## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

AUGUST 07, 2025 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, August 07, 2025 at 2:00 p.m.

The Public Hearing and Regular Meeting of the North Park Isle Community Development District will be held on August 07, 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#

#### THE PUBLIC HEARING & 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. PUBLIC HEARING ON ADOPTING FY 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Final Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-10; Adopting the FY 2026 Final Budget
- E. Consideration of Resolution 2025-11; Levying O&M Assessments

### 4. BUSINESS ITEMS

- A. Consideration of Eco-Logic Services Proposal Addendum for Environmental Services Lake Maintenance
- **B.** Consideration of Janitorial Services Proposals
  - i. Spearem Enterprises, LLC
  - ii. City-Wide Cleaning, LLC
- C. Consideration of Resolution 2025-12, Setting the FY 2026 Meeting Schedule

### 5. CONSENT AGENDA

- A. Approval of Minutes of July 10, 2025, Regular Meeting
- **B.** Consideration of Operation and Maintenance June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025

#### 6. STAFF REPORTS

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

	BOARD OF SUPERVISORS REQUESTS AND COMMENTS ADJOURNMENT

### **RESOLUTION 2025-10**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors ("**Board**") of the North Park Isle Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

### Section 1. Budget

- **a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.
- **b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- **c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the North

Park Isle Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026."

**d.** The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

sources of the revenues will be provided beginning October 1, 2025, and er \$, which sum is defined by the sum is defined by th	propriated out of the revenues of the District (the for in a separate resolution), for the fiscal year nding September 30, 2026, the sum of eemed by the Board to be necessary to defray all dget year, to be divided and appropriated in the
Total General Fund	\$
Total Reserve Fund [if Applicable]	\$
Total Debt Service Funds	\$
Total All Funds*	\$

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- **a.** The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- **b.** The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- **c.** Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

<sup>\*</sup>Not inclusive of any collection costs or early payment discounts.

**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:	North Park Isle Community Development District
Print Name:  □Secretary/□Assistant Secretary	Print Name:  □Chair/□Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

## **North Park Isle**

Community Development District

## Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



**North Park Isle** General Fund

# Community Development District Summary of Revenues, Expenditures and Changes in Fund Balances

	Al	OOPTED		ANNUAL
	В	UDGET		BUDGET
ACCOUNT DESCRIPTION	F	Y 2025		FY 2026
REVENUES				
Interest - Investments	\$	_	\$	_
Operations & Maintenance Assmts - On Roll	•	407,027	*	610,600
Special Assessments - CDD Collected		482,798		724,269
Rental Income		-		-
Other Miscellaneous Revenues		-		-
TOTAL REVENUES	\$	889,825	\$	1,334,869
EVERUETUEE				
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Onsite Staff		70,000		70,000
District Management		36,000		36,000
Field Management		12,000		18,000
Accounting Services		6,750		6,750
Website Admin Services		1,500		1,500
District Engineer		5,000		12,500
District Counsel		10,000		15,000
Trustees Fees		8,100		8,100
Auditing Services		6,000		6,000
Postage, Phone, Faxes, Copies		500		500
Mailings		2,500		2,500
Legal Advertising		7,000		3,000
Bank Fees		250		250
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		1,000
Website ADA Compliance		1,500		1,500
Disclosure Report  Total Financial and Administrative	\$	7,200 <b>186,575</b>	\$	7,200 <b>201,975</b>
rotal r manoral and real minoral active		100,010	<u> </u>	201,070
Insurance				
General Liability	\$	3,800	\$	3,908
Public Officials Insurance		3,100	\$	3,697
Property & Casualty Insurance		50,000	\$	26,189
Deductible		2,500		2,500
Total Insurance	\$	59,400	\$	36,294
Utility Services				
Electric Utility Services	\$	15,000	\$	170,000
Street Lights		130,000		130,000
Water/Waste		3,500		40,000
Total Utility Services	\$	148,500	\$	340,000
Amenity				
Pool Monitor	\$	-	\$	12,000
Pools R&M		20,000		10,000
Janitorial - Maintenance		8,000		5,000

## North Park Isle General Fund

## Community Development District Summary of Revenues, Expenditures and Changes in Fund Balances

#### **ADOPTED ANNUAL BUDGET BUDGET ACCOUNT DESCRIPTION** FY 2025 FY 2026 Janitorial - Services and Supplies 1,800 9.600 Garbage Dumpster - Rental/Collection 7,500 5,000 **Amenity Pest Control** 2,000 2,000 Amenity Maintenance & Repairs 10,000 10,000 Amenity Furniture R&M 5,000 5,000 Security Systemn Monitoring and Maint 3,000 5,000 **Key Card Distribution** 2.000 2.000 Dog Waste Station Service and Supplies 9,000 4,500 2,800 Entrance Monuments, Gates, Walls R&M 2,800 24,000 Pool Maintenance - Contract 11,200 Pool Treatments & Other R&M 5,000 25,000 R&M Drainage 25,000 **Security Monitoring Services** 15,000 15,000 MISC Maintenance 15,000 35,000 Special Events 10,000 **Holiday Decorations** 15,000 15,000 Janitorial Supplies 1,000 1,000 Mailbox Awning Project 150,000 \$ 352,900 **Total Amenity** 153,300 \$ Landscape and Pond Maintenace Landscape Maintenance - Contract \$ 180,000 220,000 \$ Landscaping - R&M 10,000 Landscaping - Mulch 20,000 20,000 Landscaping - Annuals 15,000 15,000 Landscaping - Plant Replacement Program 15,000 15,000 Landscaping - Tree Trimming and Replacement 12,000 Irrigation Maintenance 15,000 10,000 3,000 64,200 Aquatics - Contract Aquatics - Plant Replacement 2,000 2,000 Waterway Management Program 44,000 2,500 Mitigation Area 2,500 Wildlife Control 1,500 1,500 Debris Cleanup 5,000 5,000 Shared Landscape Maint Fr Entrance 1,500 1,500 35,000 Storm Cleanup Total Landscape and Pond Maintenance \$ 314,500 \$ 403,700 Reserves Reserves 27,550 \$ \$ Total Reserve 27,550 \$ **TOTAL EXPENDITURES** \$ 889,825 \$ 1,334,869

All Funds

## Community Development District

## Assessment Summary Fiscal Year 2026 vs. 2025 Assessments

### ASSESSMENT ALLOCATION

	Assessment Area One- Series 2019																
			General Fund		Т	Debt Service Series 2019				Total Assessments per Unit							
		FY 2026	FY 2025	Dollar		FY 2026		FY 2025	[	Dollar		FY 2026	F۱	Y 2025	Do	ollar	Percent
Product	Units			Change					С	hange					Ch	ange	Change
Single Family 50'	345	\$ 1,422.63	\$ 948.33	\$ 474.30	\$	1,595.75	\$	1,595.75	\$	-	\$	3,018.38	\$ 2	2,544.08	\$	474.30	19%
Single Family 60'	93	\$ 1,707.16	\$ 1,138.00	\$ 569.16	\$	1,914.90	\$	1,914.90	\$	-	\$	3,622.06	\$ 3	3,052.90	\$	569.16	19%
	438																

	Assessment Area Two- Series 2021													
	O&M Per Unit			Debt Service Series 2021				Total Assessments per Unit						
		FY 2026	FY 2025	Dollar	FY 2026		FY 2025	[	Dollar		FY 2026	FY 2025	Dollar	Percent
Product	Units			Change				С	hange				Change	Change
Single Family 40'	54	\$ 1,138.11	\$ 758.66	\$ 379.44	\$ 1,276.60	) \$	1,276.60	\$	-	\$	2,414.71	\$ 2,035.26	\$ 379.4	14 19%
Single Family 50'	424	\$ 1,422.63	\$ 948.33	\$ 474.30	\$ 1,595.75	5 \$	1,595.75	\$	-	\$	3,018.38	\$ 2,544.08	\$ 474.3	30 19%
Single Family 60'	62	\$ 1,707.16	\$ 1,138.00	\$ 569.17	\$ 1,914.90	) \$	1,914.90	\$	-	\$	3,622.06	\$ 3,052.90	\$ 569.	17 19%
	540													

### **RESOLUTION 2025-11**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND **NON-AD VALOREM** MAINTENANCE **SPECIAL** ASSESSMENTS; **PROVIDING** FOR COLLECTION ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS: CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR **CHALLENGES** AND **PROCEDURAL IRREGULARITIES**; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the North Park Isle Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is located in the City of Plant City in Hillsborough County, Florida ("County");

WHEREAS, the Board of Supervisors of the District ("Board") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2025-2026 attached hereto as Exhibit A ("FY 2025-2026 Budget") and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2025-2026 Budget ("O&M Assessments");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2025-2026 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("Assessment Roll");

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

**WHEREAS,** it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

- **Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.
- **Section 2. O&M** Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

### Section 3. Collection and Enforcement of District Assessments.

- a. Uniform Method for certain Debt Assessments and certain O&M Assessments. The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  - 1. 50% due no later than December 1, 2025
  - 2. 25% due no later than February 1, 2026
  - 3. 25% due no later than May 1, 2026
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment including any remaining partial or deferred payments for Fiscal Year 2025-2026 as well as any future installments of the Debt Assessment shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

### c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  - 1. 50% due no later than December 1, 2025
  - 2. 25% due no later than February 1, 2026
  - 3. 25% due no later than April 1, 2026
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. **Future Collection Methods.** The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method

will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- **Section 4. Certification of Assessment Roll**. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.
- **Section 5. Assessment Roll Amendment**. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.
- **Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.
- Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.
- **Section 8. Severability**. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **Section 9. Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:	North Park Isle Community Development District			
Print Name:	Print Name:			
□Secretary/□Assistant Secretary	□Chair/□Vice Chair of the Board of Supervisors			

Exhibit A: FY 2025-2026 Budget

## ADDENDUM FOR ENVIRONMENTAL SERVICES



Proposal Date: July 16, 2025

This Addendum is made effective by and between:

"Client" "Eco-Logic Services"

Name: North Park Isles CDD Name: Eco-Logic Services LLC

Address: c/o Inframark Address: PO Box 18204

2005 Pan Am Circle Ste 300 Sarasota, FL 34276

Tampa, FL 33607 813.873.7300 ext. 330 Phone: (941) 302-1206

Representative: Mr. Michael Perez Representative: Peter Nabor

Email: Michael.Perez@Inframark.com Email: Pete@Eco-Logic-Services.com

Project: North Park Isles
Project Location: Plant City, FL
Fee Type: Unit price per below

Retainer: No Special Conditions:

Phone:

All work under this Addendum is subject to the special conditions described in the original Agreement for Environmental Services between North Park Isles CDD and Eco-Logic Services dated July 13, 2003.

### **Scope of Services:**

This addendum will allow Eco-Logic Services to add maintenance of the two additional stormwater retention ponds (Lakes 36 and 37 – shaded blue on Figure 1). Methods and schedules will be consistent with those in the original contract. Additionally, trash (i.e., small construction trash, tennis balls, basketballs, etc.) will be picked up from the wetland near the mailboxes (marked in green on Figure 1). Because the area is deep, during inclement weather (thunderstorms or cold temperatures), technicians may not be able to reach the debris more than 10' from the shoreline. If this occurs, on the next visit, a small boat will be brought to collect the debris further in the wetland if necessary.

Because of the existing condition of these areas, an initial treatment will be required to get them treated aggressively the first time.

Fee for the above will be billed as follows:

### Lake Maintenance

New Monthly Lake Maintenance Total ......12 events per year at \$5,825/event

NPI P009 July 2025 Addendum.docx

Eco-Logic Services LLC	North Park Isles CDD				
By: 5= 11	Ву:				
Print Name: Peter Nabor	Print Name:				
Title: Principal / Senior Project Scientist	Title:				
Date: July 16, 2025	Date:				

NPI P009 July 2025 Addendum.docx Page 2 of 3 2018 V1

16



Figure 1. Site plan showing the location of the proposed work areas.

### **ESTIMATE**

Spearem Enterprises, LLC 7842 Land O' Lakes Blvd. #335 Land O' Lakes, FL 34638 spearem.jmb@gmail.com +1 (813) 997-8101



Bill to

north park isle

Ship to north park isle

### **Estimate details**

Estimate no.: 1897

Estimate date: 07/21/2025

# Date	Product or service	Description	Qty	Rate	Amount
1.	Labor	North park Isle Clubhouse cleaning	8	\$85.00	\$680.00
		estimate.			
		twice weekly cleaning of the clubhouse			
		facility, this includes all areas indoor			
		and the pool patio.			
		all surfaces' windows tables floors			
		bathrooms counters drinking fountains			
		and trash in and around the facility. this			
		price is based on 2 visits a/week billed			
		every 4 weeks and includes trash			
		bags, paper goods and cleaning			
		supplies. If this estimate is approved a			
		contract can be provided if required.			

Total \$680.00

### Note to customer

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site. Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

## CITY-WIDE CLEANING L.L.C.

P.O. BOX 262142 TAMPA, FL. 33685 813-624-4479

Property Site: North Park Isle

### **RESTROOMS:**

Empty trash cans and replace liners.

Clean and disinfect all restroom fixtures.

Restock toilet tissue, paper towels and soap. Included with service.

Sweep and mop floors.

### POOL AREA:

Blow off debris from pool area.

Straighten pool furniture.

Remove Trash.

Pickup trash around pool area.

Wipe off and Sanitize water fountains.

Sweep off entrance and sidewalks.

Remove cobwebs and debris from ceilings and fixtures.

Contractee Company Name

City-Wide Cleaning L.L.C

### **RESOLUTION 2025-12**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 the County of Hillsborough, Florida; and

**WHEREAS**, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

<u>Section 1</u>. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF AUGUST 2025.

ATTEST:	NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
SECRETARY/ASSISTANT SECRETARY	CHAIR – VICE CHAIRMAN

### **EXHIBIT A**

### BOARD OF SUPERVISORS MEETING DATES NORTH PARK ISLECOMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

October 2, 2025 November 6, 2025 December 4, 2025 January 8, 2026 (Changed due to holiday) February 5, 2026 March 5, 2026 April 2, 2026 May 7, 2026 June 4, 2026 July 2, 2026 August 6, 2026 September 3, 2026

All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

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

1	The regular meeting of the Board of	f Supervisors of North Park Isle Community						
2	Development District was held on Thursday, Jul	ly 10, 2025 and called to order at 2:29 p.m. at the						
3	Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.							
4 5	Present and constituting a quorum were:							
6 7	Carlos de la Ossa	Chairperson						
8	Nicholas Dister	Vice Chairperson						
9	Kelly Evans	Assistant Secretary						
10	Alberto Viera	Assistant Secretary						
11	Ryan Motko	Assistant Secretary						
12	Tty an 1/10 tho	rissistant societary						
13	Also present were:							
14	This present were.							
15	Michael Perez	District Manager						
16	Jayna Cooper	District Manager						
17	Kathryn Hopkinson	District Counsel						
18	John Vericker	District Counsel						
19	Tyson Waag	District Engineer (via phone)						
20	Brooke Chapman	On-site Manager						
21								
22	The following is a summary of the discu	issions and actions taken.						
23								
24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call						
25	Ms. Cooper called the meeting to order, a	and a quorum was established.						
26	GEGOVE OPPER OF PLANTEG	D 11 G						
27	SECOND ORDER OF BUSINESS	Public Comment						
28	There being none, the next order of busing	ness followed.						
29	THIRD ODDED OF DUCINECS	Dusiness Items						
30	THIRD ORDER OF BUSINESS	Business Items						
31 32	A. Acceptance of FY 2024 Final Audit							
33	O MOTIONA M 1 1 O 1 1 1 M Div. 14 11							
34		On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in						
	favor, Fiscal Year 2024 Final Audit, as presented, was accepted. 5-0							
35	D. E							
36	B. Encroachment Agreement							
37	O. MOTION I. M. J. I. O	and the Ma France with all in						
38	On MOTION by Mr. de la Ossa se	<u> </u>						
39	favor, Encroachment Agreement, as	s presented, was accepted. 5-0						
40	O O	00 D. D. '						
41	C. Consideration of Resolution 2025-							
42	The following persons were elected t	o the offices snown:						

43		
44	<ul> <li>Carlos de la Ossa</li> </ul>	Chairperson
45	<ul> <li>Nicholas Dister</li> </ul>	Vice Chairperson
46	Brian K. Lamb	Secretary
47	<ul> <li>Leah Popelka</li> </ul>	Treasurer
48	<ul> <li>Jayna Cooper</li> </ul>	Assistant Secretary
49	Ryan Motko	Assistant Secretary
50	<ul> <li>Kelly Evans</li> </ul>	Assistant Secretary
51	Albert Vierra	Assistant Secretary
52		
53	On MOTION by Ms. Evans se	conded by Mr. Motko, with all in favor,
54		gnation of Officers, as detailed above,
55	was adopted. 5-0	Sharron of officers, as actuated acove,
56	was adopted to	
57	D. Consideration of Resolution 2	025-00: No Fishing Policy
58	D. Consideration of Resolution 2	7025-07, 110 Fishing I oney
59	On MOTION by Mc Evens s	econded by Mr. de la Ossa, with all in
60		Fishing Policy, was adopted. 5-0
61	14,01,100010010112020 05,110	Tishing Toney, was adopted to
62	UNDER SEPARATE COVER	
63	CHOLK SLITHKITL COVER	
64	On MOTION by Ms. Evans se	conded by Mr. Motko, with all in favor,
65	· · · · · · · · · · · · · · · · · · ·	Ossa from Seat One (1), was accepted.
66	4-0	ossa from sear one (1), was accepted.
67		
68	On MOTION by Mr. Dister se	conded by Mr. Motko, with all in favor,
69		from Seat Four (4), was accepted. 3-0
70		( ),
71	On MOTION by Mr. Dister se	conded by Mr. Motko, with all in favor,
72	· · · · · · · · · · · · · · · · · · ·	a Ossa to Seat Four (4), was accepted.
73	3-0	0222 to 2011 (1), 11 us usespitus
74		
75	On MOTION by Mr. de la O	ssa seconded by Mr. Viera, with all in
76		y Evans to Seat One (1), was accepted.
77	4-0	,
78	L	

79	FOURTH ORDER OF BUSINESS	Consent Agenda						
80	A. Approval of Minutes of June 5,	2025, Regular Meeting						
81	B. Consideration of Operation and Maintenance May 2025							
82	C. Acceptance of the Financials and Approval of the Check Register for May							
83	2025							
84		D. Ratification of Down-to-Earth Proposal #119720 (\$2,013.00)						
85	E. Ratification of Down-to-Earth	<u> </u>						
86	F. Ratification of Down-to-Earth	• • • • • • • • • • • • • • • • • • • •						
87	G. Ratification of Down-to-Earth	Proposal #122601 (\$8,187.85)						
88								
89	•	onded by Mr. Dister, with all in favor,						
90	the Consent Agenda was approv	ved 5-0						
91								
92	FIFTH ORDER OF BUSINESS	Staff Reports						
93	A. District Counsel							
94	B. District Engineer							
95	C. District Manager							
96	There being no reports, the next is	tem followed.						
97	i. Field Inspections Report							
98	The Field Inspections Report	rt was presented, a copy of which was included in the						
99	agenda package.							
100								
101	SIXTH ORDER OF BUSINESS	<b>Board of Supervisors' Requests and</b>						
102		Comments						
103	Ms. Chapman, discussed upcomi	ng events.						
104	1 / 1							
105	SEVENTH ORDER OF BUSINESS	Adjournment						
106	There being no further business,	·						
107	_							
108	On MOTION by Ms. Evans sec	onded by Mr. Dister, with all in favor,						
109	meeting was adjourned at 2:39 p	•						
110								
111								
112								
113								
114	Jayna Cooper/Michael Perez	Carlos de la Ossa						
115	District Manager	Chairperson						

### NORTH PARK ISLE CDD

### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description	
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	6/1/2025	18444	\$2,000.00	\$2,000.00	June 2025 Pool services	
BLUE LIFE POOL SERVICE LLC	5/1/2025	18164	\$2,000.00	\$2,000.00	May 2025 Pool services	
CHARTER COMMUNICATIONS ACH	6/11/2025	0384991061125-ACH	\$210.00	\$210.00	6/11 - 7/10/2025 Internet	
DOWN TO EARTH	4/1/2025	138354	\$16,705.00	\$16,705.00	April 2025 Landscaping maintenance	
DOWN TO EARTH	6/1/2025	143632	\$16,705.00	\$16,705.00	June 2025 Landscaping service	
ECO-LOGIC SERVICES LLC	5/29/2025	5302	\$5,350.00	\$5,350.00	May 2025 Pond maintenance	
SECURITEAM	6/1/2025	20259	\$500.00	\$500.00	June 2025 Video camera monitoring	
Monthly Contract Subtotal			\$43,470.00	\$43,470.00		
Utilities						
CITY OF PLANT CITY ACH	6/6/2025	1549264-ACH	\$1,315.90	\$1,315.90	5/8 - 6/6/2025 Water and reclaim usage	
CITY OF PLANT CITY ACH	6/6/2025	1549262-ACH	\$1,178.62	\$1,178.62		
CITY OF PLANT CITY ACH	6/6/2025	1549571-ACH	\$507.07	\$507.07	5/8 - 6/6/2025 Water and reclaim usage	
CITY OF PLANT CITY ACH	6/6/2025	1549260-ACH	\$2,943.95	\$2,943.95	5/8 - 6/6/2025 Water and reclaim usage	
CITY OF PLANT CITY ACH	6/6/2025	1549265-ACH	\$2,144.55	\$2,144.55		
GIG FIBER LLC	6/1/2025	4642	\$10,763.50	\$10,763.50	June 2025 Solar equipment rental	
TECO ACH	5/14/2025	051425-26724-ACH	\$361.88	\$361.88	April 9 - May 8, 2025 Electric	
TECO ACH	6/13/2025	061325-3537-ACH	\$44.85	\$44.85	5/9 - 6/9/2025 Electricity	
TECO ACH	6/13/2025	061325-26724-ACH	\$391.81	\$391.81	5/9 - 6/9/2025 Electricity	
TECO ACH	6/13/2025	061325-1253-ACH	\$1,244.67	\$1,244.67	5/9 - 6/9/2025 Electricity	
Utilities Subtotal			\$20,896.80	\$20,896.80		
Regular Services						
ALBERTO VIERA	6/5/2025	AV-060525	\$200.00	\$200.00	BOARD 6/5/25	
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25	
DOWN TO EARTH	5/29/2025	144247	\$295.81	\$295.81	May 2025 irrigation repairs	
DOWN TO EARTH	5/21/2025	143069	\$931.99	\$931.99	Irrigation repairs, drip line and pump station	
FL DEPT OF HEALTH IN HILLSBOROUGH CO	6/1/2025	29-BID-7974231	\$275.00	\$275.00	POOL PERMIT	
GRAU AND ASSOCIATES	6/2/2025	27710	\$4,300.00	\$4,300.00	2024 Audit	
KELLY ANN EVANS	6/5/2025	KE-060525	\$200.00	\$200.00	BOARD 6/5/25	
MCCALL SERVICE NW, LLC	6/9/2025	59485104	\$125.00	\$125.00	May 2025 pest control services	
MCCALL SERVICE NW, LLC	6/9/2025	59485207	\$53.75	\$53.75	May 2025 pest control services	
NICHOLAS J. DISTER	6/5/2025	ND-060525	\$200.00	\$200.00	BOARD 6/5/25	
RYAN MOTKO	6/5/2025	RM-060525	\$200.00	\$200.00	BOARD 6/5/25	
STANTEC CONSULTING SERVICES	5/16/2025	2400894	\$971.00	\$971.00	May 2025 Dist Engineer	
STRALEY ROBIN VERICKER	6/10/2025	26623	\$3,533.00	\$3,533.00	May 2025 District counsel services	

### NORTH PARK ISLE CDD

### **Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description	
Regular Services Subtotal			\$11,485.55	\$11,485.55		
Additional Services						
COASTAL OUTDOOR SERVICES, LLC	6/4/2025	2550	\$3,525.00	\$3,525.00	Landscape lighting replacements and repairs	
COASTAL OUTDOOR SERVICES, LLC	6/4/2025	12	\$280.00	\$280.00	June 2024 Fence repairs	
COASTAL OUTDOOR SERVICES, LLC	6/4/2025	13	\$3,255.00	\$3,255.00	Pressure wash fences around the district	
DOWN TO EARTH	5/27/2025	143268	\$8,305.00	\$8,305.00	May 2025 Fertilization program	
DOWN TO EARTH	5/27/2025	143276	\$2,540.00	\$2,540.00	Demoss trees	
DOWN TO EARTH	5/27/2025	143277	\$4,672.00	\$4,672.00	Palm trimming	
DOWN TO EARTH	3/31/2025	137464	\$1,700.00	\$1,700.00	Initial irrigation evaluation	
DOWN TO EARTH	6/16/2025	145390	\$7,212.00	\$7,212.00	Removal of palm and flush cut, tree trimming, demoss crapes	
DOWN TO EARTH	6/16/2025	145389	\$1,407.86	\$1,407.86	June 2025 Fire ant application	
DOWN TO EARTH	6/16/2025	145388	\$6,733.00	\$6,733.00	June 2025 Landscaping Fertilizer	
ECO-LOGIC SERVICES LLC	5/24/2025	5259	\$14,675.00	\$14,675.00	Mailbox wetland cleanup	
FIELDS CONSULTING GROUP LLC	6/9/2025	3581	\$175.00	\$175.00	Pool Closed signs	
GATE PROS, INC.	10/26/2024	12014	\$275.00	\$275.00	10/2024 Pool Gate Repairs	
INFRAMARK LLC	5/28/2025	150107	\$674.00	\$674.00	Debris removal, sign repair, gate repair, and lock change	
NORTH PARK ISLE CDD	6/9/2025	06092025 726	\$1,265.43		SERIES 2019 FY 25 TAX DIST ID DIST 726	
NORTH PARK ISLE CDD	6/9/2025	06092025 726	\$345.32	\$1,610.75	SERIES 2021 FY25 TAX DIST ID DIST 726	
TRUIST - CC	5/23/2025	052325-5335-ACH	\$134.89	\$134.89	5/15/2025 Office Supplies, Amazon order	
Additional Services Subtotal			\$57,174.50	\$57,174.50		
TOTAL			\$133,026.85	\$133,026.85		

### **BLUE LIFE POOL SERVICE**

PO Box 1628 Land O Lakes, FL 34639-1628 USA +18135975009

accounts@bluelifepools.com www.bluelifepools.com





**BILL TO** 

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18444	06/01/2025	\$2,000.00	07/01/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00
		SUBTOTAL			2,000.00
		TAX			0.00
Pay invoice		TOTAL			2,000.00
		BALANCE DU	ΙE		\$2,000.00

### **BLUE LIFE POOL SERVICE**

PO Box 1628 Land O Lakes, FL 34639-1628 USA +18135975009

accounts@bluelifepools.com www.bluelifepools.com





**BILL TO** 

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

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18164	05/01/2025	\$2,000.00	05/31/2025	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00
		SUBTOTAL			2,000.00
		TAX			0.00
Pay invoice		TOTAL			2,000.00
		BALANCE DU	ΙE		\$2,000.00



June 11, 2025

Invoice Number: Account Number:

0384991061125 8337 12 001 0384991

Security Code:

Service At:

3716 N MARYLAND AVE PLANT CITY FL 33565

### Contact Us

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

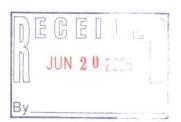
	Summary Service from 06/11/25 through 07/10/2 details on following pages	25
	Previous Balance	210.00
	Payments Received -Thank You!	-210.00
	Remaining Balance	\$0.00
	Spectrum Business™ Internet	210.00
	Other Charges	0.00
	Current Charges	\$210.00
_	YOUR AUTO PAY WILL BE PROCESSED 06/28/25	
	Total Due by Auto Pay	\$210.00

### **Auto Pay Notice**

### **NEWS AND INFORMATION**

Call 1-833-587-0726 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.





### Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652 8633 2390 NO RP 11 06122025 NNNNNNNN 01 000963 0004

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

յիվիրականակինանկիրիվինները իրերը միկիրեն

June 11, 2025

NORTH PARK ISLE CDD

Invoice Number: 0384991061125 Service At:

Account Number: 8337 12 001 0384991 3716 N MARYLAND AVE PLANT CITY FL 33565

Total Due by Auto Pay

\$210.00

CHARTER COMMUNICATIONS PO BOX 7186 PASADENA CA 91109-7186 <u>իսկիսկունններդնորգերնկիկնններիիրդիկիր</u> Page 4 of 4

June 11, 2025

NORTH PARK ISLE CDD

Invoice Number: Account Number: 0384991061125 8337 12 001 0384991

Security Code: 0843



#### Contact Us

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

8633 2390 NO RP 11 06122025 NNNNNNNN 01 000963 0004

 Charge Details

 Previous Balance
 210.00

 EFT Payment
 05/28
 -210.00

 Remaining Balance
 \$0.00

Payments received after 06/11/25 will appear on your next bill. Service from 06/11/25 through 07/10/25

0.00
0.00
0.00
200.00
10.00
\$210.00

\$210.00

Other Charges				
Payment Processing	5.00			
Auto Pay Discount	-5.00			
Other Charges Total	\$0.00			
Current Charges	\$210.00			
Total Due by Auto Pay	\$210.00			

### **Billing Information**

Spectrum Business™ Internet Total

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

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

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

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

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

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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



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





### Down to Earth

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



Invoice: #138354

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

<u>Project/Job</u> <u>Invoice Date</u> <u>Date Due</u> <u>Terms</u> <u>Customer PO #</u>

North Park Isle CDD Contract 4/1/2025 5/1/2025 Net 30 (2025)

Estimate # 114853

<u>Invoice Details</u>							
Description of Services & Items	Unit	Quantity	Rate	Amount			
#44.4050 North Bord Isla ODD Contract (00	NOE\ A!! 000E			¢40.705.00			

#114853 - North Park Isle CDD Contract (2025) April 2025

\$16,705.00

### **Billing Questions**

ar@down2earthinc.com (321) 263-2700

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

 Subtotal
 \$16,705.00

 Sales Tax
 \$0.00

 Total
 \$16,705.00

Credits/Payments (\$0.00)

Balance Due \$16,705.00

1/1

33

### Down to Earth

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



Invoice: #143632

June 2025

### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa, FL 33607

### **Property / Project Address**

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

Project/Job **Invoice Date Date Due Terms Customer PO#** North Park Isle CDD Contract Net 30 6/1/2025 7/1/2025

(2025)

Estimate # 114853

<u>Invoice Details</u>				
Description of Services & Items	Unit	Unit Quantity		Amount
#44.4052 Nowth Dowle Jole CDD Contract (2005) June 2005			£40 705 00	

#114853 - North Park Isle CDD Contract (2025) June 2025

\$16,705.00

### **Billing Questions**

Francine.Martinez@Down2Earthinc.com (352) 523-4954

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

Subtotal \$16,705.00 Sales Tax \$0.00 **Total** \$16,705.00

Credits/Payments (\$0.00)

> **Balance Due** \$16,705.00

> > 1/1

34

## **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-phrase 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.

2025



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-phrase 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 O		
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	
on market conditions which are beyond	for landscape materials are subject to change and can vary depending I our immediate control. Disruption in normal maintenance services will s 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 of arbor care.

Authorized Signature

Print Name/ Title

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

## **Eco-Logic Services LLC**

**Invoice** 

PO Box 18204 Sarasota, FL 34276

Date	Invoice #
5/29/2025	5302

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

### North Park Isle CDD

Description		Amoun	t
Lake Maintenance Services (including changes under addendum) for May 20	25	5,3	350.00
T			
	Total	\$5,	350.00

Phone # 941-312-1764





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

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

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

	P.O. No.	Date	Invoice #	Due Date	Acct #
Γ		06/01/2025	20259	07/01/2025	

Qty	Description			
	Monthly Monitoring Service			
1	12 hour Amenity Event Based Remote Video Monitoring			
		Subtotal	\$500.00	
		Sales Tax (0.0%)	\$0.00	
		Total	\$500.00	
		Balance Due	\$500.00	
	Convitory is you a part of	of Cafatanalı		

Securiteam is now a part of Safetouch!



#### City of Plant City

UTILITY BILLING DEPARTMENT PO BOX C PLANT CITY FL 33564-9003 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		ACCOU	NT NUMBER			SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	636117 1008218820					3897 N PARK RD
BILL NUMBER	BILL DATE	李 香 神	BILLING	PERIOD		Era Capita	DUE DATE
1549264	06/06/2025		05/08/2025	- 06/06/2025			06/27/2025
CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	04/30/25	05/30/25	5509	6109	600	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	580	1131.00
UTILITY TAX 10%							119.63

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

\$899.77	Previous Balance	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY
\$1,315.90	Total Current Billing	257	09/24	224	01/25	406	04/25
\$1,010.00		284	08/24	161	12/24	220	04/25
\$0.00	Adjustments	682	07/24	186	11/24	159	03/25
		469	05/24	152	10/24	164	02/25
-\$899.77	Less Payments Received			ane season. The	e prepared for hurric	ts and your hom	et vour family, pe
\$0.00	Penalties			e information	559-4200) can provid ction insurance, evac	epartment (813-6	ity Engineering de
\$1,303.71	Total Amount Due			Trim trees	property protection.	ons, or help with	levation certification



#### City of Plant City

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

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



REMIT 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	DATE OF	DUE DATE	TOTAL AMOUNT DUE
1549264		06/27/2025	\$1,303.71

Remit and make checks in US funds payable to:

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





#### 1009219830

ACCOUNT NUMBER

#### **UTILITY BILL**

SERVICE ADDRESS



**CUSTOMER NAME** 

City of Plant City
UTILITY BILLING DEPARTMENT

PO BOX C PLANT CITY FL 33564-9003

**CUSTOMER NUMBER** 

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

3625 N PARK RD		ISLE COMMUNITY DEVELO 636117 1008218810				NORTH PARK ISLE COMMUNITY DEVELO	
DUE DATE			PERIOD	BILLING	No. I de	BILL DATE	BILL NUMBER
06/27/2025			- 06/06/2025	05/08/2025		06/06/2025	1549262
CHARGE AMOUNT	USAGE	CURRENT READING	PREVIOUS READING	CURRENT READ DATE	PREVIOUS READ DATE	METER NUMBER	CHARGE DESCRIPTION
37.07	536	4638	4102	05/30/25	04/30/25	23123604	WATER RECLAIM COMI
	USAGE	RATE					CONSUMPTION
28.20	20	1.410000					RECLAIM
1006.20	516	1.950000					RECLAIM
107.15							UTILITY TAX 10%

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.

\$865.45	Previous Balance	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY
\$1,178.62	Total Current Billing	234	09/24	202	01/25	390	04/25
Ţ1,770.0Z		251	08/24	147	12/24	145	04/25
\$0.00	Adjustments	257	07/24	176	11/24	145	03/25
	- Tojacimonio	1478	05/24	150	10/24	159	02/25
-\$865.45	Less Payments Received			ane season. The	e prepared for hurric	ts and your hom	Set your family, pe
\$0.00	Penalties			e information	659-4200) can provid	epartment (813-	City Engineering de
\$1,166.43	Total Amount Due			Trim trees	property protection.	ons, or help with	elevation certification



#### City of Plant City

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

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



REMIT 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
1549262		06/27/2025	\$1,166.43

Remit and make checks in US funds payable to:

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





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



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

CUSTOMER NAME C	USTOMER NUMBER		ACCOU	NT NUMBER			SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117		100	8400715		3	716 N MARYLAND AVE
BILL NUMBER	BILL DATE		BILLING	PERIOD		NAME OF THE OWNER.	DUE DATE
1549571	06/06/2025		05/08/2025	- 06/06/2025			06/27/2025
CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	23054781	04/30/25	05/30/25	228	249	21	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	21	58.59
UTILITY TAX 10%							13.16
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	21	142.59
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	\$556.36
04/25	26	01/25	6	09/24	5	Total Current Billing	\$507.07
04/25	12	12/24	26	08/24	3	rotal Garrent Dinnig	\$307.07
03/25	4	11/24	2	07/24	12	Adjustments	\$0.00
02/25	3	10/24	3	05/24	33	Adjustitionis	\$0.00
Get your family, pe	ets and your hon	ne prepared for hurric	ane season. Th	ne		Less Payments Received	-\$556.36
City Engineering d	epartment (813-	659-4200) can provid	e information			Penalties	\$0.00
elevation certificat	ions, or help with	n property protection.	Trim trees			Total Amount Due	\$478.66

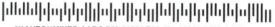


#### City of Plant City

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

011804





\*\*\*AUTO\*\*MIXED AADC 750 11804 T38:47 11804 2 MB 0.617

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER	
3716 N MARYLAND AVE	D	1008400715	636117	
BILL NUMBER		DUE DATE	TOTAL AMOUNT DUE	
1549571		06/27/2025	\$478.66	

Remit and make checks in US funds payable to:



PLANT CITY FL 33564-9003

#### UTILITY BILL



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



City of Plant City

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

CUSTOMER NAME	CUSTOMER NUMBER		ACCOU	NT NUMBER			SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117		100	08218805			3431 N PARK RD
BILL NUMBER	BILL DATE		BILLING	PERIOD			DUE DATE
1549260	06/06/2025		05/08/2025	5 - 06/06/2025			06/27/2025
CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	04/30/25	05/30/25	13549	14908	1359	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	1339	2611.05
UTILITY TAX 10%							267.63

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

\$2,083.81	Previous Balance	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY
\$2.943.95	Total Current Billing	685	09/24	375	01/25	958	04/25
\$2,040.00	· com canoni zimilg	384	08/24	322	12/24	309	04/25
\$0.00	Adjustments	1160	07/24	449	11/24	261	03/25
	, tajasanonto	1054	05/24	412	10/24	257	02/25
-\$2,083.81	Less Payments Received		е	ane season. The	e prepared for hurric	ets and your hom	Set your family, pe
\$0.00	Penalties				659-4200) can provid ction insurance, evac		
\$2,931.76	Total Amount Due			Trim trees	property protection.	ons, or help with	elevation certification



#### 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 FI 33607



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	/ L	DUE DATE	TOTAL AMOUNT DUE	
1549260		06/27/2025	\$2,931.76	

Remit and make checks in US funds payable to:

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



#### City of Plant City

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

#### **UTILITY BILL**

Office hours for questions regarding your bill:

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

SERVICE ADDRESS			NT NUMBER	ACCOUN		USTOMER NUMBER	CUSTOMER NAME C
4063 PARK RD			8218830	100		636117	NORTH PARK ISLE COMMUNITY DEVELO
DUE DATE		WEEK WE	PERIOD	BILLING		BILL DATE	BILL NUMBER
06/27/2025			- 06/06/2025	05/08/2025		06/06/2025	1549265
CHARGE AMOUNT	USAGE	CURRENT READING	PREVIOUS READING	CURRENT READ DATE	PREVIOUS READ DATE	METER NUMBER	CHARGE DESCRIPTION
37.07	992	10412	9420	05/30/25	04/30/25	23123604	WATER RECLAIM COMI
	USAGE	RATE					CONSUMPTION
28.20	20	1.410000					RECLAIM
1895.40	972	1.950000					RECLAIM
196.07							UTILITY TAX 10%

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	\$2,467.76
04/25	1137	01/25	754	09/24	711	Total Current Billing	\$2,156.74
04/25	380	12/24	479	08/24	860		
03/25	545	11/24	499	07/24	859	Adjustments	\$0.00
02/25	584	10/24	366	05/24	1510	/ ajastironto	<b>V</b> 0.00
Get your family, pe	ts and your hor	ne prepared for hurric	ane season. Th	ne		Less Payments Received	-\$2,467.76
		-659-4200) can provid ection insurance, evac				Penalties	\$0.00
elevation certificati	ons, or help wit	h property protection.	Trim trees			Total Amount Due	\$2,144.55



#### 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 FI 33607



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	P. Land	DUE DATE	TOTAL AMOUNT DUE
1549265		06/27/2025	\$2,144.55

Remit and make checks in US funds payable to:

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



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

#### **INVOICE**



**Invoice #:** 4642 **Invoice Date:** 06/01/25

**Amount Due:** \$10,763.50

Ship To:

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

Bill To:

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

Due Date	
07/01/25	

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD - Ph 1_June 2025	209	\$51.50	\$10,763.50

 Subtotal:
 \$10,763.50

 Sales Tax:
 \$0.00

 Total:
 \$10,763.50

 Payments:
 \$0.00

 Amount Due:
 \$10,763.50

To pay online, go to https://app02.us.bill.com/p/streetleaf



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 1582 E SAM ALLEN RD PLANT CITY, FL 33565 Statement Date: May 14, 2025

Amount Due:

\$361.88

**Due Date:** June 04, 2025 **Account #:** 221008226724

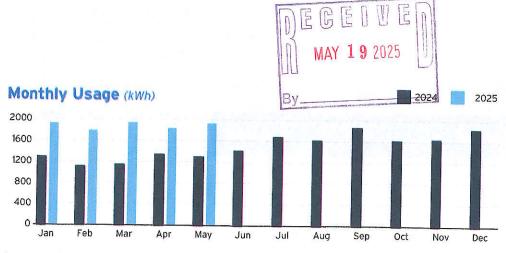


#### DO NOT PAY. Your account will be drafted on June 04, 2025

#### **Account Summary**

Previous Amount Due	\$343.53
Payment(s) Received Since Last Statement	-\$343.53
Current Month's Charges	\$361.88

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 42.22% higher than the same period last year.



Your average daily kWh used was 1.59% higher than it was in your previous period.



Scan here to view your account online.



If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit

TampaElectric.com/PowerLineSafety

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 #: 221008226724 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.

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$361.88

Payment Amount: \$\_\_\_\_\_

Your account will be drafted on June 04, 2025

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



Service For:

1582 E SAM ALLEN RD PLANT CITY, FL 33565 Account #: 221008226724 Statement Date: May 14, 2025 Charges Due: June 04, 2025

#### **Meter Read**

Meter Location: RIGHT SIDE FRONT

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	The second secon	revious eading	Ė	Total Used	Multiplier	Billing Period
1000852379	05/08/2025	39,503		37,575		1,928 kWh	1	30 Days

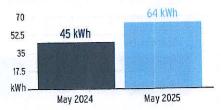
#### **Charge Details**

Municipal Public Service Tax  Total Electric Cost, Local Fees and	\$361.88	
		\$28.56
Franchise Fee		\$20.49
Electric Service Cost		\$312.83
Florida Gross Receipt Tax		\$7.83
Storm Surcharge	1,928 kWh @ \$0.02121/kWh	\$40.89
Clean Energy Transition Mechanism	1,928 kWh @ \$0.00418/kWh	\$8.06
Storm Protection Charge	1,928 kWh @ \$0.00577/kWh	\$11.12
Fuel Charge	1,928 kWh @ \$0.03083/kWh	\$59.44
Energy Charge	1,928 kWh @ \$0.08641/kWh	\$166.60
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Electric Charges		*

**Total Current Month's Charges** 

\$361.88

#### 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%.

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

P.O. Box 111

#### **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



#### 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

#### Correspondences: Tampa Electric

Tampa, FL 33601-0111

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.



TampaElectric.com

#### NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 1620 E SAM ALLEN RD, ENTR PLANT CITY, FL 33565

Statement Date: June 13, 2025

Amount Due:

\$44.85

Due Date: July 07, 2025 Account #: 221008673537

Your average daily kWh used was 100% higher than the same

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

Your Energy Insight

period last year.

previous period.



#### DO NOT PAY. Your account will be drafted on July 07, 2025

#### Account Summary

ourrent month a onergea	
Current Month's Charges	\$44.8!
Payment(s) Received Since Last Statement	
Previous Amount Due	\$45.0

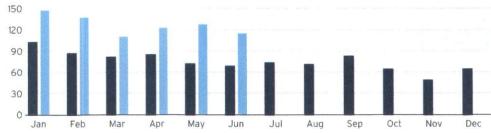
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Scan here to view your account online.





Monthly Usage (kWh)



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



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

Account #: 221008673537 Due Date: July 07, 2025

#### Pay your bill online at TampaElectric.com

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

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

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

Amount Due: \$44.85 Payment Amount: \$\_

613112886218

Your account will be drafted on July 07, 2025

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



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

Account #: 221008673537 Statement Date: June 13, 2025 Charges Due: July 07, 2025

#### Meter Read

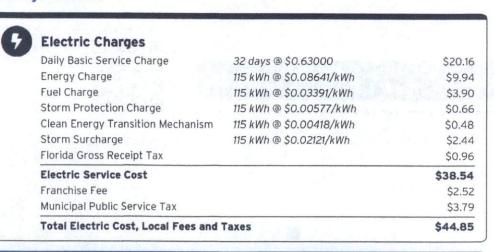
Meter Location: ENTRANCE

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	-	Total Used	Multiplier	Billing Period
1000869434	06/09/2025	2,409	2,294		115 kWh	1	32 Days

#### **Charge Details**



#### Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$44.85

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

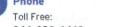


#### Mail A Check

Payments: TECO

All Other

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



Tampa Electric P.O. Box 111

#### 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

Pay by credit Card

Credit or Debit Card

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



Phone 866-689-6469

Correspondences: Tampa, FL 33601-0111

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.

2100 1680 1260

840

420

Jan



TampaElectric.com

#### NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 1582 E SAM ALLEN RD PLANT CITY, FL 33565 Statement Date: June 13, 2025

Amount Due:

Due Date: July 07, 2025

\$391.81

Account #: 221008226724



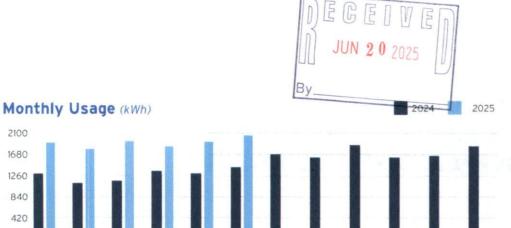
#### DO NOT PAY. Your account will be drafted on July 07, 2025

#### **Account Summary**

Amount Due by July 07, 2025	\$391.81
Current Month's Charges	\$391.8
Payment(s) Received Since Last Statement	-\$361.88
Previous Amount Due	\$361.88

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





Your Energy Insight



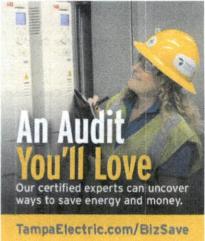
Your average daily kWh used was 36.17% higher than the same period last year.



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



Scan here to view your account online.



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 #: 221008226724 Due Date: July 07, 2025



#### Pay your bill online at TampaElectric.com

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

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

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

**Amount Due:** \$391.81 Payment Amount: \$\_

690890320780

Your account will be drafted on July 07, 2025

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



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

Account #: 221008226724 Statement Date: June 13, 2025 Charges Due: July 07, 2025

#### Meter Read

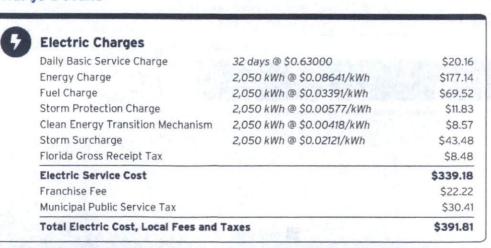
Meter Location: RIGHT SIDE FRONT

Service Period: May 09, 2025 - Jun 09, 2025

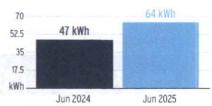
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	-	Total Used	Multiplier	Billing Period
1000852379	06/09/2025	41,553	39,503		2,050 kWh	1	32 Days

#### **Charge Details**



#### Avg kWh Used Per Day



Important Messages

**Total Current Month's Charges** 

\$391.81

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

#### Contact Us

Online:

TampaElectric.com

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

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



TampaElectric.com

#### NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

C/O MERITUS CORP 3716 N MARYLAND AVE PLANT CITY, FL 33565 Statement Date: June 13, 2025

Amount Due: \$1,244.67

**Due Date:** July 07, 2025 **Account #:** 221008971253

#### DO NOT PAY. Your account will be drafted on July 07, 2025



#### **Account Summary**

Monthly Usage (kWh)

\$1,244.6
-\$1,467.74
\$1,467.7

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

# JUN 2 0 2025 2025

#### Your Energy Insight



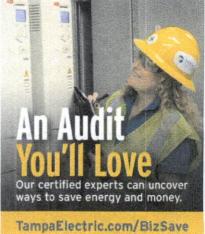
Your average daily kWh used was 15.54% higher than the same period last year.



Your peak billing demand was **0% higher** than the same period last year.



Scan here to view your account online.



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.

Dec

Account #: 221008971253 Due Date: July 07, 2025

3200

Jan

#### Pay your bill online at TampaElectric.com

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

Apr

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT C/O MERITUS CORP 2005 PAN AM CIR, STE 300 TAMPA, FL 33607-6008 Amount Due: \$1,244.67

Payment Amount: \$\_\_\_\_\_

613112886219

Your account will be drafted on July 07, 2025

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



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

Account #: 221008971253 Statement Date: June 13, 2025 Charges Due: July 07, 2025

#### **Meter Read**

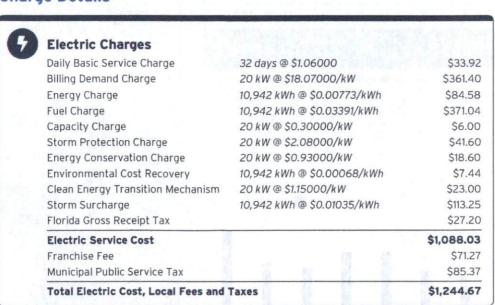
Meter Location: AMENITY CENTER

Service Period: May 09, 2025 - Jun 09, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000799286	06/09/2025	84,291	73,349	10,942 kWh	1	32 Days
1000799286	06/09/2025	19.82	0	19.82 kW	1	32 Days

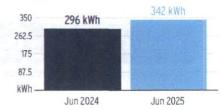
#### **Charge Details**



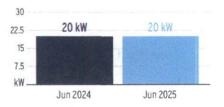
**Total Current Month's Charges** 

\$1,244.67

#### Avg kWh Used Per Day



#### Billing Demand (kW)



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

#### Ways To Pay Your Bill



#### **Bank Draft**

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

Credit or Debit Card

Pay by credit Card

using KUBRA EZ-Pay

Convenience fee will

be charged.

at TECOaccount.com.



#### 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.

### 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:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	Х	\$200
2	Nicholas Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Albert Viera	Х	\$200

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

Approved for payment:

Michael Perez 6/9/2025
District Manager Signature Date

REVISED 6/9/2025 9:06

#### **Attendance Confirmation**

# for BOARD OF SUPERVISORS

	District Name:	North	Park Isle
	Board Meeting:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	Х	\$200
3	Ryan Motko	Х	\$200
4	Kelly Evans	Х	\$200
5	Albert Viera	Х	\$200

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

Approved for payment:

Michael Perez 6/9/2025
District Manager Signature Date

REVISED 6/9/2025 9:06

#### Down to Earth

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



Invoice: #144247

May 2025

#### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa , FL 33607

#### **Property / Project Address**

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

Project/JobInvoice DateDate DueTermsCustomer PO #May 2025 Irrigation Inspection<br/>Repairs5/29/20256/13/2025Net 15

Estimate # 119705

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#119705 - May 2025 Irrigation Inspection	on Repairs			\$295.81

May 2025 irrigation inspection repairs

#### Estimates require a 50% deposit to order and schedule any approved work.

Irrigation Installation				\$295.81
1/2" Fitting (Material)	EA	4.00	\$0.69	\$2.75
10H RAINBIRD PLASTIC NOZZLE. (Material)	Each	17.00	\$2.02	\$34.32
4" Pop Up Rotor (Material)	EA	2.00	\$38.00	\$75.99
Adjustable Bubbler (Material)	Each	4.00	\$3.19	\$12.75
Irrigation Labor (Hide) (Labor)				\$170.00

#### Billing Questions

Francine.Martinez@Down2Earthinc.com (352) 523-4954

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

 Subtotal
 \$295.81

 Sales Tax
 \$0.00

 Total
 \$295.81

 Credits/Payments
 (\$0.00)

Balance Due \$295.81

54

1/1

#### Down to Earth

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



Invoice: #143069

May 2025

#### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa , FL 33607

#### **Property / Project Address**

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

Project/Job Invoice Date Date Date Date Terms Customer PO #

Replace drip line at Maryland and F/04/2005 Net 15

the pump station

Estimate # 118817

5/21/2025 6/5/2025 Net 15

<u>Invoice Details</u>					
Description of Services & Items	Unit	Quantity	Rate	Amount	
#118817 - Replace drip line at Maryland and the pump station				\$931.99	

 Replace broken drip line around the perimeter of lift station. This line appears to have been damaged back from the hurricane.

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				\$931.99
Hunter 12" X 250' Dripline 0.9 GPH Purple (Material)	Each	2.00	\$126.00	\$251.99
Irrigation Labor (Hide) (Labor)				\$680.00

#### **Billing Questions**

<u>ar@down2earthinc.com</u> (321) 263-2700

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

Subtotal	\$931.99
Sales Tax	\$0.00
Total	\$931.99
Credits/Payments	(\$0.00)
Balance Due	\$931.99

1/1

55



# State of Florida Department of Health Notification of Fees Due

Identification Number: 29-60-2414276

For: Swimming Pools Public Pool > 25000 Gallons

To: North Park Isle CDD 2005 Pan Am Cir Tampa, FL 33607 Billing Code: 29-BID-7974231

Fee Amount: \$275.00

Total Amount Due: \$275.00

Payment Due 07/16/2025 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

#### [Please detach this portion and return with your payment]

#### Please verify all information, making changes as necessary, sign and return to Hillsborough County

Account Information for: 29-60-2414276

Facility Name: North Park Isles Zero Entry Swimming Pool

Location Address 1: 3716 N Maryland Ave

Location Address 2:

City: Plant City

State: FL

Zip Code: 33563

Owner Name: North Park Isle CDD

Owner Address 1: 2005 Pan Am Cir Owner Address 2: Tampa, FL 33607

Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607

Work Phone:

Home Phone: (813) 397-7070

County Mailing Address 1: P O Box 5135

County Mailing Address 2:

County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Sounty Mailing Zip Gode.

Facility Contact Name:

Work Phone:

Home Phone: (813) 397-7070

North Park Isle CDD

Date:

Signature:

[Environmental Health Division - Account Information Copy]



# State of Florida Department of Health Notification of Fees Due

Identification Number: 29-60-2414276

For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-7974231

Fee Amount: \$275.00

To: North Park Isle CDD

2005 Pan Am Cir Total Amount Due: \$275.00

Tampa, FL 33607

Payment Due 07/16/2025 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.

[Business Office - Cashiering & Accounting Copy]

Fees Invoice 6/16/2025

#### **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. 27710 Date 06/02/2025

SERVICE

Audit FYE 09/30/2024 \$ 4,300.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
4,300.00	0.00	0.00	0.00	0.00	4,300.00

#### **Attendance Confirmation**

# for BOARD OF SUPERVISORS

	District Name:	North	Park Isle
	Board Meeting:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	Х	\$200
2	Nicholas Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Albert Viera	Х	\$200

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

Approved for payment:

Michael Perez 6/9/2025
District Manager Signature Date

REVISED 6/9/2025 9:06

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

 INVOICE:
 59485104

 DATE:
 06/09/2025

 ORDER:
 59485104

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	Technici	an		Time In
06/09/2025	09:13 AM		LHUDSON		Leon Hudson	09:13 AM
Purch	ase Order	Terms	Last Service	Map Co	ode	Time Out
		NET 30	06/09/2025		Lic:JE333952	09:58 AM

Service	Description		Price
FL COMM PM RODENT SERVICE	FL COMMERCIAL PEST MGMT RODENT SERVICE		\$125.00 \$0.00
HelloI texted Brooke to let her kn		\$125.00	
spiders I then brushed around the wasome webs and debrisI sprayed		\$0.00	
	e building and around the pool for pest preventionI inspect		\$0.00
four rodent boxes and refreshed the the picnic table pavilion and play gro		\$125.00	
	wasp nestsplease allow 7-14 days for best resultsthan		
		AMOUNT DUE	\$125.00

TECHNICIAN SIGNATURE

NA

n a CUSTOMER SIGNATURE

0.000 Copyright 2018 WORKWAVE - All Rights Reserved

JORKWAVE 800-762-0301

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

 INVOICE:
 59485207

 DATE:
 06/09/2025

 ORDER:
 59485207

Bill To:

[63015239]

Service

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	Technici	an		Time In
06/09/2025	09:13 AM	WASP	LHUDS	ON	Leon Hudson	09:13 AM
Purcha	ase Order	Terms	Last Service	Map Code		Time Out
		NET 30	06/09/2025		Lic:JE333952	09:13 AM

FL COMM PM	WASP SERVICE		\$50.00
	let her know I was headed to the propertyI added web out to my brush		\$50.00
•	und the windows doors and patioI knocked down a mud dauber nest the sprayed a liquid residual around the foundation of the building to prevent	IAY	\$3.75
entryl applied granules a	•	\$0.00	
four rodent boxes and refre the picnic table pavilion and		\$53.75	
one mud dauber nest and t	two small wasp nestsplease allow 7-14 days for best resultsthank y e and I hope you have a great dayLeon		
ioi choosing McCall service	s and i hope you have a great dayLeon		
		AMOUNT DUE	\$53.75

**Description** 

TECHNICIAN SIGNATURE

Price

NA

n a CUSTOMER SIGNATURE

D. Congridet 2018 MORKWAVE - All Binkle Resound

DRKWAVE 800-762-0301 © Co

LPSS

#### **Attendance Confirmation**

# for BOARD OF SUPERVISORS

	District Name:	North	Park Isle
	Board Meeting:		June 5, 2025
	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	Х	\$200
3	Ryan Motko	Х	\$200
4	Kelly Evans	X	\$200
5	Albert Viera	X	\$200

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

Approved for payment:

Michael Perez 6/9/2025
District Manager Signature Date

REVISED 6/9/2025 9:06

#### **Attendance Confirmation**

# for BOARD OF SUPERVISORS

	District Name:	North	Park Isle			
	Board Meeting:	June 5, 2025				
	Name	Please X	Paid			
1	Carlos de la Ossa	X	\$200			
2	Nicholas Dister	Х	\$200			
3	Ryan Motko	Х	\$200			
4	Kelly Evans	Х	\$200			
5	Albert Viera	Х	\$200			

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

Approved for payment:

Michael Perez 6/9/2025
District Manager Signature Date

REVISED 6/9/2025 9:06



INVOICE Page 1 of 1

Invoice Number
Invoice Date
Purchase Order
Customer Number
Project Number

2400894 May 16, 2025 238202100 150688 238202100

#### **Bill To**

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

#### **EFT/ACH Remit To (Preferred)**

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

#### **Alternative Remit To**

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

#### Project North Park Isle CDD

Project Manager Current Invoice Total (USD) Stewart, Tonja L 971.00 Contract Upset
Contract Billed to Date

5,000.00 3,684.25

For Period Ending May 9, 2025

#### Top Task 2025 2025 FY General Consulting

#### **Professional Services**

		Current		Current
Billing Level		Hours	Rate	Amount
Level 07	Nurse, Vanessa M	0.25	110.00	27.50
Level 08	Litzelfelner, Samantha Lee	0.50	177.00	88.50
Level 10	Waag, R Tyson (Tyson)	4.50	190.00	855.00
	Subtotal Professional Services	5.25		971.00

 Top Task Subtotal
 2025 FY General Consulting
 971.00

 Total Fees & Disbursements
 971.00

 INVOICE TOTAL (USD)
 971.00

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

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

#### Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-15	238202100	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-04-16	238202100	2025	Direct - Regular	LITZELFELNER, SAMANTHA LEE	0.25	177.00	44.25	DISTRICT ENGINEER PROJECT SUPPORT	
2025-04-28	238202100	2025	Direct - Regular	NURSE, VANESSA M	0.25	110.00	27.50	MONTHLY BOARD MEETING PREP	
2025-05-01	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING	
								ATTENDANCE.	
2025-05-06	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL AND TEXT CORRESPONDENCE WITH DM AND FIELD	
								MANAGER REGARDING WETLAND WATER ELEVATION	
								CONCERNS.	
2025-05-07	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	PULL THE COMMUNITY PLAN SETS FOR REVIEW.	
2025-05-08	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	EMAIL CORRESPONDENCE WITH DM, FIELD MANAGER, AND	
								REVIEW PLAN SETS.	
2025-05-09	238202100	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	REVIEW PLAN SETS AND AERIALS. RESPOND TO DM	
								REGARDING WETLAND CONCERN.	
			Total Project 238202100		5.25		\$971.00		

#### **Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

North Park Isle CDD June 10, 2025

 Inframark
 Client:
 001509

 2005 Pan Am Circle, Suite 300
 Matter:
 000001

 Invoice #:
 26623

Page: 1

RE: General

Tampa, FL 33607

For Professional Services Rendered Through May 31, 2025

#### SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
5/1/2025	KCH	REVIEW LANDSCAPE AGREEMENT WITH LMP AND HIGHLIGHT AREAS OF BREACH; REVIEW JANUARY, FEBRUARY, AND MARCH INSPECTION REPORTS FOR LMP; REVIEW STATUS REPORT FROM DOWN TO EARTH FOR START DATE OF APRIL 7, 2025; PREPARE FOR AND ATTEND MEETING WITH C.DELAOSSA, M.PEREZ, AND A.GANDARILLA TO DISCUSS LMP BREACH, NEGLIGENCE, AND POTENTIAL LITIGATION IN PERSON; PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	1.8	\$603.00
5/2/2025	KCH	PREPARE SERVICES AGREEMENTS WITH ECO-LOGIC FOR POND 16 CLEANUP AND WETLAND AREA CLEANUP.	1.7	\$569.50
5/6/2025	KCH	REVIEW FINAL PUNCH LIST TO BE PRESENTED TO LMP/SUNRISE; PREPARE RECAP EMAIL FOR AFTER MEETING WITH LMP/SUNRISE; SEND SAME TO C.DELAOSSA.	0.5	\$167.50
5/7/2025	KCH	PREPARE FOR AND ATTEND MEETING WITH C.DELAOSSA, M.PEREZ, AND REPRESENTATIVES FROM LMP AND JUNIPER; PREPARE AND SEND RECAP EMAIL TO ALL ASSOCIATED PARTIES.	0.8	\$268.00
5/8/2025	KCH	REVIEW EMAILS RELATED TO RESIDENT INJURY INVOLVING DISTRICT PROPERTY.	0.3	\$100.50
5/13/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	\$445.50

June 10, 2025

Client: Matter: Invoice #: 001509 000001 26623

Page: 2

#### **SERVICES**

Date	Person	Description of Services		Hours	Amount
5/13/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCA YEAR ENDED SEPTEMBER 30, 2024; PREPARE D AUDIT RESPONSE LETTER RE SAME.		0.5	\$97.50
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; DISCUSS ONGOING LANDSCAPE DISCUSSIONS WITH LMP WITH M. PEREZ AND C. DELAOSSA.		0.5	\$167.50
5/20/2025	KCH	REVIEW EMAILS FROM M. PEREZ REGARDING COMMUNICATIONS WITH LMP REGARDING SOD/IRRIGATION ISSUES.		0.4	\$134.00
5/20/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDIN AUTHORITY FOR CHAIR AND DISTRICT MANAGE BOS RATIFICATION.	_	0.5	\$167.50
5/21/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS; DRAFT POOL MONITOR SERVICES AGREEMENT.		1.1	\$368.50
5/21/2025	KCH	REVIEW POOL MONITOR SERVICES AGREEMEN	Т.	0.2	\$67.00
5/29/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGA NOTICES.	.L	0.2	\$81.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.		0.4	\$134.00
		Total Professional S	ervices	10.4	\$3,533.00
		Total Services Total Disbursements		\$3,533.00 \$0.00	
		Total Current Charges			\$3,533.00
		Previous Balance			\$4,147.50
		Less Payments			(\$4,147.50)
		PAY THIS AMOUNT			\$3,533.00

Please Include Invoice Number on all Correspondence



#### Down to Earth - Preapproval

From Perez, Michael <michael.perez@inframark.com>

Date Tue 4/22/2025 9:26 AM

Dave Towsley <dave.towsley@down2earthinc.com>

#### Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Good morning,

Please use this as a preapproval statement for a Not to Exceed \$5,000 for any emergency items that would be needed at the district.

Thank you

Michael Perez | District Manager



313 Campus Street Celebration, FL 34747 Email: michael.perez@inframark.com Direct: 656-209-7919 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".



Go Green: Please do not print this e-mail unless you really need to!



#### **Coastal Outdoor Services LLC**

6101 Ike Smith Rd Plant City, Florida 33565 United States

8137756994 www.coastaloutdoorfl.com



BILL TO

**Inframark-North Park Isle CDD** 

3716 North Maryland Avenue Plant City, Florida 33565

United States

656-209-7919 michael.perez@inframark.com **Invoice Number:** 2550 **P.O./S.O. Number:** lights

**Invoice Date:** June 4, 2025 **Payment Due:** June 19, 2025

Amount Due (USD): \$3,525.00

Pay Securely Online

\$3,525.00

Items	Quantity	Price	Amount
<b>Lighting</b> replacement to match	15	\$215.00	\$3,225.00
<b>Lighting</b> 3 timers	1	\$300.00	\$300.00

Amount Due (USD): \$3,525.00

Total:

Pay Securely Online

link.waveapps.com/9w4znf-6hq99a

#### **Notes / Terms**

Payment Terms: 50% Deposit prior to scheduling

Remainder due at completion. Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

#### **Coastal Outdoor Services LLC**

6101 Ike Smith Rd Plant City, Florida 33565 United States

8137756994 www.coastaloutdoorfl.com





- 1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
- 2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
- 3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
- 4. Clean up of site limited to debris and waste generated by this contractor only.
- 5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
- 6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
- 7. Proposal is based on quantities shown graphically on the plans.
- 8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
- 9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
- 10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
- 11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
- 12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
- 13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
- 14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
- 15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
- 16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).



#### **Coastal Outdoor Services LLC**

6101 Ike Smith Rd Plant City, Florida 33565 United States

8137756994 www.coastaloutdoorfl.com



- 17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.
- 18. Additional requests outside the proposal require approved change orders from customers.

#### **Exclusions**

- 1. Any work or items not specifically included are excluded.
- 2. Finish grade and additional topsoil if needed not in proposal.
- 3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4. Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6. Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7. Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

#### **Coastal Fence Services LLC**

6101 Ike Smith Rd Plant City, Florida 33565 United States

> 813-394-1444 www.coastalfence.co



BILL TO

Inframark - North Park Isle CDD 3716 North Maryland Avenue Plant City, Florida 33565 United States

656-209-7919 michael.perez@inframark.com **Invoice Number: 12** 

Invoice Date: June 4, 2025
Payment Due: June 10, 2025
Amount Due (USD): \$280.00

**Pay Securely Online** 

\$280.00

Items	Quantity	Price	Amount
Fence Repair repair fencing in pic sent May 22nd	1	\$280.00	\$280.00

Amount Due (USD): \$280.00

Total:

Pay Securely Online

Bank Payment

link.waveapps.com/aqepm2-558bcz

#### **Notes / Terms**

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

#### Clarifications

- 1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
- 2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
- 3. Clean up of site limited to debris and waste generated by this contractor only.
- 4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.

#### **Coastal Fence Services LLC**

6101 Ike Smith Rd Plant City, Florida 33565 United States

> 813-394-1444 www.coastalfence.co



- 5. Proposal is based on quantities shown graphically on the plans.
- 6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
- 7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
- 8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
- 9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
- 10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
- 11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
- 12. Additional requests outside the proposal require approved change orders from customers.

#### **Exclusions**

- 1. Any work or items not specifically included are excluded.
- 2. Finish grade and additional soil if needed not in proposal.
- 3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6. Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7. Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

#### **Coastal Fence Services LLC**

6101 Ike Smith Rd Plant City, Florida 33565 United States

> 813-394-1444 www.coastalfence.co



BILL TO

**Inframark - North Park Isle CDD** 

3716 North Maryland Avenue Plant City, Florida 33565 United States

656-209-7919 michael.perez@inframark.com **Invoice Number:** 13

Invoice Date: June 4, 2025
Payment Due: June 10, 2025
Amount Due (USD): \$3,255.00

Pay Securely Online

Items	Quantity	Price	Amount
Pressure Washing back of fences in six different areas throughout	1	\$3,255.00	\$3,255.00

community
\*if repairs are needed that will be additional

\*if repairs are needed that will be additional costs\*

**Total:** \$3,255.00

Amount Due (USD): \$3,255.00

Pay Securely Online

Bank
Payment

link.waveapps.com/aup54f-mexytk

#### **Notes / Terms**

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

#### Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.

#### **Coastal Fence Services LLC**

6101 Ike Smith Rd Plant City, Florida 33565 United States

> 813-394-1444 www.coastalfence.co



- 2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
- 3. Clean up of site limited to debris and waste generated by this contractor only.
- 4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
- 5. Proposal is based on quantities shown graphically on the plans.
- 6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
- 7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
- 8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
- 9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
- 10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
- 11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
- 12. Additional requests outside the proposal require approved change orders from customers.

#### **Exclusions**

- 1. Any work or items not specifically included are excluded.
- 2. Finish grade and additional soil if needed not in proposal.
- 3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6. Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7. Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

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



Invoice: #143268

May 2025

#### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa , FL 33607

#### **Property / Project Address**

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

<u>Project/Job</u> <u>Invoice Date</u> <u>Date Due</u> <u>Terms</u> <u>Customer PO #</u>

May turf fertilizer 5/27/2025 6/11/2025 Net 15

Estimate # 118024

	Invoice De	<u>tails</u>		
Description of Services & Items	Unit	Quantity	Rate	Amount
#118024 - May turf fertilizer				\$8,305.00

 North Park extra fertilizer. Granular and wet fertilizer, Areca palms extra fertilizer and Sulphur treatment,

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				\$8,305.00
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$8240.00	\$8240.00

#### **Billing Questions**

JoEllen.Brown@Down2Earthinc.com (352)396-6746

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

 Subtotal
 \$8,305.00

 Sales Tax
 \$0.00

 Total
 \$8,305.00

 Credits/Payments
 (\$0.00)

Balance Due \$8,305.00

75

1/1



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

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

**Physical Job Address** 

Estimate: #118024

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

Michael Perez

2005 Pan Am Circle STE 300 Tampa , Florida 33607 michael.perez@inframark.com

**Customer Address** 

Job May turf fertilizer **Estimated Job Start Date** 

May 7, 2025

Proposed By

**Dave Towsley** 

**Due Date** 

Estimate Details					
Description of Services & Materials	Unit	Quantity	Rate	Amount	
Tree/Plant Installation					
Site Prep, Removal, & Disposal (E)				\$65.00	
Subcontractor - Fert & Pest Application	Each	1	\$8,240.00	\$8,240.00	
			Subtotal	\$8,305.00	
			Estimated Tax	\$0.00	
			Job Total	\$8,305.00	

 North Park extra fertilizer. Granular and wet fertilizer, Areca palms extra fertilizer and Sulphur treatment,

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

05/07/2025

Date

Agreed & Accepted By:

Signed by:

-CC0CB251E795481...

North Park Isles CDD

Date

5/8/2025

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 property of the conditions at <a href="https://dtelandscape.com/terms-and-conditions/">https://dtelandscape.com/terms-and-conditions/</a>.



#### **Customer Address**

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 Total

Estimate: #118952

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

**Estimated Job Start Date** 

Proposed By

**Due Date** 

Palm removal/ Palm trimming Amenity center

Job

May 20, 2025

Dave Towsley

<u>Estima</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$100.00
Tree or Palm Trimming	Each	1	\$4,572.00	\$4,572.00
			Subtotal	\$4,672.00
			Estimated Tax	\$0.00

Flush cut 2 dying Sabel palms that are located inside the pool area along the fence line.

Date

Do not recommend installing new ones, Area is very full already and would be to close to umbrella's. (discussed with Arturo and Brook)

Trim all tree inside and out at the amenity center, to include the seed pods on the paurdis palm.

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: Agreed & Accepted By:

Dave Towsley

Down to Earth

North Park Isles CDD

05/23/2025

\$4,672.00

Date

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



Invoice: #143276

May 2025

#### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa, FL 33607

#### **Property / Project Address**

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

Project/Job **Invoice Date Date Due Terms Customer PO#** 

Demoss Crape Myrtles along Maryland

5/27/2025

6/11/2025

Net 15

Estimate # 118964

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#118964 - Demoss Crape Myrtles along	Maryland			\$2 540 00

Demoss Crape Myrtles along Maryland

\$2,540.00

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.

LCE025: Tree/Plant Installation				\$2,540.00
Demossing (Sub)	Each	1.00	\$2440.00	\$2440.00
Site Prep, Removal, & Disposal (E) (Labor)				\$100.00

#### **Billing Questions**

JoEllen.Brown@Down2Earthinc.com (352)396-6746

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

Subtotal \$2,540.00 Sales Tax \$0.00 Total \$2,540.00

(\$0.00)Credits/Payments

> **Balance Due** \$2,540.00

> > 1/1

**78** 

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



Invoice: #143277

May 2025

#### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa , FL 33607

#### **Property / Project Address**

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

<u>Project/Job</u> <u>Invoice Date</u> <u>Date Due</u> <u>Terms</u> <u>Customer PO #</u>

Palm removal/ Palm trimming
Amenity center

5/27/2025

6/11/2025

Net 15

Estimate # 118952

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#118952 - Palm removal/ Palm trimming Amenity center			\$4,672.00	
Flush cut 2 dying Sabel palms that are located inside the pool area along the fence line.				

Do not recommend installing new ones, Area is very full already and would be to close to umbrella's. (discussed with Arturo and Brook)

Trim all tree inside and out at the amenity center, to include the seed pods on the paurdis palm.

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				\$4,672.00
Site Prep, Removal, & Disposal (E) (Labor)				\$100.00
Tree or Palm Trimming (Sub)	Each	1.00	\$4572.00	\$4572.00

#### **Billing Questions**

<u>JoEllen.Brown@Down2Earthinc.com</u> (352)396-6746

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

 Subtotal
 \$4,672.00

 Sales Tax
 \$0.00

 Total
 \$4,672.00

 Credits/Payments
 (\$0.00)

Balance Due \$4,672.00

79

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



Invoice: #137464

March 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/JobInvoice DateDate DueTermsCustomer PO #Irrigation audit prior to contract3/31/20254/20/2025Net 20 Days

3/14

Estimate # 113325

	Invoice Det	ails		
Description of Services & Items	Unit	Quantity	Rate	Amount
<ul> <li>#113325 - Irrigation audit prior to contract 3/1</li> <li>Irrigation audit of complete system priority start date.</li> <li>This is an evaluation of the system to</li> </ul>	rior to contract			\$1,700.00

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

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs.

Irrigation repairs to be billed separately on a time and material basis.

LCE006: Irrigation Repairs	\$1,700.00
Irrigation Labor (Labor)	\$1700.00

#### **Billing Questions**

ar@down2earthinc.com (321) 263-2700

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

 Subtotal
 \$1,700.00

 Sales Tax
 \$0.00

 Total
 \$1,700.00

 Credits/Payments
 (\$0.00)

Balance Due \$1,700.00

80

1/1



#### Down to Earth - Preapproval

From Perez, Michael <michael.perez@inframark.com>

Date Tue 4/22/2025 9:26 AM

Dave Towsley <dave.towsley@down2earthinc.com>

#### Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Good morning,

Please use this as a preapproval statement for a Not to Exceed \$5,000 for any emergency items that would be needed at the district.

Thank you

Michael Perez | District Manager



313 Campus Street Celebration, FL 34747 Email: michael.perez@inframark.com Direct: 656-209-7919 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".



Go Green: Please do not print this e-mail unless you really need to!

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



Invoice: #145390

June 2025

#### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa, FL 33607

#### **Property / Project Address**

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

Project/Job **Invoice Date Date Due Terms** Customer PO# Palm removal/ Palm trimming Net 15 7/1/2025 6/16/2025

Amenity center

Estimate # 118703

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#118703 - Palm removal/ Palm trimming Amenit	ty center			\$7,212.00

- Flush cut 2 dying Sabel palms that are located inside the pool area along the fence line.
- Do not recommend installing new ones, Area is very full already and would be to close to umbrella's. (discussed with Arturo and Brook)
- Trim all tree inside and out at the amenity center, to include the seed pods on the paurdis palm.
- Demoss crape myrtles along Maryland rd.

Estimates require a 50% deposit to order and schedule any approved work.

LCE023: Tree Trimming				\$7,212.00
Site Prep, Removal, & Disposal (E) (Labor)				\$200.00
Tree / Palm Trimming & Demossing crape myrtles (Sub)	Each	1.00	\$7012.00	\$7012.00

#### **Billing Questions**

Francine.Martinez@Down2Earthinc.com (352) 523-4954

Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> 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

Subtotal \$7,212.00 Sales Tax \$0.00 Total \$7,212.00 Credits/Payments (\$0.00)

**Balance Due** \$7,212.00

82

1/1



#### Down to Earth - Preapproval

From Perez, Michael <michael.perez@inframark.com>

Date Tue 4/22/2025 9:26 AM

Dave Towsley <dave.towsley@down2earthinc.com>

#### Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Good morning,

Please use this as a preapproval statement for a Not to Exceed \$5,000 for any emergency items that would be needed at the district.

Thank you

Michael Perez | District Manager



313 Campus Street Celebration, FL 34747 Email: michael.perez@inframark.com Direct: 656-209-7919 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".



Go Green: Please do not print this e-mail unless you really need to!

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



Invoice: #145389

June 2025

#### **Customer**

North Park Isles CDD

2005 Pan Am Circle STE 300 Tampa , FL 33607

#### **Property / Project Address**

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

Project/JobInvoice DateDate DueTermsCustomer PO #Top Choice application Amenity<br/>Center6/16/20257/1/2025Net 15

Estimate # 116761

	Invoice De	<u>tails</u>		
Description of Services & Items	Unit	Quantity	Rate	Amount
#116761 - Top Choice application Amenity (	e to the amenity			\$1,407.86

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.

common areas directly around the amenity center.

LCE025: Tree/Plant Installation				\$1,407.86
Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Top choice- Fert & Pest Application (Sub)	Each	1.00	\$1342.86	\$1342.86

Billing Questions Francine.Martinez@Down2Earthinc.com	Please click the link below to be directed to	Subtotal	\$1,407.86
(352) 523-4954	the Down to Earth customer portal to view invoices and to make payment by credit	Sales Tax	\$0.00
Visit us at https://dtelandscape.com for all	card. A processing fee of 2.75% will be added to all credit card payments.	Total	\$1,407.86
other questions or concerns.	added to all credit card payments.	Credits/Payments	(\$0.00)
	DTELandscape.propertyserviceportal.com		
		Balance Due	\$1,407.86

84

1/1

# Down to Earth PO Box 72701 Cleveland, Ohio 44192-0002 (321) 263-2700

Billing Address

Michael Perez 2005 Pan Am Circle STE 300 Tampa , FL 33607 **Physical Job Address** 

Estimate: #116761

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

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

**Customer Address** 

**Estimated Job Start Date** 

Proposed By

**Due Date** 

Job
Top Choice application Amenity
Center

May 30, 2025

Dave Towsley

<u>.</u>	Simale Delans			
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$65.00
Top choice- Fert & Pest Application	Each	1	\$1,342.86	\$1,342.86
			Subtotal	\$1,407.86
			Estimated Tax	\$0.00
			Job Total	\$1,407.86

Estimate Details

 Apply Top choice Fire ant insecticide to the amenity center. Inside pool area, Play ground, dog park and common areas directly around the amenity center.

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:

Agreed & Accepted By:

Dave Towsley

Down to Earth

04/28/2025

Date

0

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 Techna & Conditions at <a href="https://dtelandscape.com/terms-and-conditions/">https://dtelandscape.com/terms-and-conditions/</a>.



#### Down to Earth - Preapproval

From Perez, Michael <michael.perez@inframark.com>

Date Tue 4/22/2025 9:26 AM

Dave Towsley <dave.towsley@down2earthinc.com>

#### Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Good morning,

Please use this as a preapproval statement for a Not to Exceed \$5,000 for any emergency items that would be needed at the district.

Thank you

Michael Perez | District Manager



313 Campus Street Celebration, FL 34747 Email: michael.perez@inframark.com Direct: 656-209-7919 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".



Go Green: Please do not print this e-mail unless you really need to!



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

### Customer Address

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

Estimate: #118708

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

Job
June Fertilizer

June 27, 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	\$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:

Carlos De la Ossa

5/21/2025

North Park Isles CDD

Date



PO Box 72701 Cleveland, OH 44192-0002

dtelandscape.com/

#### INVOICE

Date	Invoice No.
06/16/25	145388
Terms	Due Date
Net 15	07/01/25

#### **BILL TO**

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

Total

#### PROPERTY

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

Amount Due	Enclosed
\$6,733.00	

\$0.00

\$6,733.00

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#118708 - June Fertilizer  Liquid application of fertilizer/ insecticide/ herbicide.  Areca Palm treatment to correct soil conditions.		\$6,733.00	\$0.00	\$6,733.00
	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.				
	LCE025: Tree/Plant Installation		\$6,393.00	\$0.00	\$6,393.00
1.00	Subcontractor - Fert & Pest Application (Sub)	\$6,393.00	\$6,393.00		
	LCE006: Irrigation Repairs		\$340.00	\$0.00	\$340.00
4.00	Irrigation Labor (Hide) (Labor)	\$85.00	\$340.00		

\$6,733.00

## **Eco-Logic Services LLC**

Invoice

PO Box 18204 Sarasota, FL 34276

Date	Invoice #
5/24/2025	5259

ОΠ	

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

### North Park Isle CDD

Description		Amount
Tree removal and herbicide treatment in wetland near mailboxes Provide and install plants in wetland near mailboxes		9,850.00 4,825.00
	Total	\$14,675.00

Phone # 941-312-1764



Trinity, FL 34655



## **Invoice**

Date	Invoice #
6/9/2025	3581

Bill To

Inframark North Park Isle CDD

Attn: Michael Perez 2005 Pan Am Circle #300

Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Printing & Reprod	Custom "Pool Temporarily Closed" (18x12) 3mm maxmetal sign with custom 3M cast + gloss lamination, routed holes; Zip ties provided.	2	75.00	150.00
Shipping	Ship signs	1	25.00	25.00

Subtotal	\$175.00
Sales Tax (7.0%)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

Phone #	Fax#	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

**GATE PROS INC** 

2550 US Highway 17 S Wauchula, FL 33873-8450 accounting@gate-pros.com +1 (863) 474-3090



Bill to

NORTH PARK ISLES 2005 PAN AM CIRCLE, STE 300 TAMPA, FL 33607 Ship to NORTH PARK ISLES POOL GATE

Invoice details

Invoice no.: 12014 Terms: Net 30

Invoice date: 10/26/2024 Due date: 11/25/2024

Product or service	Description	Amount
PREFABRICATED FENCING	SERVICE CALL ON 9/17/2024	\$275.00
	POOL GATE WILL NOT UNLCOK WITH PUSH	BAR.
	ADJUST GATE AND LOCK. TEST.	
	Total	\$275.00
	Overdue	11/25/2024



2002 West Grand Parkway North Suite 100 Katy, TX 77449

**BILL TO** 

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

Services provided for the Month of: April 2025

INVOICE# 150107

CUSTOMER ID

C2301

PO#

DATE
5/28/2025
NET TERMS
Net 30
DUE DATE

6/27/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order #WONP04142025 \$75 / WONP03262025 \$125 / WONP03172025 \$474	1	Ea	674.00		674.00
Subtotal					674.00

Subtotal	\$674.00
Tax	\$0.00
Total Due	\$674.00

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.



Inframark Date: 03/17/
------------------------

501 S Falkenburg Rd, Tampa, FL 33619

Invoice Due Date: 05/17/2025

Phone: 813-295-5455

Customer ID: North Park Isle CDD

Proposal For: North Park Isle CDD

Prepared by: Don Cameron

W.O. # WONP03172025

Field Work Orders	Quantity	Unit Price	Taxable?	Amount
Materials: n/a				
Labor: Debris clean up at dog station #1, road sign repair Repair rear pool gate	1.5 hours 1 hour	2 techs each @ \$75/hr	No No	\$375
Disposal Fees Shipping/Handling		Flat Fee	No No	\$99 \$n/a
			Total	\$ 474

#### Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at <a href="mailto:Donald.Cameron@Inframark.com">Donald.Cameron@Inframark.com</a>

Ву:		By:	
Date:	03/11/2025	Date:	

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



Inframark Date: 03/26/2025

501 S Falkenburg Rd, Tampa, FL 33619

Invoice Due Date: 05/26/2025

Phone: 813-295-5455

Customer ID: North Park Isle CDD

Proposal For: North Park Isle CDD

Prepared by: Don Cameron W.O. # WONP03262025

Field Work Orders	Quantity	Unit Price	Taxable?	Amount
Materials: Door lock set	1	\$ 50	No	\$ 50
Labor: Install new door lock set at clubhouse	1 hour	1 techs each @ \$75/hr	No	\$ 75
Disposal Fees Shipping/Handling		Flat Fee	No No	\$n/a \$n/a
		1	Total	\$ 125

#### Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at <a href="mailto:Donald.Cameron@Inframark.com">Donald.Cameron@Inframark.com</a>

By:		By:	_
Date:	03/24/2025	Date:	

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



Inframark	Date: 04/14/202
Inframark	Date: 04/14/202

501 S Falkenburg Rd, Tampa, FL 33619

Invoice Due Date: 06/14/2025

Phone: 813-295-5455

Customer ID: North Park Isle CDD

Proposal For: North Park Isle CDD

W.O. # WONP04142025
Prepared by: Don Cameron

Field Work Orders	Quantity	Unit Price	Taxable?	Amount
Materials: n/a				
Labor: Repair playground gate / hinges adjusted	1 hours	1 techs each @\$ 75/hr	No	\$ 75
Disposal Fees Shipping/Handling		Flat Fee	No No	\$n/a \$n/a
			Total	\$ 75

#### Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at <a href="mailto:Donald.Cameron@Inframark.com">Donald.Cameron@Inframark.com</a>

By:		By:	
Date:	04/14/2025	Date:	

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



#### Down to Earth - Preapproval

From Perez, Michael <michael.perez@inframark.com>

Date Tue 4/22/2025 9:26 AM

Dave Towsley <dave.towsley@down2earthinc.com>

#### Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Good morning,

Please use this as a preapproval statement for a Not to Exceed \$5,000 for any emergency items that would be needed at the district.

Thank you

Michael Perez | District Manager



313 Campus Street Celebration, FL 34747 Email: michael.perez@inframark.com Direct: 656-209-7919 | www.inframark.com

Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".



Go Green: Please do not print this e-mail unless you really need to!

## NORTH PARK ISLE CDD

## DISTRICT CHECK REQUEST

Today's Date	6/9/2025
Check Payable To:	North Park Isle CDD
<b>Check Amount</b>	<u>\$1,265.43</u>
<b>Check Description</b>	<u>Series 2019 - FY 25 Tax Dist. ID Dist 726</u>
<b>Check Amount</b>	<u>\$345.32</u>
<b>Check Description</b>	<u>Series 2021 - FY 25 Tax Dist. ID Dist 726</u>
<b>Special Instructions</b>	Do not mail. Please give to Eric Davidson
(Please attach all supporting docum	nentation: invoices, receipts, etc.)
	Eric
	Authorization
	1
DM Fund 001 G/L Object Code	-

## **NORTH PARK ISLE CDD**

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

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

99%

200	201
-----	-----

		37.28%	37.28%	49.28%	49.28%	13.45%	13.45%		
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Proof	Distribution Number & Date Transferred
11/6/2024	2,206.45	822.47	822.47	1,087.27	1,087.27	296.70	296.70	0.01	Dist 695
11/14/2024	9,573.89	3,568.76	3,568.76	4,717.73	4,717.73	1,287.40	1,287.40	1	Dist 697
11/22/2024	9,573.90	3,568.76	3,568.76	4,717.73	4,717.73	1,287.41	1,287.41	-	Dist 698
12/6/2024	887,977.93	331,002.07	331,002.07	437,569.13	437,569.13	119,406.73	119,406.73	-	Dist 706
12/3/2024	19,626.46	7,315.95	7,315.95	9,671.34	9,671.34	2,639.18	2,639.18	(0.01)	Dist 700
12/16/2024	82,327.95	30,688.51	30,688.51	40,568.77	40,568.77	11,070.67	11,070.67	-	Dist 707
1/7/2025	337,981.91	125,985.91	125,985.91	166,547.44	166,547.44	45,448.56	45,448.56	-	Dist 709
2/7/2025	13,084.32	4,877.30	4,877.30	6,447.56	6,447.56	1,759.45	1,759.45	0.01	Dist 713
3/10/2025	2,468.28	920.07	920.07	1,216.30	1,216.30	331.91	331.91	-	Dist 716
4/7/2025	12,651.35	4,715.91	4,715.91	6,234.21	6,234.21	1,701.23	1,701.23	-	Dist 719
6/9/2025	2,568.00	957.25	957.25	1,265.43	1,265.43	345.32	345.32	-	Dist 726
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
mom . v	1 200 040 44	-	-	-	-	-	-	-	
TOTAL Net Total on Roll	1,380,040.44 1,389,901.77	514,422.96	514,422.96 518,098.87	680,042.91	680,042.91 684,902.28	185,574.57	185,574.56 186,900.62		<del>                                     </del>
Collection Surplus / (Deficit)	(9,861.33)		(3,675.91)		(4,859.37)		(1,326.06)		



NORTH PARK ISLE COMMUNITY DEVELOPME

#### **Business Visa**

#### **Account summary**

Previous balance		\$0.00
Payments & other credits	-	\$0.00
Purchases & other charges	-	\$134.89
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$134.89

Credit limit\$10,000.00Available credit\$9,865.11Available for cash advance\$0.00Statement closing date05/23/2025Days in billing cycle30

#### **Questions?**



Visit truist.com



Call 844-4TRUIST (844-487-8478)



International collect 910-914-8250



Write TRUIST CARD SERVICES PO BOX 200 WILSON,NC 27894-0200

## TRUIST III ROSMAS

New balance

Page 1 of 4 Billing cycle 04/24/25 - 05/23/25 Account number ending in 5335

\$134.89

#### **Payment information**

Minimum payment due	\$20.00
Payment due date	06/17/25

#### Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Please detach bottom portion and submit with payment using enclosed envelope

TRUIST BANK PO BOX 400 WILSON NC 27894-0400 Account number ending in 5335
Statement closing date 05/23/25
New balance \$134.89
Minimum payment due \$20.00
Payment due Date 06/17/25
Amount enclosed \$

48000050443120000000000000200000000013489

Pay online at: TRUIST.COM Pay by phone: 844-487-8478 Make checks payable to: TRUIST BANK

TRUIST BANK PO BOX 791622 BALTIMORE MD 21279-1622

NORTH PARK ISLE COMMUNITY DEVELOPME ERIC J DAVIDSON 2005 PAN AM CIR STE 300 TAMPA FL 33607-6008



NORTH PARK ISLE COMMUNITY DEVELOPME

**Business Visa** 

Page 3 of 4 Billing cycle 04/24/25 - 05/23/25 Account number ending in 5335

#### **Cardholder activity**

#### Total cardholder new activity: \$134.89

Tran	Post	Reference	Tunnachian dagarintian	A
date	date	number	Transaction description	Amount
BROOKE	CHAPMAN	Account n	umber ending in 8088	Total: \$134.89
05/15	05/16	24692165135101767631870	AMAZON MKTPL*NZ5YG6352 Amzn.com/billWA	\$65.63
05/16	05/18	24692165136102268719015	AMAZON MKTPL*NW6K27AF0 Amzn.com/billWA	\$9.49
05/16	05/18	24692165136102661465240	AMAZON MKTPL*NW29B8061 Amzn.com/billWA	\$59.77

#### Interest charge calculation

Your <b>Annual Percentage Rate (APR)</b> is the annual interest rate on your account.							
	Annual	Periodic					
Towns of bolomes	percentage	interest	Balance subject	Interest	Expires		
Type of balance	rate (APR)	rate	to interest rate	charge	on		
PURCHASE	23.49% (V)	0.06436% (D)	\$0.00	\$0.00	-		
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	_		

(V) = Variable Rate

#### Go paperless.

Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at Truist.com.

#### Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

<sup>(</sup>D) = Daily, (M) = Monthly

North Park Isle					
Truist BANK VISA					
Date	<b>Purchase From</b>	Amount	Original Receipt Submitted	Coding	

5/15/2025	Amazon	\$ 65.63	114-4511508-7082667 55101	1 packing tape - printer cartridges
5/15/2025	Amazon	\$ 59.77	114-6061644-6141003 55101	1 Air Filters
5/15/2025	Amazon	\$ 9.49	114-9387257-7981834 55101	1 gloves



#### Final Details for Order #114-9387257-7981834

Order Placed: May 15, 2025

Amazon.com order number: 114-9387257-7981834

Order Total: \$9.49

Shipped	on May	y 16, 2025
---------	--------	------------

Items Ordered Price

1 of: Safety Work Gloves with Touchscreen Fingers, 3 Pairs Thin & Lightweight Working Gloves, Ideal for Warehouse Workers,

Delivery Drivers, Nitrile Foam Coated Grip Gloves for Women and Men (Black, M)

Sold by: Lio Company (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$9.49

Brooke Chapman

Shipping & Handling: \$0.00

11437 GREEN HARVEST DR

RIVERVIEW, FL 33578-6178
United States
Total before tax: \$9.49

United States Fotal before tax: \$9.49
Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery Total for This Shipment: \$9.49

----

\$9.49

Payment information							
Payment Method: Item(s) Subtotal:	\$9.49						
Visa   Last digits: 8088 Shipping & Handling:	\$0.00						
Billing address							
Brooke Chapman Total before tax:	\$9.49						
11437 GREEN HARVEST DR Estimated Tax:	\$0.00						
RIVERVIEW, FL 33578-6178							
United States  Grand Total:	\$9.49						

Credit Card transactions Visa ending in 8088: May 16, 2025: \$9.49

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.



#### Final Details for Order #114-6061644-6141003

Order Placed: May 15, 2025

Amazon.com order number: 114-6061644-6141003

Order Total: \$59.77

Shipped on May 16, 2025

Items Ordered Price

1 of: Filterbuy 20x20x1 Air Filter MERV 8 Dust Defense (4-Pack), Pleated HVAC AC Furnace Air Filters Replacement (Actual Size: \$29.41

19.50 x 19.50 x 0.75 Inches) Sold by: Filterbuy (seller profile)

Business Price Condition: New

1 of: Filterbuy 16x20x1 Air Filter MERV 8 Dust Defense (4-Pack), Pleated HVAC AC Furnace Air Filters Replacement (Actual Size: \$30.36

15.50 x 19.50 x 0.75 Inches) Sold by: Filterbuy (seller profile)

Credit Card transactions

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$59.77

Brooke Chapman
11437 GREEN HARVEST DR
Shipping & Handling: \$0.00

RIVERVIEW, FL 33578-6178

United States Total before tax: \$59.77

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping Total for This Shipment: \$59.77

-----

Visa ending in 8088: May 16, 2025: \$59.77

Payment information

Payment Method: Item(s) Subtotal: \$59.77
Visa | Last digits: 8088

Shipping & Handling: \$0.00

Billing address -----

Brooke Chapman Total before tax: \$59.77

11437 GREEN HARVEST DR Estimated Tax: \$0.00 RIVERVIEW, FL 33578-6178

United States

Grand Total: \$59.77

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.



#### Final Details for Order #114-4511508-7082667

Order Placed: May 15, 2025

Amazon.com order number: 114-4511508-7082667

Order Total: \$65.63

Shipped	l on Mav	15.	2025
---------	----------	-----	------

Items Ordered Price

1 of: HP Original 67 Tri-Color / 67XL Black Ink Cartridges (2-Pack) | Works DeskJet 1255, 2700, 4100 Series Envy 6000, 6400 Se \$51.89

ries | Eligible for Instant Ink | 3YP30AN

Sold by: HiTouch Business Services a BU of Staples (seller profile)

Condition: New

1 of: Scotch Heavy Duty Shipping Packing Tape, Clear, Shipping and Packaging Supplies, 1.88 in. x 54.6 yd., 4 Tape Rolls with \$13.74

4 Dispensers

Sold by: Amazon (seller profile)

Business Price Condition: New

Shipping Address: Item(s) Subtotal: \$65.63

Brooke Chapman

Shipping & Handling: \$2.99

11437 GREEN HARVEST DR

PIVERVIEW FL 33578.6178

Free Shipping: -\$2.99

RIVERVIEW, FL 33578-6178

United States

Free Shippi

Total before tax: \$65.63

Sales Tax: \$0.00

Sales Tax. \$0.00

Total for This Shipment: \$65.63

Payment information

Item(s) Subtotal: \$65.63

Visa | Last digits: 8088 Shipping & Handling: \$2.99

Billing address Promotion applied: -\$2.99

Brooke Chapman ----11437 GREEN HARVEST DR Total before tax: \$65.63

11437 GREEN HARVEST DR
Total before tax: \$65.63
RIVERVIEW, FL 33578-6178
United States

Total before tax: \$65.63
Estimated Tax: \$0.00

Grand Total: \$65.63

Credit Card transactions Visa ending in 8088: May 15, 2025: \$65.63

To view the status of your order, return to Order Summary.

Conditions of Use | Privacy Notice © 1996-2020, Amazon.com, Inc.

# North Park Isle Community Development District

Financial Statements (Unaudited)

Period Ending June 30, 2025

Prepared by:



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

#### **Balance Sheet**

As of June 30, 2025

(In Whole Numbers)

			SE	ERIES 2019	S	ERIES 2021	,	SERIES 2019 CAPITAL		SERIES 2021 CAPITAL		GENERAL		GENERAL	
	G	ENERAL	DEI	BT SERVICE	DE		ı	PROJECTS	F	PROJECTS	FIX	KED ASSETS		LONG-TERM	
ACCOUNT DESCRIPTION		FUND		FUND		FUND		FUND		FUND		FUND	_	DEBT FUND	TOTAL
<u>ASSETS</u>															
Cash - Operating Account	\$	355,194	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 355,194
Cash in Transit		-		1,265		345		-		-		-		-	1,610
Due From Other Funds		-		6,327		1,726		-		-		-		-	8,053
Investments:															
General Account		-		-		-		2		-		-		-	2
Acq. & Construction - Master		-		-		-		-		117,865		-		-	117,865
Acquisition & Construction Account		-		-		-		35,585		37,955		-		-	73,540
Prepayment Account		-		1,578		-		-		-		-		-	1,578
Reserve Fund		-		341,059		406,196		-		-		-		-	747,255
Revenue Fund		-		343,988		662,842		-		-		-		-	1,006,830
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	\$	378,911	\$	694,217	\$	1,071,109	\$	35,587	\$	155,820	\$	25,092,438	\$	23,650,000	\$ 51,078,082
<u>LIABILITIES</u>															
Accounts Payable	\$	11,739	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$ 11,739
Bonds Payable		-		-		-		-		-		-		23,650,000	23,650,000
Due To Other Funds		8,053		-		-		-		-		-		-	8,053
TOTAL LIABILITIES		19,792		-		-		-		-		-		23,650,000	23,669,792

#### **Balance Sheet**

As of June 30, 2025 (In Whole Numbers)

				SERIES 2019	SERIES 2021			
		SERIES 2019	<b>SERIES 2021</b>	CAPITAL	CAPITAL	GENERAL	GENERAL	
	GENERAL	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	694,217	1,071,109	-	-	-	-	1,765,326
Capital Projects	-	-	-	35,587	155,820	-	-	191,407
Unassigned:	359,119	-	-	-	-	25,092,438	-	25,451,557
TOTAL FUND BALANCES	359,119	694,217	1,071,109	35,587	155,820	25,092,438	-	27,408,290
TOTAL LIABILITIES & FUND BALANCES	\$ 378,911	\$ 694,217	\$ 1,071,109	\$ 35,587	\$ 155,820	\$ 25,092,438	\$ 23,650,000	51,078,082

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES					
Interest - Tax Collector	\$ -	\$ 2,145	\$ 2,145	0.00%	
Rental Income	_	3,200	3,200	0.00%	
Special Assmnts- Tax Collector	407,027	519,209	112,182	127.56%	
Special Assmnts- CDD Collected	482,798	339,711	(143,087)	70.36%	
Other Miscellaneous Revenues	-	1,567	1,567	0.00%	
TOTAL REVENUES	889,825	865,832	(23,993)	97.30%	
EXPENDITURES					
Administration					
Supervisor Fees	12,000	9,000	3,000	75.00%	
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	18,871	(8,871)	188.71%	
District Engineer	5,000	3,684	1,316	73.68%	
District Manager	36,000	24,000	12,000	66.67%	
Accounting Services	6,750	4,500	2,250	66.67%	
Auditing Services	6,000	6,300	(300)	105.00%	
Website Compliance	1,500	1,500	-	100.00%	
Annual Mailing	2,500	-	2,500	0.00%	
Postage, Phone, Faxes, Copies	500	32	468	6.40%	
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	837	(737)	837.00%	
Dues, Licenses, Subscriptions	175	895	(720)	511.43%	
Total Administration	163,975	110,548	53,427	67.42%	
Electric Utility Services					
Utility - Electric	15,000	119,330	(104,330)	795.53%	
Total Electric Utility Services	15,000	119,330	(104,330)	795.53%	
Garbage/Solid Waste Services					
Garbage Collection	5,000	-	5,000	0.00%	
Total Garbage/Solid Waste Services	5,000	-	5,000	0.00%	
Water-Sewer Comb Services					
Utility - Water	3,500	32,188	(28,688)	919.66%	
Total Water-Sewer Comb Services	3,500	32,188	(28,688)	919.66%	
			( -, )		

#### Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
Waterway Management	44,000	29,648	14,352	67.38%
Field Services	12,000	15,000	(3,000)	125.00%
Contracts-Aquatic Control	-	30,275	(30,275)	0.00%
Contracts-Pools	11,200	16,000	(4,800)	142.86%
Contracts-Trash & Debris Removal	2,500	750	1,750	30.00%
Contracts - Landscape	180,000	171,398	8,602	95.22%
Amenity Center Pest Control	2,000	3,187	(1,187)	159.35%
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	15,640	(5,640)	156.40%
R&M-Pools	20,000	4,819	15,181	24.10%
Amenity Maintenance & Repairs	10,000	8,284	1,716	82.84%
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	4,032	(1,232)	144.00%
Landscape - Annuals	15,000	11,296	3,704	75.31%
Landscape - Mulch	20,000	11,290	20,000	0.00%
Landscape - Multin	5,000	43,259		865.18%
R&M-Shared Landsc Maint Fr Ent	1,500	43,239	(38,259) 1,500	0.00%
		-		0.00%
R&M-Security Cameras	15,000	10.006	15,000	
Plant Replacement Program	15,000	10,826	4,174	72.17%
Security System Monitoring & Maint.	3,000	8,326	(5,326)	277.53%
Landscape- Storm Clean Up & Tree Removal	-	32,338	(32,338)	0.00%
Miscellaneous Maintenance	15,000	26,613	(11,613)	177.42%
Irrigation Maintenance	15,000	4,671	10,329	31.14%
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	493,716	78,634	86.26%
Road and Street Facilities				
Utility - StreetLights	130,000	94,677	35,323	72.83%
Total Road and Street Facilities	130,000	94,677	35,323	72.83%
TOTAL EXPENDITURES	889,825	850,459	39,366	95.58%
Excess (deficiency) of revenues				
Over (under) expenditures		15,373	15,373	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		343,746		
FUND BALANCE, ENDING		\$ 359,119		

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2019 Debt Service Fund (200) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED	YEAR TO DATE ACTUAL		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
ACCOUNT DESCRIPTION	BUDGET		ACTUAL	FA	V(UNFAV)	ADOPTED BUD	
<u>REVENUES</u>							
Interest - Investments	\$ -	\$	20,593	\$	20,593	0.00%	
Special Assmnts- Tax Collector	678,975		686,370		7,395	101.09%	
TOTAL REVENUES	678,975		706,963		27,988	104.12%	
<u>EXPENDITURES</u>							
Debt Service							
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			23,913		23,913	0.00%	
OTHER FINANCING SOURCES (USES)							
Interfund Transfers-Out	-		(10,597)		(10,597)	0.00%	
TOTAL FINANCING SOURCES (USES)	-		(10,597)		(10,597)	0.00%	
Net change in fund balance	\$ -	\$	13,316	\$	13,316	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)			680,901				
FUND BALANCE, ENDING		\$	694,217				

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2021 Debt Service Fund (201) (In Whole Numbers)

	ANNUAL ADOPTED	 YEAR TO DATE ACTUAL		RIANCE (\$)	YTD ACTUAL AS A % OF	
ACCOUNT DESCRIPTION	BUDGET	 ACTUAL		AV(UNFAV)	ADOPTED BUD	
REVENUES						
Interest - Investments	\$ -	\$ 33,680	\$	33,680	0.00%	
Special Assmnts- Tax Collector	812,391	187,301		(625,090)	23.06%	
Special Assmnts- CDD Collected	-	589,771		589,771	0.00%	
TOTAL REVENUES	812,391	810,752		(1,639)	99.80%	
<u>EXPENDITURES</u>						
Debt Service						
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%	
<u></u>						
TOTAL EXPENDITURES	812,391	806,250		6,141	99.24%	
Excess (deficiency) of revenues						
Over (under) expenditures		 4,502		4,502	0.00%	
OTHER FINANCING SOURCES (USES)						
Interfund Transfers-Out	-	(12,621)		(12,621)	0.00%	
TOTAL FINANCING SOURCES (USES)	-	(12,621)		(12,621)	0.00%	
Net change in fund balance	\$ -	\$ (8,119)	\$	(8,119)	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,079,228				
FUND BALANCE, ENDING		\$ 1,071,109				

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2019 Capital Projects Fund (300) (In Whole Numbers)

ACCOUNT DESCRIPTION		ANNUAL ADOPTED BUDGET		YEAR TO DATE ACTUAL		ARIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES								
Interest - Investments	\$	-	\$	904	\$	904	0.00%	
TOTAL REVENUES		-		904		904	0.00%	
<u>EXPENDITURES</u>								
TOTAL EXPENDITURES		-		-		-	0.00%	
Excess (deficiency) of revenues Over (under) expenditures				904		904	0.00%	
OTHER FINANCING SOURCES (USES)								
Interfund Transfer - In		-		10,597		10,597	0.00%	
TOTAL FINANCING SOURCES (USES)		-		10,597		10,597	0.00%	
Net change in fund balance	\$		\$	11,501	\$	11,501	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2024)				24,086				
FUND BALANCE, ENDING			\$	35,587				

## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 Series 2021 Capital Projects Fund (301) (In Whole Numbers)

ACCOUNT DESCRIPTION	AD	NNUAL OPTED JDGET	AR TO DATE	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$	-	\$ 4,539	\$ 4,539	0.00%
TOTAL REVENUES		-	4,539	4,539	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES		-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures			4,539	4,539	0.00%
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In		-	12,621	12,621	0.00%
TOTAL FINANCING SOURCES (USES)		-	12,621	12,621	0.00%
Net change in fund balance	\$		\$ 17,160	\$ 17,160	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)			138,660		
FUND BALANCE, ENDING			\$ 155,820		

# **Bank Account Statement**

North Park Isle CDD

**Bank Account No.** 8942 **Statement No.** 06\_25

**Statement Date** 06/30/2025

G/L Account No. 101001 Balance	355,193.54	Statement Balance	387,990.51
		<b>Outstanding Deposits</b>	1,453.89
Positive Adjustments	0.00	Subtotal	389,444.40
Subtotal	355,193.54	<b>Outstanding Checks</b>	-34,250.86
Negative Adjustments	0.00		255 102 54
Ending G/L Balance	355,193.54	Ending Balance	355,193.54

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/01/2024		JE000545		Spectrum Inv.	209.99	209.99	0.00
11/01/2024		JE000599		Teco Adjustment	29.74	29.74	0.00
11/01/2024		JE000599		Teco Adjustment	32.47	32.47	0.00
11/01/2024		JE000599		Teco Adjustment	33.38	33.38	0.00
11/01/2024		JE000601		Spectrum Adjustment	153.99	153.99	0.00
01/01/2025		JE000656	Waterway Management	Reverse City plant city Water ADJ JE	3,447.74	3,447.74	0.00
01/01/2025		JE000657	Bank Fees	Reverse Truist CC ADJ JE	231.40	231.40	0.00
02/01/2025		JE000677	Utility - Electric	ACH ADJ JE	1,876.53	1,876.53	0.00
02/01/2025		JE000680	Miscellaneous Maintenance	Truist CC ADJ JE	902.64	902.64	0.00
03/01/2025		JE000709	Utility - Electric	Reverse Teco ADJ JE	194.50	194.50	0.00
06/09/2025		JE000797	Special Assmnts- Tax Collector	Tax Revemue/Debt Service	2,568.00	2,568.00	0.00
06/17/2025		JE000801	Other Miscellaneous Revenues	Deposits	800.00	800.00	0.00
06/18/2025		JE000830	Special Assmnts- Tax Collector	Tax Revenue Debt Service	12,839.96	12,839.96	0.00
Total Deposi	ts				23,320.34	23,320.34	0.00
Checks							
							0.00
03/11/2025	Payment	300038	TECO ACH	Inv: 011525 6724 ACH	-194.50	-194.50	0.00
03/11/2025	Payment	300037	TRUIST - CC	Inv: 112324 5335 ACH	-231.40	-231.40	0.00
03/13/2025	Payment	300039	TRUIST - CC	Inv: 122324 5335 ACH	-902.64	-902.64	0.00
05/28/2025	Payment	100115	GIG FIBER LLC	Inv: 4081, Inv: 4232	-20,900.00	-20,900.00	0.00
05/28/2025	Payment	100116	INFRAMARK LLC	Inv: 149075	-16,009.72	-16,009.72	0.00
05/28/2025	Payment	100118	GIG FIBER LLC	Inv: 4470	-10,763.50	-10,763.50	0.00
06/04/2025	Payment	100119	DOWN TO EARTH	Inv: 143069, Inv: 143268,	-16,744.80	-16,744.80	0.00
06/04/2025	Payment	100120	ECO-LOGIC SERVICES LLC	Inv: 5259, Inv: 5302	-20,025.00	-20,025.00	0.00
06/04/2025	Payment	300077	TECO ACH	Inv: 051425-36724-ACH	-184.03	-184.03	0.00
06/04/2025	Payment	300078	TECO ACH	Inv: 051425-3537-ACH	-45.06	-45.06	0.00
06/04/2025	Payment	300079	TECO ACH	Inv: 051425-1253-ACH	-1,467.74	-1,467.74	0.00

#### **Bank Account Statement**

North Park Isle CDD

Bank Account No. 8942 Statement No. 06\_25 **Statement Date** 06/30/2025 06/04/2025 Payment 300080 TECO ACH Inv: 051425-26724-ACH -361.88 -361.88 0.00 **BLUE LIFE POOL** 06/11/2025 Payment 100121 Inv: 18444, Inv: 18164 -4,000.00 -4,000.00 0.00 SERVICE LLC 06/11/2025 100122 Inv: 137464 -1,700.00 -1,700.00 Payment DOWN TO EARTH 0.00 06/11/2025 Payment 1697 ALBERTO VIERA Check for Vendor V00023 -200.00 -200.00 0.00 CARLOS DE LA 06/11/2025 1698 Check for Vendor V00029 -200.00 -200.00 0.00 **Payment** OSSA 06/11/2025 Check for Vendor V00020 0.00 **Payment** 1699 **KELLY ANN EVANS** -200.00 -200.00 COASTAL 06/13/2025 100123 OUTDOOR Inv: 2550 -3,525.00 -3,525.00 0.00 Payment SERVICES, LLC Payment 06/13/2025 100124 DOWN TO EARTH Inv: 143632, Inv: 138354 -33,410.00 -33,410.00 0.00 STANTEC 06/13/2025 0.00 100125 CONSULTING Inv: 2400894 -971.00 -971.00 **Payment SERVICES FIELDS** 06/13/2025 Payment 100126 CONSULTING Inv: 3581 -175.00 -175.00 0.00 **GROUP LLC** 06/17/2025 300081 TRUIST - CC Inv: 052325-5335-ACH -134.89 -134.89 0.00 **Payment** FL DEPT OF **HEALTH IN** 06/19/2025 1703 Payment of Invoice 001477 -275.00 -275.00 0.00 Payment HILLSBOROUGH CO 06/24/2025 Inv: 20259 0.00 Payment 100131 **SECURITEAM** -500.00 -500.00 STRALEY ROBIN 06/24/2025 100135 Inv: 26623 -3,533.00 -3,533.00 0.00 Payment **VERICKER** MCCALL SERVICE Inv: 59485104, Inv: 06/24/2025 Payment 100136 -178.75 -178.75 0.00 NW, LLC 59485207 CITY OF PLANT 06/27/2025 Payment 300086 Inv: 1549265-ACH -2,144.55 -2,144.55 0.00 CITY ACH **CHARTER** 300087 Inv: 0384991061125-ACH 0.00 06/30/2025 Payment COMMUNICATION -210.00 -210.00 S ACH 300088 06/04/2025 Payment **TECO ACH** Inv: 051425-1600-ACH -11,103.85 -11,103.85 0.00 CITY OF PLANT 06/30/2025 **Payment** DD252 Payment of Invoice 001493 -1,303.71 -1,303.71 0.00 CITY ACH CITY OF PLANT 06/30/2025 **Payment DD253** Payment of Invoice 001494 -1,166.43 -1,166.43 0.00 CITY ACH CITY OF PLANT 06/30/2025 **Payment** DD254 Payment of Invoice 001495 -478.66 -478.66 0.00 CITY ACH CITY OF PLANT 06/30/2025 DD255 0.00 **Payment** Payment of Invoice 001496 -2,931.76 -2,931.76 CITY ACH Miscellaneous 06/30/2025 JE000837 Spectrum Inv. Adj JE -209.99 -209.99 0.00 Expenses 06/30/2025 JE000838 Utility - Electric Utility - Electric Adj jE 0.00 -95.59 -95.59 Amenity 0.00 06/30/2025 JE000839 Maintenance & Spectrum Adjustment -153.99 -153.99 Repairs Reverse City plant city Waterway 06/30/2025 JE000840 -3,447.74 -3,447.74 0.00 Management Water ADJ JE 06/30/2025 JE000841 Utility - Electric ACH ADJ JE -1,876.53 -1,876.53 0.00 **Total Checks** -161,955.71 -161,955.71 0.00

#### Adjustments

#### **Total Adjustments**

# **Bank Account Statement**

North Park Isle CDD

Bank Account No. 8942

 Statement No.
 06\_25
 Statement Date
 06/30/2025

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
03/27/2025	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	300070	CITY OF PLANT CITY ACH	Inv: 1519568-ACH	-500.00
06/11/2025	Payment	1700	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00
06/11/2025	Payment	1701	RYAN MOTKO	Check for Vendor V00027	-200.00
06/19/2025	Payment	1702	NORTH PARK ISLE CDD	Payment of Invoice 001481	-1,610.75
06/20/2025	Payment	100127	GRAU AND ASSOCIATES	Inv: 27710	-4,300.00
06/20/2025	Payment	100129	GATE PROS, INC.	Inv: 12014	-275.00
06/24/2025	Payment	100130	INFRAMARK LLC	Inv: 150107	-674.00
06/24/2025	Payment	100132	GIG FIBER LLC	Inv: 4642	-10,763.50
06/24/2025	Payment	100134	DOWN TO EARTH	Inv: 145388, Inv: 145389,	-15,352.86
Total Outsta	nding Check	s			-34,250.86
Outstanding	Deposits				
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 Outsta	nding Depos	its			1,453.89

#### Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025 (Sorted by Check / ACH No.)

und No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
NE	RAL FU	ND - 001	<u>l</u>					
001	100119	06/04/25	DOWN TO EARTH	144247	May 2025 Irrigation repairs	Irrigation Maintenance	546930-53908	\$295.8
001	100119	06/04/25	DOWN TO EARTH	143268	May 2025 Fertilizing	May 2025 Fertilization program	546300-53908	\$8,305.0
001	100119	06/04/25	DOWN TO EARTH	143276	Demoss on Maryland	Demoss trees	546300-53908	\$2,540.0
001	100119	06/04/25	DOWN TO EARTH	143277	Palm trimming	Landscape Maintenance	546300-53908	\$4,672.0
001	100119	06/04/25	DOWN TO EARTH	143069	Irrigation repairs, drip line and pump station	Irrigation Maintenance	546930-53908	\$931.9
001	100120	06/04/25	ECO-LOGIC SERVICES LLC	5302	May 2025 Pond maintenance	Aquatic Maintenance	546995-53908	\$5,350.0
001	100120	06/04/25	ECO-LOGIC SERVICES LLC	5259	Mailbox wetland cleanup	Waterway Management	531085-53908	\$14,675.0
001	100121	06/11/25	BLUE LIFE POOL SERVICE LLC	18444	June 2025 Pool services	Contracts-Pools	534078-53908	\$2,000.0
001	100121	06/11/25	BLUE LIFE POOL SERVICE LLC	18164	May 2025 Pool services	Contracts-Pools	534078-53908	\$2,000.0
001	100122	06/11/25	DOWN TO EARTH	137464	Initial irrigation evaluation	Irrigation Maintenance	546930-53908	\$1,700.0
001	100123	06/13/25	COASTAL OUTDOOR SERVICES, LLC	2550	Landscape lighting replacements and repairs	Miscellaneous Maintenance	546922-53908	\$3,525.0
001	100124	06/13/25	DOWN TO EARTH	138354	April 2025 Landscaping maintenance	Contracts - Landscape	534171-53908	\$16,705.0
001	100124	06/13/25	DOWN TO EARTH	143632	June 2025 Landscaping service	Contracts - Landscape	534171-53908	\$16,705.0
001	100125	06/13/25	STANTEC CONSULTING SERVICES	2400894	May 2025 Dist Engineer	District Engineer	531147-51301	\$971.0
001	100126	06/13/25	FIELDS CONSULTING GROUP LLC	3581	Pool Closed signs	Amenity Maintenance & Repairs	546176-53908	\$175.0
001	100127	06/20/25	GRAU AND ASSOCIATES	27710	2024 Audit	Auditing Services	532002-51301	\$4,300.0
001	100129		GATE PROS, INC.	12014	10/2024 Pool Gate Repairs	Amenity Maintenance & Repairs	546176-53908	\$275.0
001	100130	06/24/25	INFRAMARK LLC	150107	Debris removal, sign repair, gate repair, and lock change	Amenity Maintenance & Repairs	546176-53908	\$674.0
001	100131	06/24/25	SECURITEAM	20259	June 2025 Video camera monitoring	Security System Monitoring & Maint.	546479-53908	\$500.0
001	100132		GIG FIBER LLC	4642	June 2025 Solar equipment rental	Utility - StreetLights	543062-54101	\$10,763.5
001	100134		DOWN TO EARTH	145390	Removal of palm and flush cut, tree trimming, demoss crapes	R&M-Other Landscape	546036-53908	\$7,212.0
001	100134	06/24/25	DOWN TO EARTH	145389	June 2025 Fire ant application	Amenity Center Pest Control	534181-53908	\$1,407.8
001	100134	06/24/25	DOWN TO EARTH	145388	June 2025 Landscaping Fertilizer	Plant Replacement Program	546468-53908	\$6,733.0
001	100135	06/24/25	STRALEY ROBIN VERICKER	26623	May 2025 District counsel services	District Counsel	531146-51301	\$3,533.0
001	100136		MCCALL SERVICE NW, LLC	59485104	May 2025 pest control services	Amenity Center Pest Control	534181-53908	\$125.0
001	100136		MCCALL SERVICE NW, LLC	59485207	May 2025 pest control services	Amenity Center Pest Control	534181-53908	\$53.7
001	1697	06/11/25	ALBERTO VIERA	AV-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.0
001	1698	06/11/25	CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.0
001	1699	06/11/25	KELLY ANN EVANS	KE-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.0
001	1700	06/11/25	NICHOLAS J. DISTER	ND-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.0
001	1701	06/11/25	RYAN MOTKO	RM-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	\$200.0
001	1703	06/19/25	FL DEPT OF HEALTH IN HILLSBOROUGH CO	29-BID-7974231	POOL PERMIT 25 -26	POOL PERMIT	554020-53908	\$275.0
001	300077	06/04/25	TECO ACH	051425-36724-ACH	April 9 - May 8, 2025 Electric	Utility - Electric	543041-53100	\$184.0
001	300078	06/04/25	TECO ACH	051425-3537-ACH	April 9 - May 8, 2025 Electric	Utility - Electric	543041-53100	\$45.0
001	300079	06/04/25	TECO ACH	051425-1253-ACH	April 9 - May 8, 2025 Electric	Utility - Electric	543041-53100	\$1,467.7
001	300080	06/04/25	TECO ACH	051425-26724-ACH	April 9 - May 8, 2025 Electric	Utility - Electric	543041-53100	\$361.8
001	300081	06/17/25	TRUIST - CC	052325-5335-ACH	5/15/2025 Office Supplies, Amazon order	Office Supplies	551002-51301	\$134.8
001	300086	06/27/25	CITY OF PLANT CITY ACH	1549265-ACH	5/8 - 6/6/2025 Water and reclaim usage	Utility - Water	543018-53600	\$2,144.5
001	300087	06/30/25	CHARTER COMMUNICATIONS ACH	0384991061125-ACH	6/11 - 7/10/2025 Internet	Amenity Maintenance & Repairs	546176-53908	\$210.0
001	300088	06/04/25	TECO ACH	051425-1600-ACH	4/8 - 5/8/2025 Electricity	Utility - Electric	543041-53100	\$11,103.8
001	DD252	06/30/25	CITY OF PLANT CITY ACH	1549264-ACH	5/8 - 6/6/2025 Water and reclaim usage	Utility - Water	543018-53600	\$1,315.9
001	DD252	06/30/25	CITY OF PLANT CITY ACH	1549264-ACH	Credit Memo 000042	5/8 - 6/6/2025 Water and reclaim usage	543018-53600	(\$12.1
001	DD253	06/30/25	CITY OF PLANT CITY ACH	1549262-ACH	5/8 - 6/6/2025 Water and reclaim usage	Utility - Water	543018-53600	\$1,178.6
001	DD253	06/30/25	CITY OF PLANT CITY ACH	1549262-ACH	Credit Memo 000040	5/8 - 6/6/2025 Water and reclaim usage	543018-53600	(\$12.1
001	DD254	06/30/25	CITY OF PLANT CITY ACH	1549571-ACH	5/8 - 6/6/2025 Water and reclaim usage	Utility - Water	543018-53600	\$507.0
001	DD254		CITY OF PLANT CITY ACH	1549571-ACH	Credit Memo 000039	5/8 - 6/6/2025 Water and reclaim usage	543018-53600	(\$28.4
001	DD255	06/30/25	CITY OF PLANT CITY ACH	1549260-ACH	5/8 - 6/6/2025 Water and reclaim usage	Utility - Water	543018-53600	\$2,943.9
001	DD255		CITY OF PLANT CITY ACH	1549260-ACH	Credit Memo 000041	5/8 - 6/6/2025 Water and reclaim usage	543018-53600	(\$12.1
							Fund Total	\$138,935.4

SERIES 2019 FY 25 TAX DIST ID DIST 726

103200

Fund Total

\$1,265.43

\$1,265.43

SERIES 2021 FY25 TAX DIST ID DIST 726

06092025 726

200

1702 06/19/25 NORTH PARK ISLE CDD

#### Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SERIE	S 2021	DEBT S	ERVICE FUND - 201					
201	1702	06/19/25	NORTH PARK ISLE CDD	06092025 726	SERIES 2021 FY25 TAX DIST ID DIST 726	Cash in Transit	103200	\$345.32
							Fund Total	\$345.32

Total Checks Paid

\$140,546.22



Arturo Gandarilla
DISTRICT FIELD COORDINATOR

# NORTH PARK ISLE JULY FIELD INSPECTION REPORT,7/31/25, 9:13 AM

North Park CDD. Down To Earth

Thursday, July 31, 2025

**Prepared For Board Of Supervisors** 

18 Items Identified

Completed

Not completed /No response

Scheduled to be completed

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

Due By: Friday, August 15, 2025 Assigned To: Down To Earth

Photo 1: the flowers at the entrance of North Park isle look good.

Photo 2: Photo 2: DTE has made noticeable improvements in reducing the torpedo grass that was growing between the juniper at the entrance of North Park Isle on E.Sam Allen Rd. However, there are still some weeds present that need to be removed, along with a few fallen palm fronds. Overall, the area is looking much better.

Photo 3: the turf fertility is good.

Photo 4:The Copper Leaf at the entrance of the landscape bed along E. Sam Allen rd needs to be trimmed to maintain a neat and well-kept appearance.

**Scheduled for 8-7-25** 









# ITEM 2- E. SAM ALLEN RD.

Due By: Friday, August 15, 2025

Assigned To: Down To Earth

Photos 1–3: The Areca palms should be separated from the ornamental grasses to improve the overall appearance of the area. Additionally, the Areca palms have shown improvement in color, which enhances the visual appeal.

Photo 4: remove all palm fronds at the entrance of North Park isle.

**Scheduled for 8-7-25** 









## ITEM 3- N. MARYLAND AVE.

Due By: Friday, August 15, 2025

Assigned To: Down To Earth.

Photos 1:The North Maryland Ave appears well-maintained and clean overall.

Photo 2 shows crepe myrtle suckers that are beginning to grow and need to be removed.

Photo 3 highlights the Podocarpus that was installed near the green electrical boxes.

Photo 4 shows the pocket park, which looks good and is well maintained, with edged and clean sidewalks.









## ITEM 4- N. MARYLAND AVE

Due By: Friday, August 15, 2025

Assigned To: Down To Earth

The lift station is well-maintained.







Photo 3: remove the weeds that is growing in between the viburnum hedge along the fence.

# ITEM 5- N. MARYLAND AVE. TROPICAL OASIS.

Due By: Friday, August 15, 2025

Assigned To: Eco Logic.

Pond 2 has lots of prim rose weed.

# **Scheduled to be completed on 8-6-25**





## **ITEM 6- TROPICAL OASIS**

Due By: Friday, August 15, 2025

Assigned To: Down To Earth.

Photos 1–4: The pocket park located at the corner of Tropical Oasis and North Maryland Avenue needs more detailed maintenance. Some of these pocket parks are being neglected. Weeds, dead plant material, and tree suckers should be removed to improve the overall appearance and health of the landscape.

Scheduled to be completed by or before 8-7-25









## **ITEM 7- TROPICAL OASIS**

Due By: Friday, August 15, 2025

Assigned To: Down To Earth

Photos 1–4: These photos show another pocket park located on Tropical Oasis that is currently being neglected. During my inspection, I drove the area with the account manager, who informed me that the necessary maintenance would be completed the following week.

Scheduled to be completed on 8-6-25









## ITEM 8- N. MARYLAND AVE & CAPRI COAST DR.

Due By: Thursday, August 14, 2025

Assigned To: Eco Logic.

# Ponds 3 and 4 have torpedo and pennywort

# Scheduled to be completed by 8-7-25





## ITEM 9- CLUBHOUSE PARKING LOT.

Due By: Friday, August 15, 2025

Assigned To: Down To Earth

Photos 1–3: These photos show ornamental grass growing in between the firebush, which affects the overall appearance of the bed. The firebush also needs to be trimmed and reshaped for a cleaner look. Additionally, there are tall weeds present among both the firebush and the ornamental grasses that need to be removed.

Photo 4: shows that the turf fertility is good.



Scheduled for 8-7-25







## ITEM 10- CLUBHOUSE PARKING LOT

Due By: Friday, August 15, 2025

Assigned To: Down To Earth

Photos 1–4: These photos show an area where ornamental grasses are missing. A proposal is needed to install additional ornamental grasses to fill in the gaps. The firebush and ferns also need to be trimmed to clearly separate each plant. Additionally, the tree in this area should be trimmed to remove low-hanging limbs.

**Scheduled for 8-7-25** 









## ITEM 11- CAPRI COAST DR.

Due By: Friday, August 15, 2025

Assigned To: Eco Logic.

# Pond 11 has torpedo and pennywort weeds

**Scheduled for 8-7-25** 





## ITEM 12- TAHITIAN SUNRISE DR.

Due By: Friday, August 15, 2025

Assigned To: Eco Logic

Pond 12 has prim-rose, torpedo and pennywort.

**Scheduled for 8-7-25** 





## ITEM 13- COASTAL DUSK DR.

Due By: Friday, August 15, 2025

Assigned To: Eco Logic

Ponds 14 & 15 have torpedo grass, prim rose and pennywort.

**Scheduled for 8-7-25** 





## ITEM 14- COASTAL DUSK DR.

Due By: Friday, August 15, 2025

Assigned To: Eco Logic.

Pond 16 has pennywort and shoreline weeds.

**Scheduled for 8-7-25** 





# ITEM 15- HAZY SEA DR.

Due By: Friday, August 15, 2025 Assigned To: Down To Earth.

pond 21 needs to be line-trimmed to the waters edge.

**Scheduled for 8-6-25** 





## ITEM 16- N. MARYLAND

Due By: Friday, August 15, 2025

Assigned To: Eco Logic & Down To Earth.

Pond 23 has lots of torpedo grass and prim-rose. Scheduled for 8-7-25

Ponds need to be line-trimmed to the waters edge. Scheduled for 8-5-25





## ITEM 17- TROPICAL OASIS AVE.

Due By: Friday, August 15, 2025

Assigned To: Down To Earth.

Photos 1–3: The flowers at the monument are looking good overall. However, one of the flowers in the center appears to be underperforming compared to the others and should be checked. Additionally, there are a significant number of weeds present in the bed, as seen in the photos, which need to be addressed.

Scheduled for 8-6-25







## ITEM 18- BLUE ORCHID AVE.

Due By: Friday, August 15, 2025

Assigned To: Down To Earth

Photos 1–3: These photos again show that the flowers at and in front of the monument look good. However, there are many weeds in the bed that need to be addressed as soon as possible to maintain the overall appearance.

**Scheduled for 8-7-25** 





