	1	\$750.00	\$750.00

Payment Instructions

Cashapp \$neptunejku



Subtotal	\$750.00
TAX 0%	\$0.00
Total	\$750.00
Paid	\$0.00

Balance Due \$750.00

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053821 on 04/28/2025

Balance Due \$750.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

 /

Signature



North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021	
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
TOTAL												
ASSETS												
Cash - Operating Account	\$ 485,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,316
Investments:												
General Account	-	-	-	2	-	-	-	-	-	-	-	2
Acq. & Construction - Master	-	-	-	-	117,474	-	-	-	-	-	-	117,474
Acquisition & Construction Account	-	-	-	34,336	36,482	-	-	-	-	-	-	70,818
Prepayment Account	-	1,578	-	-	-	-	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	-	-	-	-	747,255
Revenue Fund	-	342,841	660,643	-	-	-	-	-	-	-	-	1,003,484
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	-	-	-	-	-	-	22,414,246	-	-	-	-	22,414,246
TOTAL ASSETS	\$ 509,033	\$ 685,478	\$ 1,066,839	\$ 34,338	\$ 153,956	\$ 25,092,438	\$ 23,650,000	\$ 25,092,438	\$ 23,650,000	\$ 25,092,438	\$ 23,650,000	\$ 51,192,082
LIABILITIES												
Accounts Payable	\$ 39,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,104
Bonds Payable	-	-	-	-	-	-	23,650,000	-	-	-	-	23,650,000
TOTAL LIABILITIES	39,104	-	-	-	-	-	23,650,000	-	-	-	-	23,689,104

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	685,478	1,066,839	-	-	-	-	1,752,317
Capital Projects	-	-	-	34,338	153,956	-	-	188,294
Unassigned:	469,929	-	-	-	-	25,092,438	-	25,562,367
TOTAL FUND BALANCES	469,929	685,478	1,066,839	34,338	153,956	25,092,438	-	27,502,978
TOTAL LIABILITIES & FUND BALANCES	\$ 509,033	\$ 685,478	\$ 1,066,839	\$ 34,338	\$ 153,956	\$ 25,092,438	\$ 23,650,000	\$ 51,192,082

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 2,145	\$ 2,145	0.00%
Rental Income	-	2,600	2,600	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	-	1,367	1,367	0.00%
TOTAL REVENUES	889,825	859,289	(30,536)	96.57%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	8,000	4,000	66.67%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	4,800	2,400	66.67%
District Counsel	10,000	15,338	(5,338)	153.38%
District Engineer	5,000	2,713	2,287	54.26%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	6,750	4,500	2,250	66.67%
Auditing Services	6,000	2,000	4,000	33.33%
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	1,000	500	66.67%
Office Supplies	100	702	(602)	702.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	163,975	99,865	64,110	60.90%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	104,204	(89,204)	694.69%
Total Electric Utility Services	15,000	104,204	(89,204)	694.69%
<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 May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	24,163	(20,663)	690.37%
Total Water-Sewer Comb Services	3,500	24,163	(20,663)	690.37%
<u>Other Physical Environment</u>				
Waterway Management	44,000	26,200	17,800	59.55%
Field Services	12,000	15,000	(3,000)	125.00%
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	137,988	42,012	76.66%
Amenity Center Pest Control	2,000	1,600	400	80.00%
Onsite Staff	70,000	51,556	18,444	73.65%
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	4,807	5,193	48.07%
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	11,296	3,704	75.31%
Landscape - Mulch	20,000	-	20,000	0.00%
Landscape Maintenance	5,000	41,384	(36,384)	827.68%
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	7,389	(4,389)	246.30%
Landscape- Storm Clean Up & Tree Removal	-	32,338	(32,338)	0.00%
Miscellaneous Maintenance	15,000	22,329	(7,329)	148.86%
Irrigation Maintenance	15,000	2,751	12,249	18.34%
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	420,959	151,391	73.55%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Road and Street Facilities</u>				
Utility - StreetLights	130,000	83,914	46,086	64.55%
Total Road and Street Facilities	130,000	83,914	46,086	64.55%
TOTAL EXPENDITURES	889,825	733,105	156,720	82.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	126,184	126,184	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		343,745		
FUND BALANCE, ENDING		\$ 469,929		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,312	\$ 18,312	0.00%
Special Assmnts- Tax Collector	678,975	678,777	(198)	99.97%
TOTAL REVENUES	678,975	697,089	18,114	102.67%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	215,000	215,000	-	100.00%
Interest Expense	463,975	468,050	(4,075)	100.88%
Total Debt Service	678,975	683,050	(4,075)	100.60%
TOTAL EXPENDITURES	678,975	683,050	(4,075)	100.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,039	14,039	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(9,462)	(9,462)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(9,462)	(9,462)	0.00%
Net change in fund balance	\$ -	\$ 4,577	\$ 4,577	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		680,901		
FUND BALANCE, ENDING		\$ 685,478		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 30,130	\$ 30,130	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	805,130	(7,261)	99.11%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	325,000	315,000	10,000	96.92%
Interest Expense	487,391	491,250	(3,859)	100.79%
Total Debt Service	812,391	806,250	6,141	99.24%
TOTAL EXPENDITURES	812,391	806,250	6,141	99.24%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,120)	(1,120)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(11,269)	(11,269)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(11,269)	(11,269)	0.00%
Net change in fund balance	\$ -	\$ (12,389)	\$ (12,389)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,079,228		
FUND BALANCE, ENDING		\$ 1,066,839		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 790	\$ 790	0.00%
TOTAL REVENUES	-	790	790	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	790	790	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	9,462	9,462	0.00%
TOTAL FINANCING SOURCES (USES)	-	9,462	9,462	0.00%
Net change in fund balance	\$ -	\$ 10,252	\$ 10,252	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		24,086		
FUND BALANCE, ENDING		\$ 34,338		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2021 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,027	\$ 4,027	0.00%
TOTAL REVENUES	-	4,027	4,027	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,027	4,027	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	11,269	11,269	0.00%
TOTAL FINANCING SOURCES (USES)	-	11,269	11,269	0.00%
Net change in fund balance	\$ -	\$ 15,296	\$ 15,296	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		138,660		
FUND BALANCE, ENDING		\$ 153,956		

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 05_25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	485,315.64	Statement Balance	526,625.88
		Outstanding Deposits	8,566.27
Positive Adjustments	0.00	Subtotal	535,192.15
Subtotal	485,315.64	Outstanding Checks	-49,876.51
Negative Adjustments	0.00	Ending Balance	485,315.64
Ending G/L Balance	485,315.64		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/01/2025		JE000792	Amenity Maintenance & Repairs	Adj JE for bank recon Amenity Maintenance & Repairs	201.05	201.05	0.00
05/01/2025		JE000798	Other Miscellaneous Revenues	Deposit	450.00	450.00	0.00
05/19/2025		JE000799	Other Miscellaneous Revenues	Deposit	300.00	300.00	0.00
05/31/2025		JE000800	Utility - Electric	Utility - Electric Adj JE	0.01	0.01	0.00
Total Deposits					951.06	951.06	0.00
Checks							
							0.00
04/04/2025	Payment	1690	RYAN MOTKO STANTEC	Payment of Invoice 001392	-200.00	-200.00	0.00
04/24/2025	Payment	100103	CONSULTING SERVICES	Inv: 2384737	-550.00	-550.00	0.00
04/30/2025	Payment	100104	INFRAMARK LLC	Inv: 147708, Inv: 147952	-53,122.90	-53,122.90	0.00
05/02/2025	Payment	100105	SECURITEAM	Inv: 19896	-394.00	-394.00	0.00
05/02/2025	Payment	100106	JNJ AMENITY SERVICES LLC	Inv: 0536	-821.00	-821.00	0.00
05/05/2025	Payment	300060	TECO ACH	Inv: 041425-3537-ACH	-43.41	-43.41	0.00
05/05/2025	Payment	300061	TECO ACH	Inv: 041425-1253-ACH	-1,447.31	-1,447.31	0.00
05/05/2025	Payment	300062	TECO ACH	Inv: 041425-36724-ACH	-226.90	-226.90	0.00
05/05/2025	Payment	300063	TECO ACH	Inv: 041425-26724-ACH	-343.53	-343.53	0.00
05/08/2025	Payment	1692	ALBERTO VIERA	Check for Vendor V00023	-200.00	-200.00	0.00
05/08/2025	Payment	1693	CARLOS DE LA OSSA	Check for Vendor V00029	-200.00	-200.00	0.00
05/08/2025	Payment	1694	KELLY ANN EVANS	Check for Vendor V00020	-200.00	-200.00	0.00
05/08/2025	Payment	1695	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
05/08/2025	Payment	1696	RYAN MOTKO	Check for Vendor V00027	-200.00	-200.00	0.00
05/08/2025	Payment	100107	INFRAMARK LLC	Inv: 148105	-5,287.50	-5,287.50	0.00
05/08/2025	Payment	100108	SECURITEAM	Inv: 19970	-500.00	-500.00	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 05_25

Statement Date 05/31/2025

05/08/2025	Payment	100109	DOWN TO EARTH	Inv: 141533, Inv: 141532,	-42,657.00	-42,657.00	0.00
05/14/2025	Payment	100110	NEPTUNE MULTI SERVICES LLC	Inv: 0053821	-750.00	-750.00	0.00
05/14/2025	Payment	100111	ECO-LOGIC SERVICES LLC	Inv: 5247	-6,175.00	-6,175.00	0.00
05/14/2025	Payment	100112	DOWN TO EARTH	Inv: 141534	-10,113.46	-10,113.46	0.00
05/14/2025	Payment	100113	STRALEY ROBIN VERICKER	Inv: 26460	-4,147.50	-4,147.50	0.00
05/14/2025	Payment	100114	GRAU AND ASSOCIATES CHARTER	Inv: 27497	-2,000.00	-2,000.00	0.00
05/28/2025	Payment	300069	COMMUNICATION S ACH	Inv: 0384991051125-ACH	-210.00	-210.00	0.00
05/28/2025	Payment	300071	CITY OF PLANT CITY ACH	Inv: 1534371-ACH	-2,083.81	-2,083.81	0.00
05/28/2025	Payment	300072	CITY OF PLANT CITY ACH	Inv: 1534373-ACH	-865.45	-865.45	0.00
05/28/2025	Payment	300073	CITY OF PLANT CITY ACH	Inv: 1534375-ACH	-899.77	-899.77	0.00
05/28/2025	Payment	300074	CITY OF PLANT CITY ACH	Inv: 1534376-ACH	-2,467.76	-2,467.76	0.00
05/28/2025	Payment	300075	CITY OF PLANT CITY ACH	Inv: 1534684-ACH	-556.36	-556.36	0.00
05/28/2025	Payment	100117	MCCALL SERVICE NW, LLC CHARTER	Inv: 59473237, Inv: 59473335	-178.25	-178.25	0.00
04/30/2025	Payment	DD251	COMMUNICATION S ACH	Payment of Invoice 001406	-201.05	-201.05	0.00
05/05/2025	Payment	300076	TECO ACH	Inv: 041425-1600 ACH	-11,103.85	-11,103.85	0.00
Total Checks					-148,345.81	-148,345.81	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
05/05/2025	Payment	300057	TECO ACH	Inv: 041425-5389-ACH	-26.02
05/05/2025	Payment	300058	TECO ACH	Inv: 041425-5355-ACH	-36.73
05/05/2025	Payment	300059	TECO ACH	Inv: 041425-5371-ACH	-26.71
05/05/2025	Payment	300064	TECO ACH	Inv: 041425-5348-ACH	-33.41
05/28/2025	Payment	100115	GIG FIBER LLC	Inv: 4081, Inv: 4232	-20,900.00
05/28/2025	Payment	300070	CITY OF PLANT CITY ACH	Inv: 1519568-ACH	-500.00
05/28/2025	Payment	100116	INFRAMARK LLC	Inv: 149075	-16,009.72
05/28/2025	Payment	100118	GIG FIBER LLC	Inv: 4470	-10,763.50
Total Outstanding Checks					-49,876.51

Outstanding Deposits

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 05_25

Statement Date

05/31/2025

08/01/2024	JE000545	Spectrum Inv.	209.99
11/01/2024	JE000599	Teco Adjustment	29.74
11/01/2024	JE000599	Teco Adjustment	32.47
11/01/2024	JE000599	Teco Adjustment	33.38
11/01/2024	JE000601	Spectrum Adjustment	153.99
01/01/2025	JE000656	Reverse City plant city	3,447.74
01/01/2025	JE000657	Reverse Truist CC ADJ JE	231.40
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
05/01/2025	JE000786	Adj JE for bank recon.	1,344.80
05/01/2025	JE000788	Adj JE for Bank recon.	106.50
05/01/2025	JE000790	Adj JE for bank recon.	2.59
Total Outstanding Deposits			8,566.27

(Sorted by Check / ACH No.)

Total Checks Paid	\$142,567.95
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**Down to Earth**

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

Estimate: #119720**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

Plant replacement

Estimated Job Start Date

June 27, 2025

Proposed By

Dave Towsley

Due Date

May 29, 2025

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$150.00
Podocarpus "Japanese Yew" Installed (E)	7 Gallon	16	\$94.25	\$1,508.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$255.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
Subtotal				\$2,013.00
Estimated Tax				\$0.00
Job Total				\$2,013.00

- 16 #7 Podocarpus . Corner's of Maryland and Tahitian around electrical box.
- Re mulch area with Pine Nuggets.
- Irrigation repairs and adjustments

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

05/30/2025

Date

Agreed & Accepted By:



North Park Isles CDD

6/5/2025

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://dtelandscape.com/terms-and-conditions/>.

**Down to Earth**

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

Estimate: #119725**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
Plant replacement

Estimated Job Start Date
June 27, 2025

Proposed By
Dave Towsley

Due Date
May 29, 2025

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$300.00
Firebush Installed (E)	3 Gallon	30	\$28.50	\$855.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$255.00
Miscellaneous Irrigation Parts	Each	1	\$100.00	\$100.00
Subtotal				\$1,510.00
Estimated Tax				\$0.00
Job Total				\$1,510.00

- 30 #3 firebush plants located at Capital reserves near the basketball court.
- Fix and adjust irrigation


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

05/30/2025
Date

Agreed & Accepted By:


North Park Isles CDD

6/5/2025
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://dtelandscape.com/terms-and-conditions/>.

**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

CC0CB251E795431...

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: #122601

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

July fertilizer

Estimated Job Start Date

July 1, 2025

Proposed By

Dave Towsley

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Subcontractor - Fert & Pest Application	Each	1	\$8,017.85	\$8,017.85
Irrigation Labor (Hide Labor) (E)				\$170.00
Subtotal				\$8,187.85
Estimated Tax				\$0.00
Job Total				\$8,187.85

- Julys additional fertilizer program for turf, Shrubs and palms

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

07/01/2025

Date

Agreed & Accepted By:

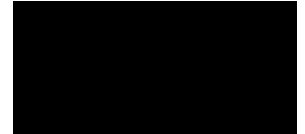
Signed by:
Carlos De La Ossa
CC0CB251E795481...

7/2/2025

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/>.



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

NORTH PARK ISLE JUNE FIELD INSPECTION REPORT, 6/23/25, 9:24 AM

NORTH PARK ISLE CDD. DOWN TO EARTH.

Monday, June 23, 2025

Prepared For Board Of Supervisors

16 Items Identified

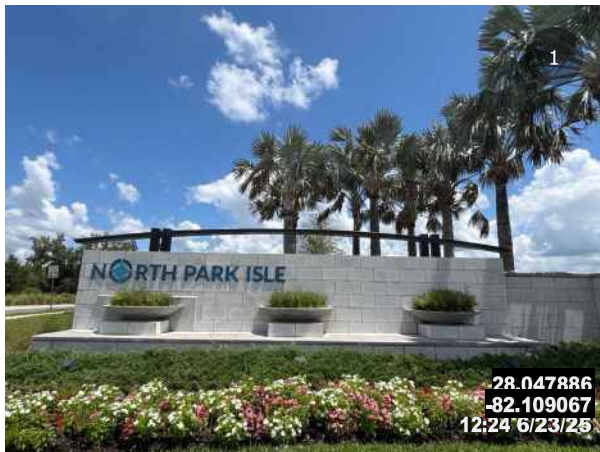
Green - Completed
Red - Not Completed/ No Response
Orange - Scheduled/ Monitoring

ITEM 1- E. SAM ALLEN RD & N. MARYLAND AVE.

Due By: Wednesday, July 9, 2025

Assigned To: Down To Earth.

- 1: The monument itself is well-maintained.
- 2: The annuals in the pots in front of the monument have weeds that need to be removed. The flowers are scheduled for replacement within 2 to 3 weeks from today's inspection.
- 3 & 4: The juniper bed is overrun with torpedo grass and requires prompt attention.
 - Down To Earth will complete by July 10, 2025



ITEM 2- N. MARYLAND AVE.

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

1. The center island at North Park Isle's main entrance has torpedo grass that needs to be removed as soon as possible and treated with weed control where needed.
 2. Just before exiting the community from North Maryland onto East Maryland Road, there are four oak trees on the right near the conservation area that need to be lifted
 3. Pick up and remove all the palm boots at the back of the entrance monument.
- Down To Earth will complete by July 10, 2025



ITEM 3- E. SAM ALLEN RD.

Assigned To: Down To Earth.

The Areca palms have shown significant improvement in their health and fertility, appearing greener and healthier than they did a few months ago. Similarly, the copper leaf plants along East Sam Allen Road have also shown noticeable improvement.



ITEM 4- LIFT STATION.

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

1. Remove the weeds in the viburnum bed.
 - Down To Earth will have completed by July 8, 2025
2. Provide a proposal to fill in where there is viburnum missing.
 - Down To Earth provide a proposal by July 8, 2025
3. Lift station is well maintained.



Due By: Tuesday, July 8, 2025 Assigned To: Eco Logic.

- Down To Earth will complete by July 8, 2025

ITEM 6- N. MARYLAND AVE. & CAPRI COAST DR.

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

Pictures 1,3 & 4 need to remove all weeds in the viburnum beds and treated with weed control where needed.

2. Remove all tree sprouts in the oaks.

➤ Down To Earth will complete by July 8, 2025



ITEM 7- BLUE ORCHID AVE.

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

On Blue Orchid Ave and Great Vessel Pl. The bed has heavy weed growth that needs to be addressed as soon as possible and treated with weed control where needed.

- Down To Earth will complete by July 8, 2025



ITEM 8- BLUE ORCHID AVE.

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

Some areas appear to be missed during maintenance, either not being mowed or edged. These tasks should be completed weekly during each visit to ensure proper upkeep.



ITEM 9- N. MARYLAND AVE.

Due By: Tuesday, July 8, 2025

Assigned To: Eco Logic.

POND 4.

Spoke to the aquatic vendor, he advised that they are aware of some ponds with weed growth issues. He mentioned they were on-site on June 19th and 20th and treated the ponds with significant growth. The vegetation should begin dying off soon.

- Eco Logic will complete by July 8, 2025



ITEM 10- CAPRI COAST DR.

Assigned To: Down To Earth.

The pocket park is well maintained.



ITEM 11- TROPICAL OASIS AVE.

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

The pocket park needs serious attention. Weeds are getting out of control, tree sprouts are overgrown, and vines are spreading over the ornamental grasses.

- Down To Earth will complete by July 8, 2025



ITEM 12- CLUBHOUSE

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

1. Trim the low hanging branches.
 2. Trim the branches to keep the stop sign visible.
 3. Trim the fire bush.
 4. Keep all plant material separated.
- Down To Earth will complete by July 8, 2025



ITEM 13- NORTHERN KEY.

Due By: Wednesday, July 9, 2025

Assigned To: Down To Earth.

1. Prune the dead from the podos.
2. Provide a proposal to fill in where there is missing fire bush.

➤ Down To Earth will complete by July 8, 2025



ITEM 14- N. MARYLAND AVE.

Assigned To: Down To Earth.

The pocket park on N. Maryland Ave. has a significant amount of weeds in the juniper bed. This has been previously requested but has not yet been addressed.



ITEM 15- HAZY SEA DR.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth. & Eco Logic.



ITEM 16- TAHITIAN SUNRISE DR.

Due By: Tuesday, July 8, 2025

Assigned To: Eco Logic.

POND 23-

The pond has torpedo grass and some cattail.

