NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

NOVEMBER 06, 2025

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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
Arturo Gandarilla, Field Manager
Brooke Chapman, Clubhouse Manager

Regular Meeting Agenda

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

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

Join the meeting now

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X
Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
   - **A.** Consideration of Eco Logical Services Addendum No. 1 to Aquatics Lake Management Service Agreement
   - **B.** Consideration of Easement Encroachment Agreement – 3704 Forest Path Drive
   - **C.** Consideration of Recreational Facilities Policies and Regulations / Parent Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities
4. **CONSENT AGENDA**
   - **A.** Approval of Minutes of October 02, 2025, Regular Meeting
   - **B.** Consideration of Operation and Maintenance September 2025
   - **C.** Acceptance of the Financials and Approval of the Check Register for September 2025
   - **D.** Ratification of Quit Claim Deed
   - **E.** Ratification of Special Warranty Deed
   - **F.** Ratification of Down to Earth Estimate #130362 ($1,085.80)

   STAFF REPORTS
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - **i.** Field Inspections Report
5. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
6. **ADJOURNMENT**

Addendum #1 to the
Aquatics Lake Management Service Agreement

(Ditch South of Lake 6)

This Addendum #1 to the Aquatics Lake Management Service Agreement is entered into as of October 3, 2025 (this "**Addendum #1**") by and between the **North Park Isle Community Development District** (the "**District**") and **Eco-Logic Services, LLC**, a Florida limited liability company (the "**Contractor**").

Background Information:

The District and the Contractor entered into the Aquatics Lake Management Service Agreement dated April 4, 2025 (the "**Agreement**"). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add an additional area to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #1. The District and the Contractor each has the authority to execute Addendum #1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #1 so that this Addendum #1 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #1.

2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional area as referenced and highlighted in yellow on the Contractor's proposal, relevant portions of which are attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.

3. **Compensation for Additional Services**. The total additional monthly amount added to the Agreement will be **$175.00**, as described in Exhibit A. Additionally, the District will pay a one-time initial fee of **$500.00** as described in Exhibit A.

4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #1 effective as of the date written above.

Eco-Logic Services, LLC	**North Park Isle Community Development District**
By: _____	_____
Name: _____	Carlos de la Ossa
Title: _____	Chair of the Board of Supervisors

Exhibit A

ADDENDUM FOR ENVIRONMENTAL SERVICES

Proposal Date: August 27, 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 2005 Pan Am Circle Ste 300 Tampa, FL 33607	Address:	PO Box 18204 Sarasota, FL 34276
Phone:	813.873.7300 ext. 330	Phone:	(941) 340-9893
Representative:	Mr. Wesley Elias	Representative:	Matt Nabor
Email:	WElias@Inframark.com	Email:	Matt@Eco-Logic-Services.com

Project: North Park Isles
Project Location: Plant City, FL
Fee Type: Unit price per below
Retainer: No

Scope of Services:
This addendum will allow Eco-Logic Services to add maintenance of the ditch south of Lake 6 (ditch is shaded yellow numbered 39 on Figure 1). Methods and schedules will be consistent with those in the original contract. To be billed monthly with the assumption of eight events per year (billing to be evenly distributed at 12 events per year). If additional treatments are required due to the mowers unable to access, additional services may need to be required.

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

Existing Lake Fee ..... 12 events per year at $5,825/event

Additional Ditch
Initial spray treatment of new area (one-time event, not counted in monthly total below)..... $500.00

Monthly maintenance of Ditch 39..... 12 events per year at $175/event

New Monthly Lake Maintenance Total.....12 events per year at $6,000/event

Eco-Logic Services LLC	**North Park Isles CDD**
By:	By:
Print Name: Matt Nabor	Print Name:
Title: Environmental Manager	Title:
Date: August 27, 2025	Date:

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

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Folio No.: 089626-1032

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of _____ ___, 2025 (the "**Effective Date**"), between the **North Park Isle Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **ANNE VANWIE SIMONSEN and BREXTON ROBERT SIMONSEN** (collectively the "**Landowner(s)**"), whose mailing address is 3704 FOREST PATH DRIVE, Plant City, Florida 33565.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of One Hundred and Fifty Dollars and Zero Cents ($150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property**. Landowner is the fee simple landowner of Lot 6, NORTH PARK ISLE PHASE 2C, 3B, AND 4 (the **"Property"**), a subdivision according to the plat thereof recorded at Plat Book 145, Pages 1-23 (the "Plat"), of the Public Records of Hillsborough County, Florida (the **"Plat"**). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.

2. **District Easement**. The District has a 15' Drainage Easement (the **"Easement"**) on and/or abutting the North side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 6-foot-tall tan vinyl fence through the Easement (the **"Improvements"**).

3. **Underground Drainage Pipes**. Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables.

4. **Installation and Maintenance of Improvements**. The Improvements shall be undertaken, completed, and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described

herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **Permits, Approvals, and Compliance with Regulations**. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

6. **Term and Termination**.
   a. This Agreement shall remain in effect in perpetuity until terminated by either party.
   b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
   c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
   d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
   e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
   f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

7. **Indemnification**. Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

8. **Insurance**. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

9. **Covenants Run with the Land**. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

10. **Governing Law and Venue**. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

11. **Attorney's Fees**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

13. **Amendments**. This Agreement may only be amended in writing by the parties.

14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURE PAGES TO FOLLOW]

Witnesses:

North Park Isle
Community Development District

_____
Print Name: _____
Address: _____

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

_____
Print Name:_____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____ ___, 2025, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the North Park Isle Community Development District, on behalf of the District, who [ ] is personally known to me or [ ] has produced _____ (type of identification) as identification.

_____
Notary Public Signature

_____
Notary Stamp

Witnesses:

_____

_____
Print Name

_____
Address

_____

_____
Print Name

_____
Address

_____
Name: ANNE VANWIE SIMONSEN
Title: Landowner

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____ ___, 2025, by ANNE VANWIE SIMONSEN, Landowner, who [ ] is personally known to me or [ ] has produced _____ (type of identification) as identification.

_____
Notary Public Signature

_____
Notary Stamp

Witnesses:

_____
Name: BREXTON ROBERT SIMONSEN
Title: Landowner

_____
Print Name

_____
Address

_____

_____
Print Name

_____
Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____ ___, 2025, by BREXTON ROBERT SIMONSEN, Landowner, who [ ] is personally known to me or [ ] has produced _____ (type of identification) as identification.

_____
Notary Public Signature

_____
Notary Stamp

Recreational Facilities Policies and Regulations

The North Park Isle Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the "**District**"), owns and maintains various Recreational Facilities throughout its boundaries, as well as an Amenity Center located at 3716 North Maryland Avenue, Plant City, Florida 33565.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, Basketball Court, Tennis/Pickleball Court, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

General

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.

PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES

Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest's legal guardian.

Recreational Facilities and Amenity Center Usage Policies

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, Basketball Court, Tennis/Pickleball

Court, and Various Common Area.

1. _____ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. **_____ All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. _____ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. _____ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. _____ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. _____ All persons using the Amenity Center do so at their own risk.
7. _____ All persons using the Pool do so at their own risk.
8. _____ All persons using the Playground do so at their own risk.
9. _____ All persons using the Basketball Court do so at their own risk.
10. _____ All persons using the Tennis/Pickleball Court do so at their own risk.
11. _____ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
12. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
13. _____ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
14. _____ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
15. _____ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
16. _____ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
17. _____ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
18. _____ The pool area is not supervised by lifeguards.
19. _____ All swimmers must shower before initially entering the Pool.
20. _____ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
21. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
22. _____ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
23. _____ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
24. _____ Glitter and Confetti are **NOT** allowed on District property.
25. _____ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.

26. _____ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in such a manner that creates excessive noise, profanity, or boisterous action.
27. _____ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
28. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
29. _____ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
30. _____ Call 911 in the event of an emergency or any safety concerns.
31. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
32. _____ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

Pool and Pool Patio Specific Usage Policies

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. _____ In the event of an emergency, or any safety concern, please call 911.
2. _____ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. _____ Residents and Members under the age of 18 that utilize the pool or pool patio independently MUST have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. _____ The Pool and Pool Patio is open from Dawn until Dusk.
5. _____ All swimmers must shower before initially entering the pool.
6. _____ Flotation devices, such as rafts, rings, or play items, are NOT allowed in the pool or on the pool patio.
7. _____ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are NOT permitted on the pool patio.
8. _____ Persons with open cuts, wounds, sores, or blisters may NOT use the pool.
9. _____ Persons that are ill with diarrhea may NOT use the pool.
10. _____ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. _____ Animals are not permitted in or around the pool with the exception of certified service animals.
12. _____ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. _____ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. _____ All other general Recreational Facilities and Amenity Center Usage Policies apply.

CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS

POLICY ENFORCEMENT. Please be aware that District Representatives MUST protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will NOT be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

CONSEQUENCES. The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

I. **WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.

II. **SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
    a. 3 days
    b. 7 days
    c. 1 month
    d. 3-6 months
    e. Indefinite

SIGNATURES

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

North Park Isle
Community Development District

_____
District Representative Name: _____
Title: _____
Date of Signature: _____

Member (Resident/Member) *(please circle one)*

_____
Printed Name: _____
Mailing Address: _____
Date of Signature: _____
Email Address: _____

EXHIBIT A

North Park Isle
Community Development District

Clubhouse Gathering Room Reservation Policies and Usage Agreement

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

Clubhouse Gathering Room Reservation Policies and Usage Agreement

The North Park Isle Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in, Hillsborough County, Florida (hereinafter the "**District**") owns and maintains an Amenity Center located at 3716 North Maryland Avenue, Plant City, Florida 33565.

The Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, Basketball Court, Tennis/Pickleball Court, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: _____ *Day:* _____

Time Reserved: _____ *Type of Party:* _____

Resident: _____ *Non-Resident:* _____

Non-Resident: _____ *Non-Resident Business:* _____

IF Renting to a Non-Resident: *Name of Non-Resident:* _____
DOB of Non-Resident: _____
Mailing Address of Non-Resident: _____

Applicant/Renter Information:
Name: _____
Address: _____
Home Phone Number: _____ *Cell Phone Number:* _____

*Security Deposit of **$200.00** Received on:* _____ *in the total amount of:* *$200.00*

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District's Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

Gathering Room Rental Fees for Residents and Non-Residents

Residents:
Up to four (4) hours = $50.00
Up to six (6) hours = $100.00
Refundable Security Deposit = $200.00

Non-Residents:
Up to four (4) hours = $150.00
Up to six (6) hours = $200.00
Refundable Security Deposit = $400.00

Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

Gathering Room Rental Usage Policies

1. _____ All persons using the Gathering Room do so at their own risk.
2. _____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. _____ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT** (NO EXCEPTIONS).
4. _____ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. _____ Furniture shall NOT be removed from the Gathering Room at any time.
6. _____ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. _____ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. _____ Non-perishable items left in the Gathering Room after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded.
9. _____ All persons renting and utilizing the Gathering Room shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. _____ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. _____ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. _____ Use of the Gathering Room is STRICTLY limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is STRICTLY PROHIBITED and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. _____ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is STRICTLY PROHIBITED.
14. _____ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
    i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. _____ ALL CLEANING MUST BE COMPLETED, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room AFTER ending time of the reservation will be considered as TRESPASSING and NOT ONLY will the SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office).
16. _____ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. _____ Approval of all events is subject to the discretion of the District Manager and/or the

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. _____ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. _____ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. _____ Call 911 in the event of an emergency or any safety concerns.
22. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

North Park Isle
Community Development District

_____
District Representative Name: _____
Title: _____
Date of Signature: _____

Renter (Resident/Non-Resident) *(please circle one)*

_____
Printed Name: _____
Date of Signature: _____
Email Address: _____

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

Permission to use Gathering Room, Release of Liability, and Indemnification Agreement

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of $50.00 for rentals up to four (4) hours or Rental Fee of $100.00 for rentals up to six (6) hours. Every rental will require the receipt of a $200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: North Park Isle CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

_____

Renter's Printed Name and Signature **Date**

_____

District Representative Name and Signature **Date**

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

CHECK PAYMENT FORM

This form must be completed by ***each individual*** *issuing a check to the North Park Isle Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID MUST be obtained* ***for each individual occurrence.***

TODAY'S DATE: _____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

DRIVER LICENSE NUMBER: _____
Please attach a copy of Driver's license.

PLACE OF EMPLOYMENT: _____

WORK PHONE: _____

AMOUNT OF CHECK: _____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:
In the event that a check is sent back to the North Park Isle Community Development District (the "District") for non- sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of $25.00 in addition to the original check amount.

EXHIBIT B

North Park Isle
Community Development District

Parental Consent and Waiver Form for Minor-Use of Recreational Facilities

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, _____, hereby agree on behalf of myself, and _____ (child/minor) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The North Park Isle Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.

NOTICE TO THE MINOR CHILD'S
NATURAL LEGAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____Date: _____

4907-4389-5404, v. 1

MINUTES OF MEETING
NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, October 2, 2025 and called to order at 2:25 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Kelly Evans	Assistant Secretary
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tonja Stewart	District Engineer
Brooke Chapman	On-site Manager
Arturo Gandarilla	Field Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-01; Designation of Officers

> On MOTION by Mr. de la Ossa seconded by Ms. Evans , with all in favor, Resolution 2026-01; Designation of Officers, with Wesley Elias and Rollamay Turkoane as Assistant Secretaries, was adopted. 5-0

B. Consideration of Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans , with all in favor, Resolution 2026-02; Clubhouse Gathering Room Reservation Policies and Usage Agreement, was adopted. 5-0

C. Consideration of Resolution 2026-03; Budget Amendment

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-03; Budget Amendment, was adopted. 5-0

D. Consideration of SNDA with Valley National Bank and Gig Fiber

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, SNDA with *Valley National Bank* and *Gig Fiber*, was approved. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of September 04, 2025, Regular Meeting
B. Consideration of Operation and Maintenance August 2025
C. Acceptance of the Financials and Approval of the Check Register for August 2025
D. Ratification of Coastal Fence Services LLC Estimate #36 – ($5,725.00)
E. Ratification of Down-to-Earth Estimate #127521 – ($3,460.00)
F. Ratification of Down-to-Earth Estimate #127023 – ($7,813.64)
G. Ratification of Egis Proposal of Insurance Coverage

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel
There being no report, the next item followed.

B. District Engineer
Ms. Stewart provided a report/update.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, to **TABLE** discussion with Tonja Stewart for a later date, was approved 5-0

C. District Manager
There being no report, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided updates/statuses pending.

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, meeting was adjourned at 2:32 pm. 5-0

_____ _____

Jayna Cooper Carlos de la Ossa
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	9/1/2025	20287	$2,000.00	$2,000.00	Sep 2025 Pool services
CHARTER COMMUNICATIONS ACH	9/11/2025	091125-4991	$190.00	$190.00	09/11-10/10/25 Internet
DOWN TO EARTH	9/1/2025	152919	$16,705.00	$16,705.00	Sep 2025 Landscaping maintenance
ECO-LOGIC SERVICES LLC	8/30/2025	5660	$6,200.00	$6,200.00	Agu 2025 Pond maintenance
INFRAMARK LLC	9/22/2025	159284	$7,200.00	$7,200.00	Dissemination Services
SECURITEAM	9/1/2025	20644	$500.00	$500.00	MONITORING SVC
Monthly Contract Subtotal			**$32,795.00**	**$32,795.00**	
Utilities					
CITY OF PLANT CITY ACH	9/8/2025	1594231-ACH	$388.76	$388.76	RECLAIM 08/08-09/08/25
CITY OF PLANT CITY ACH	9/8/2025	1593926-ACH	$1,444.60	$1,444.60	RECLAIM 08/08-09/08/25
CITY OF PLANT CITY ACH	9/8/2025	1593928-ACH	$601.61	$601.61	RECLAIM 08/08-09/08/25
CITY OF PLANT CITY ACH	9/8/2025	1593930-ACH	$509.38	$509.38	RECLAIM 08/08-09/08/25
CITY OF PLANT CITY ACH	9/8/2025	1593931-ACH	$1,719.16	$1,719.16	RECLAIM 08/08-09/08/25
GIG FIBER LLC	9/1/2025	5185	$10,763.50	$10,763.50	SOLAR EQMNT LEASE INCOME
TECO ACH	8/13/2025	081325-5348 ACH	$32.19	$32.19	ELECTRIC
TECO ACH	8/13/2025	081325-5355 ACH	$24.83	$24.83	ELECTRIC
TECO ACH	8/13/2025	081325-26724 ACH	$353.65	$353.65	ELECTRIC
TECO ACH	8/13/2025	081325-1253 ACH	$1,361.36	$1,361.36	ELECTRIC
TECO ACH	8/13/2025	081325-3537 ACH	$36.15	$36.15	ELECTRIC
TECO ACH	8/13/2025	081325-6724 ACH	$258.10	$258.10	ELECTRIC
TECO ACH	8/13/2025	081325-1600-ACH	$11,112.92	$11,112.92	SVC PRD 07/10-08/07/2025
Utilities Subtotal			**$28,606.21**	**$28,606.21**	
Regular Services					
ALBERTO VIERA	9/4/2025	AV-090425	$200.00	$200.00	BOARD 9/4/25
BUSINESS OBSERVER	9/5/2025	25-02627H	$94.06	$94.06	Meeting Ad
CARLOS DE LA OSSA	9/4/2025	CO-090425	$200.00	$200.00	BOARD 9/4/25
KELLY ANN EVANS	9/4/2025	KE-090425	$200.00	$200.00	BOARD 9/4/25

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
NICHOLAS J. DISTER	9/4/2025	ND-090425	$200.00	$200.00	BOARD 9/4/25
RYAN MOTKO	9/4/2025	RM-090425	$200.00	$200.00	BOARD 9/4/25
STRALEY ROBIN VERICKER	9/16/2025	27111	$1,605.00	$1,605.00	AUG 2025 DISTRICT COUNSEL SERVICE
Regular Services Subtotal			**$2,699.06**	**$2,699.06**	
Additional Services					
COASTAL FENCE SERVICES, LLC	9/12/2025	32	$5,760.00	$5,760.00	Fence Repair
CONSOLIDATED LAND SERVICES, INC	8/30/2025	00000243	$10,855.11	$10,855.11	General Cleanup of Depression Area 08/25
DOWN TO EARTH	8/29/2025	153156	$78.50	$78.50	Irrigation Labor
DOWN TO EARTH	9/25/2025	154661	$3,460.00	$3,460.00	Sep 2025 Landscaping Fertilizer
INFRAMARK LLC	8/28/2025	157183	$1,282.60	$1,282.60	MAIL NOTICES
TRUIST - CC	7/23/2025	072325-5335-ACH	$920.00		Urban Crunch Creamery
TRUIST - CC	7/23/2025	072325-5335-ACH	$4.29	$924.29	Ace Hardware
Additional Services Subtotal			**$22,360.50**	**$22,360.50**	
TOTAL			**$86,460.77**	**$86,460.77**	

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20287	09/01/2025	$2,000.00	10/01/2025	Net 30	

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

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

Pay invoice

Spectrum BUSINESS

September 11, 2025
Invoice Number: 0384991091125
Account Number: **8337 12 001 0384991**
Security Code: **0843**
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Auto Pay Notice

NEWS AND INFORMATION

Stay connected to your business and save big with multi-line mobile savings. Call 1-855-767-1766.

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

Summary *Service from 09/11/25 through 10/10/25 details on following pages*	
Previous Balance	296.43
Payments Received -Thank You!	-296.43
Remaining Balance	**$0.00**
Spectrum Business™ Internet	190.00
Other Charges	0.00
Current Charges	$190.00
YOUR AUTO PAY WILL BE PROCESSED 09/28/25	
Total Due by Auto Pay	**$190.00**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 11 09122025 NNNNNNNN 01 000791 0003

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

RECEIVED
SEP 22 2025
By

September 11, 2025
NORTH PARK ISLE CDD
Invoice Number: 0384991091125
Account Number: 8337 12 001 0384991
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Total Due by Auto Pay **$190.00**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120010384991001900009

 September 11, 2025

NORTH PARK ISLE CDD
Invoice Number: 0384991091125
Account Number: 8337 12 001 0384991
Security Code: **0843**

Spectrum BUSINESS

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

8633 2390 DY RP 11 09122025 NNNNNNNN 01 000791 0003

Charge Details

Previous Balance		296.43
EFT Payment	08/28	-296.43
Remaining Balance		**$0.00**

Payments received after 09/11/25 will appear on your next bill.

Service from 09/11/25 through 10/10/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	30.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-10.00
Business WiFi	10.00
	$190.00
Spectrum Business™ Internet Total	$190.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	$0.00
Current Charges	**$190.00**
Total Due by Auto Pay	**$190.00**

Billing Information

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

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

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

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

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

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

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

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

Continued on the next page....

Down to Earth

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

Invoice: #152919
September 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 (2025) Estimate # 114853	9/1/2025	10/1/2025	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114853 - North Park Isle CDD Contract (2025) September 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.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
DTELandscape.propertyserviceportal.com

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
https://huntington.billeriq.com/ebpp/DownToEarth/

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

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

Invoice

Eco-Logic Services LLC
PO Box 18204
Sarasota, FL 34276

Date	Invoice #
8/30/2025	5660

Bill To

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

North Park Isle CDD

Description	Amount
Lake Maintenance Services for August 2025	5,350.00
Initial spray treatment of new areas and trash cleanup in wetland	850.00
Total	**$6,200.00**

Phone # 941-312-1764 Pete@Eco-Logic-Services.com

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
159284	9/22/2025
CUSTOMER ID	**NET TERMS**
C2301	Due On Receipt
PO#	**DUE DATE**
	9/22/2025

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	7,200.00		7,200.00
Subtotal					**7,200.00**

Subtotal	$7,200.00
Tax	$0.00
Total Due	$7,200.00

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.

Invoice

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

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	09/01/2025	20644	10/01/2025	

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

Securiteam is now a part of Safetouch!

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

RECEIVED
SEP 15 2025
By

UTILITY BILL

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

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

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1594231	09/08/2025	08/08/2025 - 09/08/2025	09/29/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	23054781	08/01/25	09/05/25	280	289	9	72.97
CONSUMPTION					RATE	USAGE	
WATER					2.790000	9	25.11
UTILITY TAX 10%							9.81
SEWER COMMERCIAL							157.63
CONSUMPTION					RATE	USAGE	
SEWER					6.790000	9	61.11
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
08/25	18	04/25	12	12/24	26
07/25	13	03/25	4	11/24	2
05/25	21	02/25	3	10/24	3
04/25	26	01/25	6	09/24	5

Previous Balance	**$477.49**
Total Current Billing	**$388.76**
Adjustments	**$0.00**
Less Payments Received	**-$477.49**
Penalties	**$0.00**
Total Amount Due	$388.76

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees

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
1594231	**09/29/2025**	**$388.76**

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

005090

***AUTO**MIXED AADC 750 5090 T14:22 # 5090 2 MB 0.667

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

Remit and make checks in US funds payable to:

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

00006042025501594231100000388769

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

RECEIVED
SEP 15 2025
By

UTILITY BILL

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

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

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1593926	09/08/2025	08/08/2025 - 09/08/2025	09/29/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	08/01/25	09/05/25	16815	17475	660	37.07
CONSUMPTION							
RECLAIM					RATE	USAGE	
RECLAIM					1.410000	20	28.20
					1.950000	640	1248.00
UTILITY TAX 10%							131.33

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
08/25	523	04/25	309	12/24	322
07/25	1384	03/25	261	11/24	449
05/25	1359	02/25	257	10/24	412
04/25	958	01/25	375	09/24	685

Previous Balance	**$1,150.73**
Total Current Billing	**$1,444.60**
Adjustments	**$0.00**
Less Payments Received	**-$1,150.73**
Penalties	**$0.00**
Total Amount Due	$1,444.60

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3431 N PARK RD	D	1008218805	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1593926	**09/29/2025**	**$1,444.60**

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

Remit and make checks in US funds payable to:

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

0000604202550159392670000144460 3

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

RECEIVED
SEP 15 2025
By

UTILITY BILL

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218810	3625 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1593928	09/08/2025	08/08/2025 - 09/08/2025	09/29/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	08/01/25	09/05/25	5271	5538	267	37.07
CONSUMPTION							
RECLAIM					RATE	USAGE	
RECLAIM					1.410000	20	28.20
					1.950000	247	481.65
UTILITY TAX 10%							54.69

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
08/25	203	04/25	145	12/24	147
07/25	430	03/25	145	11/24	176
05/25	536	02/25	159	10/24	150
04/25	390	01/25	202	09/24	234

Previous Balance	**$464.33**
Total Current Billing	**$601.61**
Adjustments	**$0.00**
Less Payments Received	**-$464.33**
Penalties	**$0.00**
Total Amount Due	**$601.61**

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3625 N PARK RD	D	1008218810	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1593928	**09/29/2025**	**$601.61**

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 and make checks in US funds payable to:

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

0000604202550159392830000060161 7

90037_1008218830 1008218830

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

RECEIVED
SEP 15 2025
By

UTILITY BILL

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218820	3897 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1593930	09/08/2025	08/08/2025 - 09/08/2025	09/29/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	08/01/25	09/05/25	6685	6909	224	37.07
CONSUMPTION							
RECLAIM					RATE	USAGE	
RECLAIM					1.410000	20	28.20
					1.950000	204	397.80
UTILITY TAX 10%							46.31

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE
08/25	168	04/25	220	12/24	161
07/25	408	03/25	159	11/24	186
05/25	600	02/25	164	10/24	152
04/25	406	01/25	224	09/24	257

Previous Balance	**$389.26**
Total Current Billing	**$509.38**
Adjustments	**$0.00**
Less Payments Received	**-$389.26**
Penalties	**$0.00**
Total Amount Due	$509.38

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3897 N PARK RD	D	1008218820	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1593930	**09/29/2025**	**$509.38**

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

Remit and make checks in US funds payable to:

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

0000604202550159393090000050938 0

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

RECEIVED
SEP 15 2025
By

UTILITY BILL

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218830	4063 PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1593931	09/08/2025	08/08/2025 - 09/08/2025	09/29/2025

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COM!	23123604	08/01/25	09/05/25	11608	12396	788	37.07
CONSUMPTION					RATE	USAGE	
RECLAIM					1.410000	20	28.20
RECLAIM					1.950000	768	1497.60
UTILITY TAX 10%							156.29

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
08/25	436	04/25	380	12/24	479
07/25	760	03/25	545	11/24	499
05/25	992	02/25	584	10/24	366
04/25	1137	01/25	754	09/24	711

Previous Balance	**$964.12**
Total Current Billing	**$1,719.16**
Adjustments	**$0.00**
Less Payments Received	**-$964.12**
Penalties	**$0.00**
Total Amount Due	$1,719.16

Get your family, pets and your home prepared for hurricane season. The City Engineering department (813-659-4200) can provide information about floodplain zones, flood protection insurance, evacuation zones, elevation certifications, or help with property protection. Trim trees

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
4063 PARK RD	D	1008218830	636117

BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
1593931	**09/29/2025**	**$1,719.16**

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

Remit and make checks in US funds payable to:

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

000060420255015939317000017191 60

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

INVOICE

streetleaf

Invoice #:	5185
Invoice Date:	09/01/25
Amount Due:	$10,763.50

Bill To:

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

Ship To:

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

Due Date
09/30/25

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

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 13, 2025

Amount Due:	**$32.19**

Due Date: September 03, 2025
Account #: 221009295348

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

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	$3.32
Payment(s) Received Since Last Statement	-$3.32
Current Month's Charges	**$32.19**
Amount Due by September 03, 2025	**$32.19**

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

00004022-0009855-Page 1 of 4

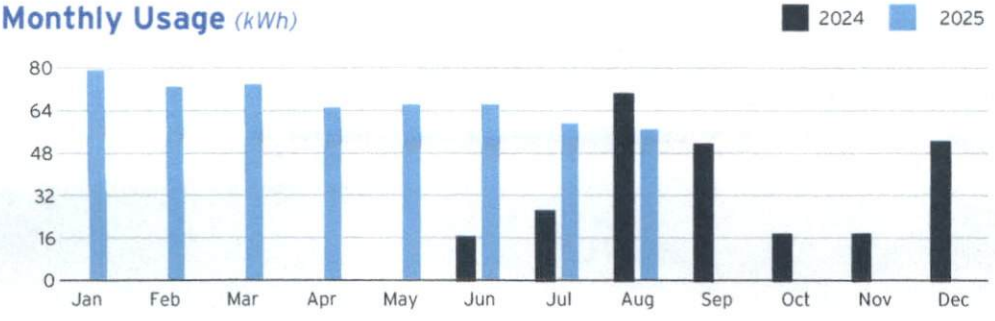
Your Energy Insight

Your average daily kWh used was **0% 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.

Monthly Usage *(kWh)*



Let's be honest. You don't need me anymore.

You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at **TECOaccount.com** and select "ON" to enroll.

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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

RECEIVED AUG 18 2025

Account #: 221009295348
Due Date: September 03, 2025

Amount Due:	**$32.19**

Payment Amount: $ _____

652618939536

Your account will be drafted on September 03, 2025

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

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

00004022 FTECO108142500060510 00000 02 00000000 10856 002
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
3505 N PARK RD
PLANT CITY, FL 33565

Account #: 221009295348
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Service Period: Jul 10, 2025 - Aug 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916157	08/07/2025	788		731		57 kWh	1	29 Days

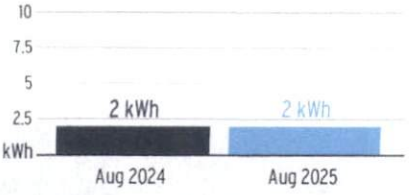
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*57 kWh @ $0.08641/kWh*	$4.93
Fuel Charge	*57 kWh @ $0.03391/kWh*	$1.93
Storm Protection Charge	*57 kWh @ $0.00577/kWh*	$0.33
Clean Energy Transition Mechanism	*57 kWh @ $0.00418/kWh*	$0.24
Storm Surcharge	*57 kWh @ $0.02121/kWh*	$1.21
Florida Gross Receipt Tax		$0.69
Electric Service Cost		**$27.60**
Franchise Fee		$1.81
Municipal Public Service Tax		$2.78
Total Electric Cost, Local Fees and Taxes		**$32.19**

Total Current Month's Charges $32.19

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome;** it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00004022-0009855-Page 2 of 4

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 13, 2025

Amount Due:	$18.14

Due Date: September 03, 2025
Account #: 221009295355

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

00000021-0000490-Page 3 of 30

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	-$6.69
Payment(s) Received Since Last Statement	$0.00
Credit balance after payments and credits	-$6.69
Current Month's Charges	**$24.83**
Amount Due by September 03, 2025	**$18.14**

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

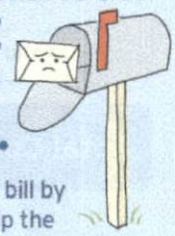
Your Energy Insight

Your average daily kWh used was **20% higher** than the same period last year.

Your average daily kWh used was 25% lower than it was in your previous period.

Scan here to view your account online.

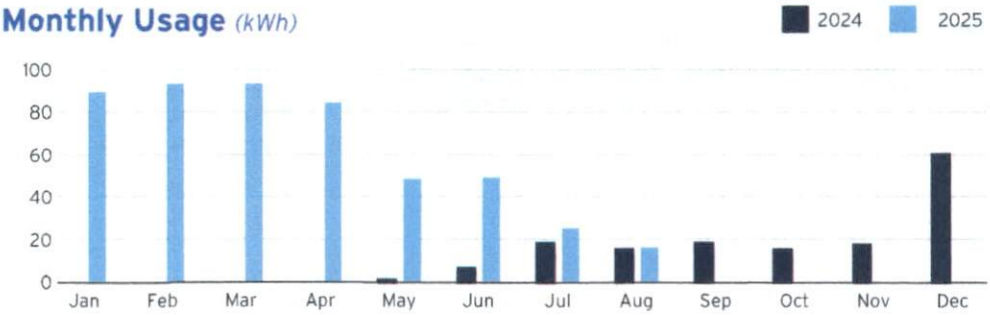
Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at **TECOaccount.com** and select "ON" to enroll.

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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

RECEIVED AUG 18 2025

Account #: 221009295355
Due Date: September 03, 2025

Amount Due:	$18.14

Payment Amount: $ _____

652618939537

Your account will be drafted on September 03, 2025

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

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

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

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

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009295355
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Service Period: Jul 10, 2025 - Aug 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916156	08/07/2025	647		631		16 kWh	1	29 Days

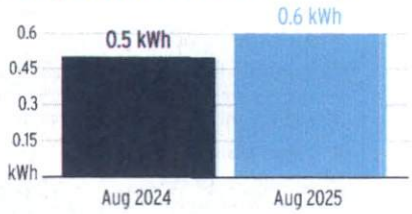
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*16 kWh @ $0.08641/kWh*	$1.38
Fuel Charge	*16 kWh @ $0.03391/kWh*	$0.54
Storm Protection Charge	*16 kWh @ $0.00577/kWh*	$0.09
Clean Energy Transition Mechanism	*16 kWh @ $0.00418/kWh*	$0.07
Storm Surcharge	*16 kWh @ $0.02121/kWh*	$0.34
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.22**
Franchise Fee		$1.39
Municipal Public Service Tax		$2.22
Total Electric Cost, Local Fees and Taxes		**$24.83**

Total Current Month's Charges $24.83

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome;** it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00000021-0000490-Page 4 of 30

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO. TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 13, 2025

Amount Due:	$353.65

Due Date: September 03, 2025
Account #: 221008226724

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

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	$356.58
Payment(s) Received Since Last Statement	-$356.58
Current Month's Charges	**$353.65**
Amount Due by September 03, 2025	**$353.65**

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

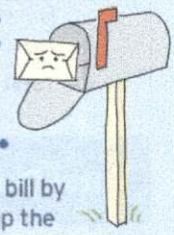
Your Energy Insight

Your average daily kWh used was **16.36% higher** than the same period last year.

Your average daily kWh used was **3.23% higher** than it was in your previous period.

Scan here to view your account online.

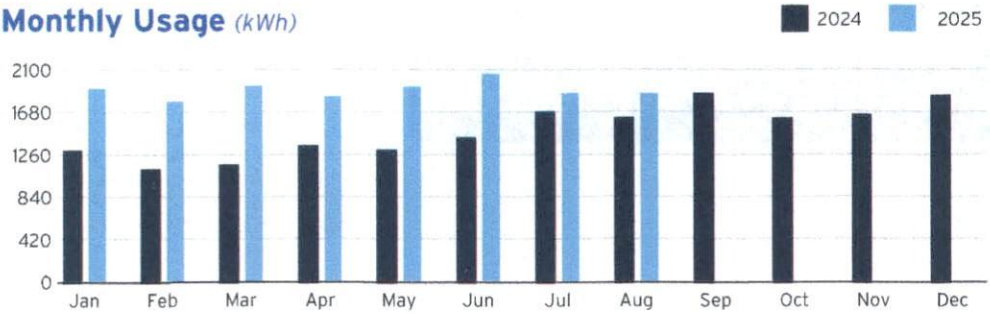
Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at **TECOaccount.com** and select "ON" to enroll.

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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008226724
Due Date: September 03, 2025

Amount Due:	$353.65

Payment Amount: $ _____

663729962883

Your account will be drafted on September 03, 2025

Pay your bill online at TampaElectric.com

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

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

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

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

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

00000021-0000492-Page 7 of 30

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008226724
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Meter Location: RIGHT SIDE FRONT

Service Period: Jul 10, 2025 - Aug 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	08/07/2025	45,265		43,415		1,850 kWh	1	29 Days

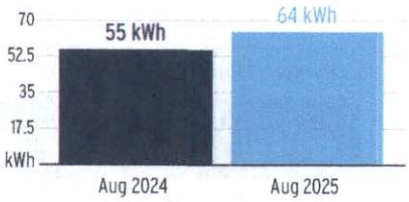
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*1,850 kWh @ $0.08641/kWh*	$159.86
Fuel Charge	*1,850 kWh @ $0.03391/kWh*	$62.73
Storm Protection Charge	*1,850 kWh @ $0.00577/kWh*	$10.67
Clean Energy Transition Mechanism	*1,850 kWh @ $0.00418/kWh*	$7.73
Storm Surcharge	*1,850 kWh @ $0.02121/kWh*	$39.24
Florida Gross Receipt Tax		$7.65
Electric Service Cost		**$306.15**
Franchise Fee		$20.05
Municipal Public Service Tax		$27.45
Total Electric Cost, Local Fees and Taxes		**$353.65**

Total Current Month's Charges $353.65

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome;** it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, 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 Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: August 13, 2025

TECO. TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	$1,361.36

Due Date: September 03, 2025
Account #: 221008971253

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

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	$1,257.17
Payment(s) Received Since Last Statement	-$1,257.17
Current Month's Charges	**$1,361.36**
Amount Due by September 03, 2025	**$1,361.36**

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

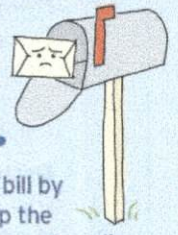
Your Energy Insight

Your average daily kWh used was 8.79% lower 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.

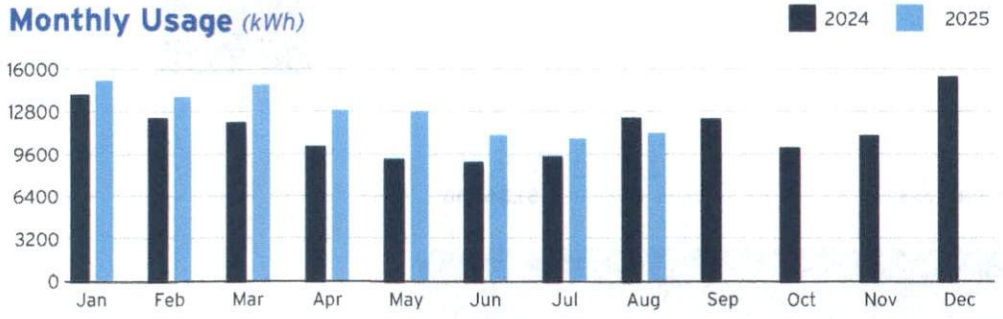
Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at **TECOaccount.com** and select "ON" to enroll.

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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008971253
Due Date: September 03, 2025

Amount Due:	$1,361.36

Payment Amount: $ _____

689655777109

Your account will be drafted on September 03, 2025

Pay your bill online at TampaElectric.com

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

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

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

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

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

00000021-0000494-Page 11 of 30

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971253
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Meter Location: AMENITY CENTER

Service Period: Jul 10, 2025 - Aug 07, 2025 **Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	08/07/2025	6,177		95,034		11,143 kWh	1	29 Days
1000799286	08/07/2025	24.02		0		24.02 kW	1	29 Days

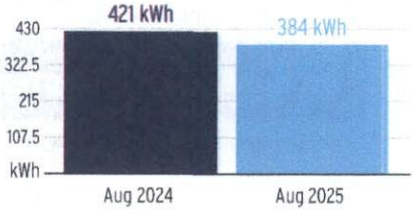
Charge Details

Electric Charges

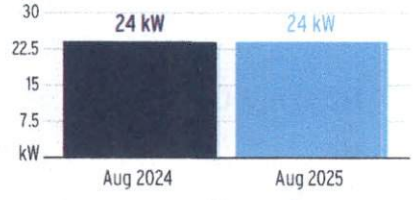
Daily Basic Service Charge	*29 days @ $1.06000*	$30.74
Billing Demand Charge	*24 kW @ $18.07000/kW*	$433.68
Energy Charge	*11,143 kWh @ $0.00773/kWh*	$86.14
Fuel Charge	*11,143 kWh @ $0.03391/kWh*	$377.86
Capacity Charge	*24 kW @ $0.30000/kW*	$7.20
Storm Protection Charge	*24 kW @ $2.08000/kW*	$49.92
Energy Conservation Charge	*24 kW @ $0.93000/kW*	$22.32
Environmental Cost Recovery	*11,143 kWh @ $0.00068/kWh*	$7.58
Clean Energy Transition Mechanism	*24 kW @ $1.15000/kW*	$27.60
Storm Surcharge	*11,143 kWh @ $0.01035/kWh*	$115.33
Florida Gross Receipt Tax		$29.70
Electric Service Cost		**$1,188.07**
Franchise Fee		$77.82
Municipal Public Service Tax		$95.47
Total Electric Cost, Local Fees and Taxes		**$1,361.36**

Total Current Month's Charges $1,361.36

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.

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 13, 2025

Amount Due:	$36.15

Due Date: September 03, 2025
Account #: 221008673537

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

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	$39.57
Payment(s) Received Since Last Statement	-$39.57
Current Month's Charges	**$36.15**
Amount Due by September 03, 2025	**$36.15**

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

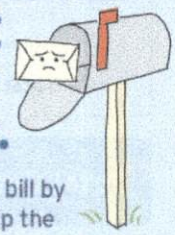
Your Energy Insight

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

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

Scan here to view your account online.

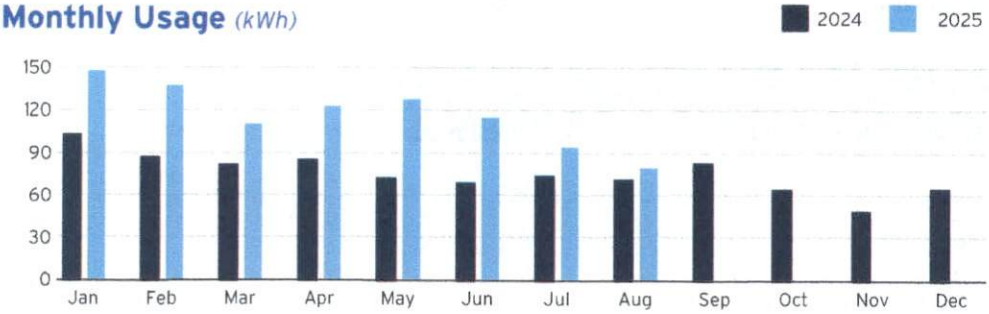
Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at **TECOaccount.com** and select "ON" to enroll.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008673537
Due Date: September 03, 2025

Amount Due:	$36.15

Payment Amount: $ _____

673606478093

Your account will be drafted on September 03, 2025

Pay your bill online at TampaElectric.com

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

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

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008673537
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Meter Location: ENTRANCE
Service Period: Jul 10, 2025 - Aug 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000869434	08/07/2025	2,582		2,503		79 kWh	1	29 Days

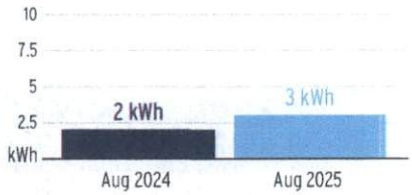
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*79 kWh @ $0.08641/kWh*	$6.83
Fuel Charge	*79 kWh @ $0.03391/kWh*	$2.68
Storm Protection Charge	*79 kWh @ $0.00577/kWh*	$0.46
Clean Energy Transition Mechanism	*79 kWh @ $0.00418/kWh*	$0.33
Storm Surcharge	*79 kWh @ $0.02121/kWh*	$1.68
Florida Gross Receipt Tax		$0.78
Electric Service Cost		**$31.03**
Franchise Fee		$2.03
Municipal Public Service Tax		$3.09
Total Electric Cost, Local Fees and Taxes		**$36.15**

Total Current Month's Charges **$36.15**

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome;** it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

00000021-0000496-Page 16 of 30

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

Statement Date: August 13, 2025

TECO. TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	**$258.10**
Due Date: September 03, 2025	
Account #: 221008636724	

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

Account Summary

Current Service Period: July 10, 2025 - August 07, 2025

Previous Amount Due	$351.20
Payment(s) Received Since Last Statement	-$351.20
Current Month's Charges	**$258.10**
Amount Due by September 03, 2025	**$258.10**

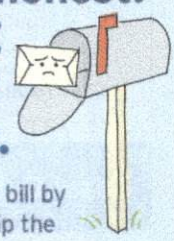
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **26.23% lower** than it was in your previous period.

Scan here to view your account online.

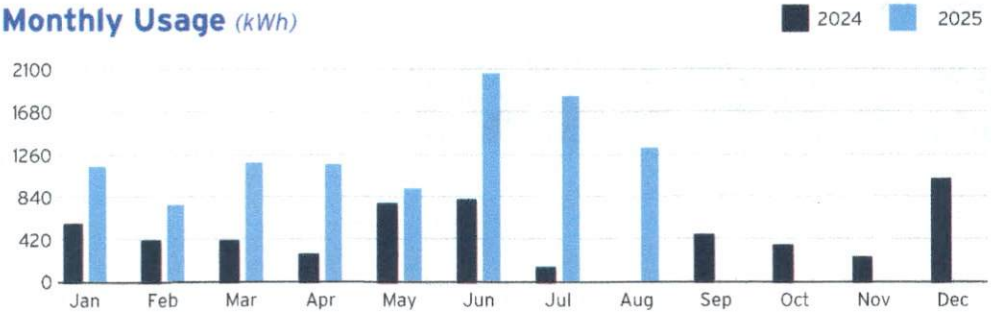
Let's be honest. You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at **TECOaccount.com** and select "ON" to enroll.

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.

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008636724
Due Date: September 03, 2025

Amount Due:	**$258.10**
Payment Amount: $ _____	

673606478092

Your account will be drafted on September 03, 2025

Pay your bill online at TampaElectric.com

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

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

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

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

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

00000021-0000502-Page 27 of 30

TECO. TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008636724
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Meter Read

Meter Location: IRRIGATION

Service Period: Jul 10, 2025 - Aug 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	08/07/2025	30,556		29,239		1,317 kWh	1	29 Days

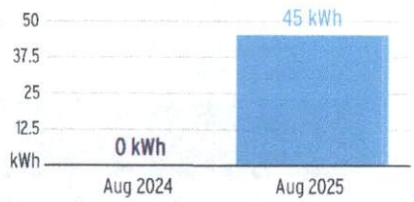
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.63000*	$18.27
Energy Charge	*1,317 kWh @ $0.08641/kWh*	$113.80
Fuel Charge	*1,317 kWh @ $0.03391/kWh*	$44.66
Storm Protection Charge	*1,317 kWh @ $0.00577/kWh*	$7.60
Clean Energy Transition Mechanism	*1,317 kWh @ $0.00418/kWh*	$5.51
Storm Surcharge	*1,317 kWh @ $0.02121/kWh*	$27.93
Florida Gross Receipt Tax		$5.58
Electric Service Cost		**$223.35**
Franchise Fee		$14.63
Municipal Public Service Tax		$20.12
Total Electric Cost, Local Fees and Taxes		**$258.10**

Total Current Month's Charges $258.10

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome;** it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, 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 Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Statement Date: August 13, 2025

Amount Due:	**$11,112.92**

Due Date: September 03, 2025
Account #: 221008971600

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

Account Summary

Previous Amount Due	$11,112.92
Payment(s) Received Since Last Statement	-$11,112.92
Current Month's Charges	**$11,112.92**
Amount Due by September 03, 2025	**$11,112.92**

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

Scan here to view your account online.

Let's be honest. You don't need me anymore.

You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at **TECOaccount.com** and select "ON" to enroll.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221008971600
Due Date: September 03, 2025

Amount Due:	**$11,112.92**

Payment Amount: $ _____

689655777110

Your account will be drafted on September 03, 2025

Pay your bill online at TampaElectric.com

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

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
1620 E SAM ALLEN RD, ENTR
PLANT CITY, FL 33565

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*2700 kWh @ $0.03412/kWh*	$92.12
Monthly Charge		$4472.02
Lighting Fuel Charge	*2700 kWh @ $0.03363/kWh*	$90.80
Storm Protection Charge	*2700 kWh @ $0.00559/kWh*	$15.09
Clean Energy Transition Mechanism	*2700 kWh @ $0.00043/kWh*	$1.16
Storm Surcharge	*2700 kWh @ $0.01230/kWh*	$33.21
Florida Gross Receipt Tax		$5.96
Lighting Charges		**$4,710.36**

Billing information continues on next page →

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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	$0.00
Monthly Charge	$1110.19
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$1,110.19**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	$0.00
Monthly Charge	$2797.67
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$2,797.67**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	$0.00
Monthly Charge	$1065.78
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$1,065.78**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	$0.00
Monthly Charge	$444.08
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$444.08**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*210 kWh @ $0.03412/kWh*	$7.17
Monthly Charge		$655.46
Lighting Fuel Charge	*210 kWh @ $0.03363/kWh*	$7.06
Storm Protection Charge	*210 kWh @ $0.00559/kWh*	$1.17
Clean Energy Transition Mechanism	*210 kWh @ $0.00043/kWh*	$0.09
Storm Surcharge	*210 kWh @ $0.01230/kWh*	$2.58
Florida Gross Receipt Tax		$0.46
Lighting Charges		**$673.99**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Service Period: Jul 10, 2025 - Aug 07, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	$0.00
Monthly Charge	$310.85
Lighting Fuel Charge	$0.00
Storm Protection Charge	$0.00
Clean Energy Transition Mechanism	$0.00
Storm Surcharge	$0.00
Florida Gross Receipt Tax	$0.00
Lighting Charges	**$310.85**

Total Current Month's Charges **$11,112.92**

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

Account #: 221008971600
Statement Date: August 13, 2025
Charges Due: September 03, 2025

Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit **TECOaccount.com/Welcome;** it's fast, easy and secure.

Quarterly Fuel Source
Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	$200
2	Nick Dister	X	$200
3	Ryan Motko	X	$200
4	Albert Vierra	X	$200
5	Kelly Evans	X	$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02627H **Date 09/05/2025**

Attn:
North Park Isle CDD - Inframark
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

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

Description	Amount
Serial # 25-02627H **Notice of Regular Board Meeting Schedule Fiscal Year 2025 -2026** **RE:** North Park Isle CDD Board of Supervisors Meetings at 2:00 PM on 10/2/25 et al **Published:** 9/5/2025	$94.06

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$94.06**

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

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

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2025/2026
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the North Park Isle Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at **the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

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

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

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager
September 5, 2025 25-02627H

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

NOTICE

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	$200
2	Nick Dister	X	$200
3	Ryan Motko	X	$200
4	Albert Vierra	X	$200
5	Kelly Evans	X	$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	$200
2	Nick Dister	X	$200
3	Ryan Motko	X	$200
4	Albert Vierra	X	$200
5	Kelly Evans	X	$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	$200
2	Nick Dister	X	$200
3	Ryan Motko	X	$200
4	Albert Vierra	X	$200
5	Kelly Evans	X	$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: September 04, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	$200
2	Nick Dister	X	$200
3	Ryan Motko	X	$200
4	Albert Vierra	X	$200
5	Kelly Evans	X	$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

***** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE*****

Straley Robin Vericker

1510 W. Cleveland Street

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

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

September 16, 2025
Client: 001509
Matter: 000001
Invoice #: 27111

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	$243.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	$187.50
8/8/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	$39.00
8/8/2025	KCH	SEND TERMINATION NOTICE TO JANITORIAL COMPANY; PREPARE SERVICES AGREEMENT FOR JANITORIAL SERVICES WITH CITY-WIDE CLEANING.	1.9	$712.50
8/15/2025	KCH	PREPARE FOR AND ATTEND HURRICANE PREPAREDNESS MEETING VIA TEAMS; PREPARE FOR AND ATTEND MONTHLY OPERATIONS MEETING.	0.3	$112.50
8/25/2025	AM	REVIEW EMMA RE STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	$39.00
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$150.00
		Total Professional Services	4.4	$1,605.00

Total Services	$1,605.00	
Total Disbursements	$0.00	
Total Current Charges		$1,605.00
Previous Balance		$2,360.50
Less Payments		*($2,360.50)*
PAY THIS AMOUNT		**$1,605.00**

Please Include Invoice Number on all Correspondence

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

BILL TO
Inframark - North Park Isle CDD
Arturo Gandarilla
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

656-245-3775
inframarkcms@payableslockbox.com

Invoice Number:	32
Invoice Date:	September 12, 2025
Payment Due:	September 12, 2025
Amount Due (USD):	**$5,760.00**

Pay Securely Online

Items	Quantity	Price	Amount
Fence Repair Reset and straighten up the fence line on 22 different locations. The pvc fence post is leaning with new concrete to prevent panels from breaking it apart	120	$42.00	$5,040.00
Bollar or bumper post A bumper round post 6 5/8inch diameter 42inch height is off bend so is not protecting the reclaim water also repaint yellow color	1	$445.00	$445.00
Fence A demage fence panel with bottom rail is broken need to be replace	1	$240.00	$240.00
Broken post replaced	1	$35.00	$35.00

Total:	$5,760.00
Amount Due (USD):	**$5,760.00**

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

Pay Securely Online

Bank Payment

link.waveapps.com/q4r7vf-km6eeg

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.

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.

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

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.

NEED
BOTTOM RAIL REPLACE

RESET OR RE PLACE
BUMPER POST

Consolidated Land Services, Inc.

Mailing Address:
P.O. Box 2593
Dade City, FL 33526

Invoice

Date	Invoice #
8/30/2025	00000243

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

Terms	Project
Due on receipt	Rush services for ge...

Item	Description	U/M	Total %	Amount
9.0 General Conditi...	Scope of Work: Rush services for general cleanup of depression area Project: General cleanup of depression area Approx. Location: 3655 Capital Reserve Dr. CLS, Inc. will provide rush services for general internal depression cleanup of apple snails, trash, and general debris around the perimeter of the dewatered area. Trash and debris will be removed from the property, and the apple snails will be displaced from the perimeter slopes into the depressed area.	ea	100.00%	10,855.11
	Services provided at no charge: 1). Quick response to project site (within 6 hours). 2). Nightime work on August 25 and August 28. 3). Adjusted existing project schedule to weekend work during a holiday weekend. 4). Continued monitoring of area and pumps. CLS provides bulk pricing discounts based on volume of work due to material discounts on bulk orders, and reduced mobilization for continued work within the community. At CLS we always put our best foot forward to provide customers with the most cost effective pricing, and when their is volume work we pass the bulk material discounts and mobilization savings onto our customers.			

It's been a pleasure working with you!

Total	$10,855.11
Payments/Credits	$0.00
Balance Due	$10,855.11

A finance charge of 1.5% per month shall be assessed on all amounts that are unpaid within 30 days of issuance of this invoice. Customer agrees to pay all reasonable attorney's fees and costs both prior to, during and after lawsuit is filed, as well as all costs of appeal for any attempts by contractor to collect sums due under this invoice.

Down to Earth

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

Invoice: #153156
August 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 #
Invoice Irrigation Form 08.23.2025 Estimate # 126748	8/29/2025	9/13/2025	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#126748 - Invoice Irrigation Form 08.23.2025				**$78.50**
LCE006: Irrigation Repairs				**$78.50**
1/2" Zone Line Repair (Kit)	Each	2.00	$1.00	$2.00
Irrigation Labor (Hide Labor) (E) (Labor)				$76.50

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

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
DTELandscape.propertyserviceportal.com

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
https://huntington.billeriq.com/ebpp/DownToEarth/

Subtotal	$78.50
Sales Tax	$0.00
Total	**$78.50**
Credits/Payments	($0.00)
Balance Due	**$78.50**

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

Irrigation Service Report

General Information

Technician: Dleal

Customer: North Park Isles CDD

Branch: Tampa

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: Aug. 23, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: Program A

Start Time: 6 p.m.

Seasonal Adjustment:

Run Days: monday,wednesday,friday,sunday

Program Name: Program B

Start Time: 6 p.m.

Seasonal Adjustment:

Run Days: tuesday,saturday

Program Name: Program C

Start Time: noon

Seasonal Adjustment:

Run Days: thursday

Program Name: Program D

Start Time: 7 a.m.

Seasonal Adjustment:

Run Days: tuesday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	None	None	None	None	None	Drip
Program Type	D	C	C	C	A		D
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	None	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 0 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Bubbler	Spray	Spray	Spray	Spray	None	Spray
Program Type	C	A	A	A	A	D	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Spray	Spray	None	None	None	Spray	Spray
Program Type	A	A	A	D	D	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	No	No	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Spray	Spray	Spray	Spray	Rotor	Rotor
Program Type	A	A	A	A	A	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Bubbler	Spray	None	Bubbler	None	Rotor	Rotor
Program Type	D	A	D	D	D	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 8 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 8 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	No	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **1. Zone Line Repair** Item Type: 1/2 Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Rotor	Rotor	Bubbler	None	Rotor	Spray	Spray
Program Type	B	B	D	D	B	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 8 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Bubbler	Drip	Drip	Bubbler	Rotor	None	Bubbler
Program Type	D	D	D	D	B	D	D
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	Yes	No	No	No	No	No
Zone Runtime	0 hrs 8 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 8 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 8 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	Yes	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	50	51	52	53	54	55	56
Zone Type	Spray	Rotor	Rotor	Rotor	Rotor	Bubbler	None
Program Type	A	B	B	B	B	D	D
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 8 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	Yes	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	57	58	59	60	61	62	63
Zone Type	None	Rotor	Rotor	Bubbler	Rotor	Spray	Spray
Program Type	D	B	B	D	B	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 8 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	Yes	Yes	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	64	65	66
Zone Type	Spray	Spray	Bubbler
Program Type	A	A	D
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 8 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	Yes	No	No
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	**Billable Items:** **1. Zone Line Repair** Item Type: 1/2 Qty: 1

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Text

Additional Comments: Zones 32, 43 and 56 didn't come on with the controller and need new decoders.

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

Invoice: #154661

September 2025

Customer

North Park Isles CDD
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

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

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
September Fertilizer Estimate # 127521	9/25/2025	10/10/2025	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#127521 - September Fertilizer • Sept. granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control				**$3,460.00**

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				**$3,290.00**
Fert & Pest Application (Sub)	Each	1.00	$3290.00	$3290.00
LCE005: Irrigation Installation				**$170.00**
Irrigation Labor (Hide) (Labor)				$170.00

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

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
DTELandscape.propertyserviceportal.com

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
https://huntington.billeriq.com/ebpp/DownToEarth/

Subtotal	$3,460.00
Sales Tax	$0.00
Total	**$3,460.00**
Credits/Payments	($0.00)
Balance Due	**$3,460.00**

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
157183	8/28/2025
CUSTOMER ID	**NET TERMS**
C2301	Due On Receipt
PO#	**DUE DATE**
	8/28/2025

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

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-18-25 $1,282.60	1	Ea	1,282.60		1,282.60
Subtotal					**1,282.60**

Subtotal	$1,282.60
Tax	$0.00
Total Due	$1,282.60

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.

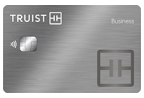
To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

TRUIST

NORTH PARK ISLE COMMUNITY DEVELOPME

Business Visa



Billing cycle 06/24/25 - 07/23/25
Account number ending in 5335

Account summary

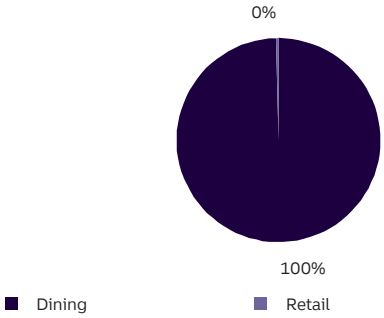
Previous balance		$75.60
Payments & other credits	-	$75.60
Purchases & other charges	-	$924.29
Balance transfers	+	$0.00
Cash advances	+	$0.00
Interest charged	+	**$0.00**
Fees charged	+	**$0.00**
New balance		**$924.29**

Credit limit	$10,000.00
Available credit	$9,075.71
Available for cash advance	$0.00
Statement closing date	07/23/2025
Days in billing cycle	30

Payment information

New balance	$924.29
Minimum payment due	**$20.00**
Payment due date	08/17/25

Spending this cycle



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

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.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
NORTH PARK ISLE COMMUNITY DEVELOPME			**Account number ending in 5335**	**Total: -$75.60**

- A

Please detach bottom portion and submit with payment using enclosed envelope.

Account number ending in	**5335**
Statement closing date	07/23/25
New balance	$924.29
Minimum payment due	**$20.00**
Payment due Date	**08/17/25**
Amount enclosed	**$**

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

4800005044312000000000000002000000000092429

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

⑈55533588⑈ ⑆561301756⑆ 4118715533 5⑈

Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle. We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank , P.O. Box 819, Wilson, NC 27894-0819.Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

Truist Bank, Member FDIC. © 2022 Truist Financial Corporation. Truist, the Truist logo, and Truist Purple are service marks of Truist Financial Corporation.

TRUIST

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
07/18	07/18	0625071801581595	PAYMENTS - THANK YOU	-$75.60

Cardholder activity

Total cardholder new activity: $924.29

Tran date	Post date	Reference number	Transaction description	Amount
BROOKE CHAPMAN		**Account number ending in 8088**		**Total: $924.29**
07/17	07/20	24692165199106723558672	SQ *URBAN CRUNCH CREAMERYPlant City FL	$920.00
07/21	07/23	24269795203500669641362	ACE HARDWARE OF SUN CITY WIMAUMA FL	$4.29

Interest charge calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires 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
(D) = Daily, (M) = Monthly

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.

Urban Crunch Creamery Cafe

July 17, 2025

North Park Isle CDD

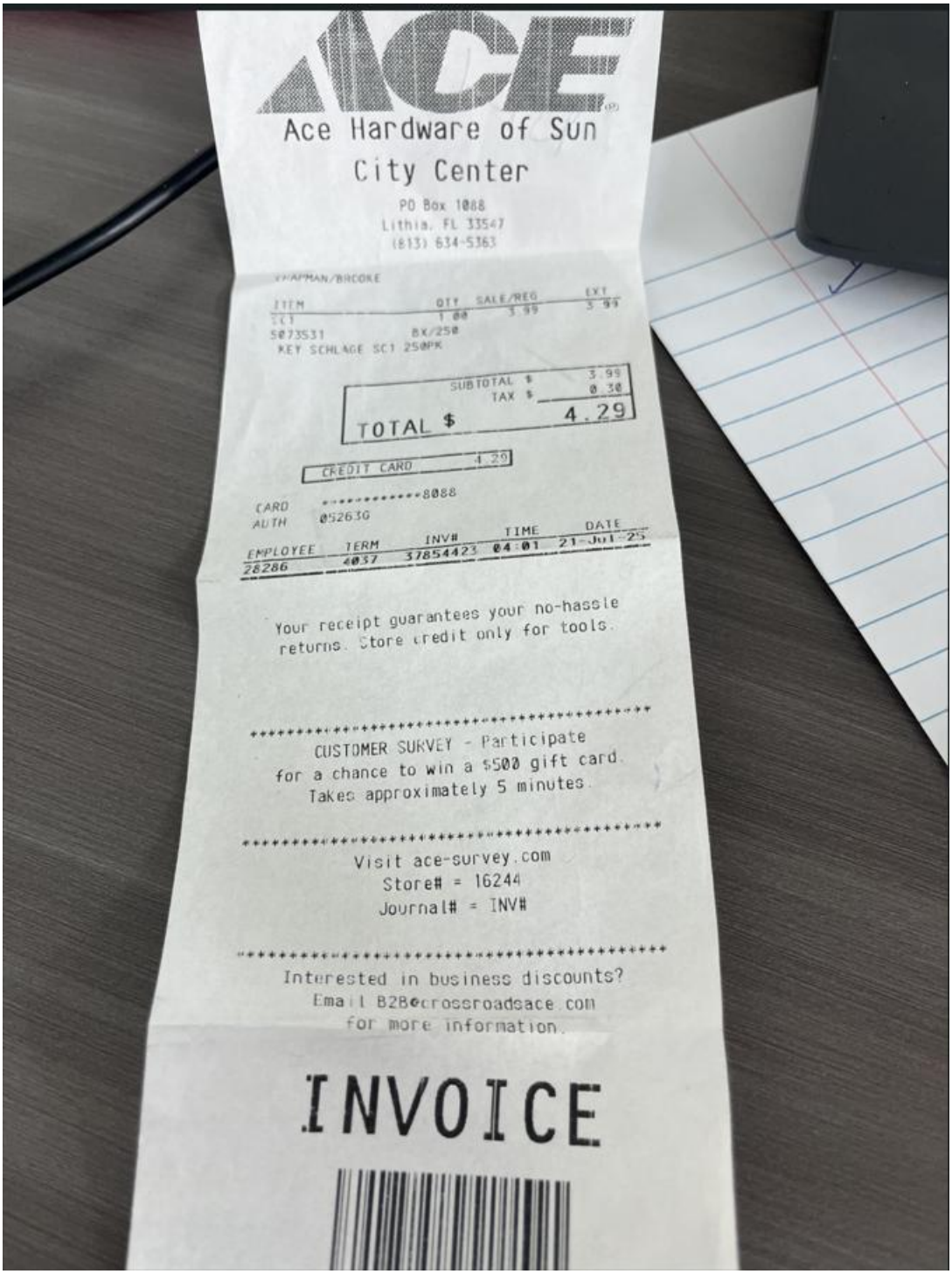
3716 N. Maryland Ave

Plant City, FL 33565

230	Ice cream cups	@ $4.00	
			Subtotal - $920.00
			Tax - $0.00
			Total Charge - $920.00

Paid in Full - Card Charge – ending 0774

Thank you for your business!!



ACE

Ace Hardware of Sun City Center

PO Box 1088
Lithia, FL 33547
(813) 634-5363

CHAPMAN/BRCOKE

ITEM	QTY	SALE/REG	EXT
SC1	1.00	3.99	3.99
5073531 BX/250			
KEY SCHLAGE SC1 250PK			

SUBTOTAL $ 3.99
TAX $ 0.30

TOTAL $ 4.29

CREDIT CARD 4.29

CARD **********8088
AUTH 052630

EMPLOYEE	TERM	INV#	TIME	DATE
28286	4037	37854423	04:01	21-Jul-25

Your receipt guarantees your no-hassle returns. Store credit only for tools.

****
CUSTOMER SURVEY - Participate for a chance to win a $500 gift card. Takes approximately 5 minutes.

****
Visit ace-survey.com
Store# = 16244
Journal# = INV#

****
Interested in business discounts?
Email B2B@crossroadsace.com
for more information.

INVOICE

North Park Isle
Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	$ 81,311	$ -	$ -	$ -	$ -	$ -	$ -	$ 81,311
Accounts Receivable	1,761	-	-	-	-	-	-	1,761
Due From Other Districts	-	-	488,162	-	-	-	-	488,162
Due From Other Funds	1,493	-	-	-	-	-	-	1,493
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Master	-	-	-	-	119,029	-	-	119,029
Acquisition & Construction Account	-	-	-	39,304	42,341	-	-	81,645
Prepayment Account	-	1,578	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	747,255
Revenue Fund	-	355,023	671,467	-	-	-	-	1,026,490
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	**$ 108,282**	**$ 697,660**	**$ 1,565,825**	**$ 39,306**	**$ 161,370**	**$ 25,092,438**	**$ 23,650,000**	**$ 51,314,881**
LIABILITIES								
Accounts Payable	$ 9,486	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,486
Bonds Payable	-	-	-	-	-	-	23,650,000	23,650,000
Due To Other Funds	-	363	-	1,130	-	-	-	1,493
TOTAL LIABILITIES	**9,486**	**363**	**-**	**1,130**	**-**	**-**	**23,650,000**	**23,660,979**

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Restricted for:								
Debt Service	-	697,297	1,565,825	-	-	-	-	2,263,122
Capital Projects	-	-	-	38,176	161,370	-	-	199,546
Unassigned:	98,796	-	-	-	-	25,092,438	-	25,191,234
TOTAL FUND BALANCES	**98,796**	**697,297**	**1,565,825**	**38,176**	**161,370**	**25,092,438**	**-**	**27,653,902**
TOTAL LIABILITIES & FUND BALANCES	**$ 108,282**	**$ 697,660**	**$ 1,565,825**	**$ 39,306**	**$ 161,370**	**$ 25,092,438**	**$ 23,650,000**	**$ 51,314,881**

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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 - Investments	$ -	$ 274	$ 274	0.00%
Interest - Tax Collector	-	2,213	2,213	0.00%
Rental Income	-	4,425	4,425	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	-	3,067	3,067	0.00%
TOTAL REVENUES	**889,825**	**868,899**	**(20,926)**	**97.65%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	12,000	-	100.00%
Trustees Fees	8,100	8,481	(381)	104.70%
Disclosure Report	7,200	12,000	(4,800)	166.67%
District Counsel	10,000	26,243	(16,243)	262.43%
District Engineer	5,000	9,278	(4,278)	185.56%
District Manager	36,000	24,179	11,821	67.16%
Accounting Services	6,750	4,500	2,250	66.67%
Auditing Services	6,000	6,300	(300)	105.00%
Website ADA Compliance	1,500	1,500	-	100.00%
Mailings	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	1,319	(819)	263.80%
General Liability	3,800	2,041	1,759	53.71%
Public Officials Insurance	3,100	1,665	1,435	53.71%
Property & Casualty Insurance	50,000	26,859	23,141	53.72%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	910	6,090	13.00%
Bank Fees	250	810	(560)	324.00%
Website Admin Services	1,500	1,000	500	66.67%
Onsite Office Supplies	100	921	(821)	921.00%
Dues, Licenses & Fees	175	895	(720)	511.43%
Total Administration	163,975	140,901	23,074	85.93%
Electric Utility Services				
Electric Utility Services	15,000	158,441	(143,441)	1056.27%
Total Electric Utility Services	15,000	158,441	(143,441)	1056.27%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
Garbage/Solid Waste Services				
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Total Garbage/Solid Waste Services	5,000	-	5,000	0.00%
Water-Sewer Comb Services				
Water/Waste	3,500	48,083	(44,583)	1373.80%
Total Water-Sewer Comb Services	3,500	48,083	(44,583)	1373.80%
Other Physical Environment				
Waterway Management	44,000	32,723	11,277	74.37%
Field Management	12,000	15,000	(3,000)	125.00%
Contracts-Aquatic Control	-	52,150	(52,150)	0.00%
Pool Maintenance - Contract	11,200	22,100	(10,900)	197.32%
Debris Cleanup	2,500	750	1,750	30.00%
Landscape Maintenance - Contract	180,000	221,513	(41,513)	123.06%
Amenity Pest Control	2,000	3,544	(1,544)	177.20%
Onsite Staff	70,000	51,556	18,444	73.65%
Janitorial Services & Supplies	1,800	8,380	(6,580)	465.56%
R&M Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	34,715	(24,715)	347.15%
Pools R&M	20,000	4,819	15,181	24.10%
Amenity Maintenance & Repairs	10,000	8,980	1,020	89.80%
Janitorial - Maintenance	8,000	-	8,000	0.00%
R&M-Bush Hogging	1,500	-	1,500	0.00%
Entrance Monuments, Gates, Walls R&M	2,800	9,792	(6,992)	349.71%
Landscaping - Annuals	15,000	11,296	3,704	75.31%
Landscaping - Mulch	20,000	-	20,000	0.00%
Landscape Maintenance	5,000	43,259	(38,259)	865.18%
Shared Landscape Maint Fr Entrance	1,500	-	1,500	0.00%
Security Monitoring Services	15,000	-	15,000	0.00%
Landscaping - Plant Replacement Program	15,000	21,480	(6,480)	143.20%
Security System Monitoring and Maint	3,000	17,054	(14,054)	568.47%
Storm Cleanup	-	32,338	(32,338)	0.00%
Misc Maintenance	15,000	41,487	(26,487)	276.58%
Irrigation Maintenance	15,000	4,749	10,251	31.66%
Mitigation Area	2,500	-	2,500	0.00%
Aquatics - Contracts	3,000	-	3,000	0.00%
Aquatics - Plant Replacement	2,000	-	2,000	0.00%
Key Card Distribution	2,000	-	2,000	0.00%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Holiday Decorations	15,000	2,883	12,117	19.22%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Service and Supplies	9,000	375	8,625	4.17%
Amenity Furniture R&M	5,000	-	5,000	0.00%
Reserve - Undesignated	27,550	-	27,550	0.00%
Total Other Physical Environment	572,350	640,943	(68,593)	111.98%
Road and Street Facilities				
Street Lights	130,000	126,968	3,032	97.67%
Total Road and Street Facilities	130,000	126,968	3,032	97.67%
TOTAL EXPENDITURES	**889,825**	**1,115,336**	**(225,511)**	**125.34%**
Excess (deficiency) of revenues Over (under) expenditures	-	(246,437)	(246,437)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**345,233**		
FUND BALANCE, ENDING		**$ 98,796**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2019 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 27,393	$ 27,393	0.00%
Special Assmnts- Tax Collector	678,975	686,370	7,395	101.09%
TOTAL REVENUES	**678,975**	**713,763**	**34,788**	**105.12%**
EXPENDITURES				
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	-	30,713	30,713	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfers-Out	-	(12,825)	(12,825)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(12,825)**	**(12,825)**	**0.00%**
Net change in fund balance	$ -	$ 17,888	$ 17,888	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**679,409**		
FUND BALANCE, ENDING		**$ 697,297**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2021 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 44,233	$ 44,233	0.00%
Special Assmnts- Tax Collector	812,391	187,301	(625,090)	23.06%
Special Assmnts- CDD Collected	-	1,077,933	1,077,933	0.00%
TOTAL REVENUES	**812,391**	**1,309,467**	**497,076**	**161.19%**
EXPENDITURES				
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%
TOTAL EXPENDITURES	**812,391**	**806,250**	**6,141**	**99.24%**
Excess (deficiency) of revenues Over (under) expenditures	-	503,217	503,217	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfers-Out	-	(16,620)	(16,620)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(16,620)**	**(16,620)**	**0.00%**
Net change in fund balance	$ -	$ 486,597	$ 486,597	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,079,228**		
FUND BALANCE, ENDING		**$ 1,565,825**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2019 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 1,264	$ 1,264	0.00%
TOTAL REVENUES	**-**	**1,264**	**1,264**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	1,264	1,264	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	13,955	13,955	0.00%
Interfund Transfers-Out	-	(1,129)	(1,129)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**12,826**	**12,826**	**0.00%**
Net change in fund balance	$ -	$ 14,090	$ 14,090	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**24,086**		
FUND BALANCE, ENDING		**$ 38,176**		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2025

Series 2021 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 6,090	$ 6,090	0.00%
TOTAL REVENUES	**-**	**6,090**	**6,090**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	6,090	6,090	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	16,620	16,620	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**16,620**	**16,620**	**0.00%**
Net change in fund balance	$ -	$ 22,710	$ 22,710	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**138,660**		
FUND BALANCE, ENDING		**$ 161,370**		

Bank Account Statement

North Park Isle CDD

Bank Account No.	8942		
Statement No.	25_09	**Statement Date**	09/30/2025

G/L Account No. 101001 Balance	81,311.17	**Statement Balance**	114,759.71
		Outstanding Deposits	100.00
Positive Adjustments	0.00	**Subtotal**	114,859.71
Subtotal	81,311.17	**Outstanding Checks**	-33,548.54
Negative Adjustments	0.00	**Ending Balance**	81,311.17
Ending G/L Balance	81,311.17		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/19/2025	Payment	JE000884	Rental Income	Lynette Ozones - MO	100.00	100.00	0.00
09/19/2025	Payment	JE000885	Other Miscellaneous Revenues	Maijo Jacob - Ck #1039 (08/19/25) - Pool Fob	25.00	25.00	0.00
09/19/2025	Payment	JE000886	Other Miscellaneous Revenues	Nancy Turpin - Ck #902 (09/16/25) - Pool Fob	25.00	25.00	0.00
09/19/2025	Payment	JE000887	Other Miscellaneous Revenues	Perry Parsino - Sk #3111 (09/18/25) - Pool Fob	25.00	25.00	0.00
09/30/2025		JE000923	Interest - Investments	Interest Earned	267.24	267.24	0.00
09/30/2025		JE000925	Electric Utility Services	TECO ACH adj JE	6.69	6.69	0.00
09/09/2025		JE000926	Other Miscellaneous Revenues	Deposit for North Park Isle 09/09/2025 - $825.00	825.00	825.00	0.00
Total Deposits					1,273.93	1,273.93	0.00
Checks							
							0.00
08/25/2025	Payment	100165	NEPTUNE MULTI SERVICES LLC	Inv: 0053916, Inv: 0053917	-1,600.00	-1,600.00	0.00
08/25/2025	Payment	100166	STRALEY ROBIN VERICKER	Inv: 26951	-2,360.50	-2,360.50	0.00
08/25/2025	Payment	100167	DOWN TO EARTH	Inv: 151174, Inv: 151175	-7,327.39	-7,327.39	0.00
08/28/2025	Payment	300109	CITY OF PLANT CITY ACH	Inv: 1579527-ACH	-477.49	-477.49	0.00
08/28/2025	Payment	300110	CITY OF PLANT CITY ACH	Inv: 1579221-ACH	-1,150.73	-1,150.73	0.00
08/28/2025	Payment	300111	CITY OF PLANT CITY ACH	Inv: 1579223-ACH	-464.33	-464.33	0.00
08/28/2025	Payment	300112	CITY OF PLANT CITY ACH	Inv: 1579225-ACH	-389.26	-389.26	0.00
08/28/2025	Payment	300113	CITY OF PLANT CITY ACH	Inv: 1579226-ACH	-964.12	-964.12	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 25_09 **Statement Date** 09/30/2025

08/28/2025	Payment	300115	CHARTER COMMUNICATIONS ACH	Inv: 0384991081125-ACH	-296.43	-296.43	0.00
09/03/2025	Payment	300116	TECO ACH	Inv: 081325-5348 ACH	-32.19	-32.19	0.00
09/03/2025	Payment	300117	TECO ACH	Inv: 081325-5355 ACH	-24.83	-24.83	0.00
09/03/2025	Payment	300118	TECO ACH	Inv: 081325-26724 ACH	-353.65	-353.65	0.00
09/03/2025	Payment	300119	TECO ACH	Inv: 081325-1253 ACH	-1,361.36	-1,361.36	0.00
09/03/2025	Payment	300120	TECO ACH	Inv: 081325-3537 ACH	-36.15	-36.15	0.00
09/03/2025	Payment	300121	TECO ACH	Inv: 081325-6724 ACH	-258.10	-258.10	0.00
09/03/2025	Payment	300122	TECO ACH	Inv: 081325-1600-ACH	-11,112.92	-11,112.92	0.00
09/08/2025	Payment	100170	STANTEC CONSULTING SERVICES	Inv: 2442473	-312.50	-312.50	0.00
09/09/2025	Payment	1717	ALBERTO VIERA	Check for Vendor V00023	-200.00	-200.00	0.00
09/09/2025	Payment	1718	CARLOS DE LA OSSA	Check for Vendor V00029	-200.00	-200.00	0.00
09/09/2025	Payment	1719	KELLY ANN EVANS	Check for Vendor V00020	-200.00	-200.00	0.00
09/09/2025	Payment	1720	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
09/09/2025	Payment	1721	RYAN MOTKO	Check for Vendor V00027	-200.00	-200.00	0.00
09/10/2025	Payment	1723	SECURITEAM	Check for Vendor V00039	-383.00	-383.00	0.00
09/12/2025	Payment	100171	INFRAMARK LLC	Inv: 157183	-1,282.60	-1,282.60	0.00
09/12/2025	Payment	100172	ECO-LOGIC SERVICES LLC	Inv: 5660	-6,200.00	-6,200.00	0.00
09/12/2025	Payment	100173	BLUE LIFE POOL SERVICE LLC	Inv: 20287	-2,000.00	-2,000.00	0.00
09/18/2025	Payment	100174	BUSINESS OBSERVER	Inv: 25-02627H	-94.06	-94.06	0.00
09/18/2025	Payment	100175	SECURITEAM	Inv: 20644	-500.00	-500.00	0.00
09/18/2025	Payment	100176	DOWN TO EARTH	Inv: 153156, Inv: 152919	-16,783.50	-16,783.50	0.00
09/18/2025	Payment	100177	COASTAL FENCE SERVICES, LLC	Inv: 32	-5,760.00	-5,760.00	0.00
09/18/2025	Payment	100178	GIG FIBER LLC	Inv: 5185	-10,763.50	-10,763.50	0.00
09/29/2025	Payment	300129	CHARTER COMMUNICATIONS ACH	Inv: 091125-4991	-190.00	-190.00	0.00
09/30/2025		JE000924	Bank Fees	Service Charges	-279.15	-279.15	0.00
08/22/2025	Payment	1716A	U. S. BANK	U. S. BANK - Correction of	-4,440.63	-4,440.63	0.00
09/30/2025		JE000944	District Manager	Inframark ACH adj. JE	-178.75	-178.75	0.00
Total Checks					-78,377.14	-78,377.14	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	1708	RYAN MOTKO	Check for Vendor V00027	-200.00
08/12/2025	Payment	1714	RYAN MOTKO	Check for Vendor V00027	-200.00
08/22/2025	Payment	1716	U. S. BANK	Payment of Invoice 001574	-4,440.63
09/25/2025	Payment	100179	CONSOLIDATED LAND SERVICES, INC	Inv: 00000243	-10,855.11
09/25/2025	Payment	100180	STRALEY ROBIN VERICKER	Inv: 27111	-1,605.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942

Statement No. 25_09 **Statement Date** 09/30/2025

09/02/2025	Payment	300123	TRUIST - CC	Inv: 072325-5335-ACH	-924.29
09/29/2025	Payment	100181	DOWN TO EARTH	Inv: 154661	-3,460.00
09/29/2025	Payment	100182	INFRAMARK LLC	Inv: 159284	-7,200.00
09/29/2025	Payment	300124	CITY OF PLANT CITY ACH	Inv: 1594231-ACH	-388.76
09/29/2025	Payment	300125	CITY OF PLANT CITY ACH	Inv: 1593926-ACH	-1,444.60
09/29/2025	Payment	300126	CITY OF PLANT CITY ACH	Inv: 1593928-ACH	-601.61
09/29/2025	Payment	300127	CITY OF PLANT CITY ACH	Inv: 1593930-ACH	-509.38
09/29/2025	Payment	300128	CITY OF PLANT CITY ACH	Inv: 1593931-ACH	-1,719.16
Total Outstanding Checks					-33,548.54

Outstanding Deposits

09/08/2025	Payment	JE000883		Hilda & Hardy Ruth - Ck	100.00
Total Outstanding Deposits					100.00

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	100170	09/08/25	V00005	STANTEC CONSULTING SERVICES	2442473	Aug 2025 Dist Engineer	District Engineer	531147-51301	$312.50
001	100171	09/12/25	V00025	INFRAMARK LLC	157183	MAIL NOTICES	Postage, Phone, Faxes, Copies	541024-51301	$1,282.60
001	100172	09/12/25	V00042	ECO-LOGIC SERVICES LLC	5660	Agu 2025 Pond maintenance	Aquatics - Contracts	546995-53908	$6,200.00
001	100173	09/12/25	V00037	BLUE LIFE POOL SERVICE LLC	20287	Sep 2025 Pool services	Pool Maintenance - Contract	534078-53908	$2,000.00
001	100174	09/18/25	V00067	BUSINESS OBSERVER	25-02627H	Meeting Ad	Legal Advertising	548002-51301	$94.06
001	100175	09/18/25	V00039	SECURITEAM	20644	Sep 2025 Video camera monitoring	MONITORING SVC	546479-53908	$500.00
001	100176	09/18/25	V00069	DOWN TO EARTH	153156	Irrigation Labor	Irrigation Maintenance	546930-53908	$78.50
001	100176	09/18/25	V00069	DOWN TO EARTH	152919	Sep 2025 Landscaping maintenance	Landscape Maintenance - Contract	534171-53908	$16,705.00
001	100177	09/18/25	V00071	COASTAL FENCE SERVICES, LLC	32	Fence Repair	Entrance Monuments, Gates, Walls R&M	546227-53908	$5,760.00
001	100178	09/18/25	V00024	GIG FIBER LLC	5185	Sep 2025 Solar equipment rental	SOLAR EQMNT LEASE INCOME	543062-54101	$10,763.50
001	100179	09/25/25	V00075	CONSOLIDATED LAND SERVICES, INC	00000243	General Cleanup of Depression Area 08/25	Misc Maintenance	546922-53908	$10,855.11
001	100180	09/25/25	V00013	STRALEY ROBIN VERICKER	27111	AUG 2025 DISTRICT COUNSEL SERVICE	District Counsel	531146-51401	$1,605.00
001	100181	09/29/25	V00069	DOWN TO EARTH	154661	Sep 2025 Landscaping Fertilizer	R&M-Other Landscape	546036-53908	$3,460.00
001	100182	09/29/25	V00025	INFRAMARK LLC	159284	Dissemination Services	Disclosure Report	531142-51301	$7,200.00
001	1717	09/09/25	V00023	ALBERTO VIERA	AV-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1718	09/09/25	V00029	CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1719	09/09/25	V00020	KELLY ANN EVANS	KE-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1720	09/09/25	V00017	NICHOLAS J. DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1721	09/09/25	V00027	RYAN MOTKO	RM-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	$200.00
001	1723	09/10/25	V00039	SECURITEAM	20589	security services Aug 2025	MONITORING SVC Aug 2025	546479-53908	$383.00
001	300116	09/03/25	V00022	TECO ACH	081325-5348 ACH	ACCT# 221009295348 7/10-8/7/25	ELECTRIC	543041-53100	$32.19
001	300117	09/03/25	V00022	TECO ACH	081325-5355 ACH	ACCT# 221009295355 7/10-8/7/25	ELECTRIC	543041-53100	$24.83
001	300118	09/03/25	V00022	TECO ACH	081325-26724 ACH	ACCT# 221008226724 7/10-8/7/25	ELECTRIC	543041-53100	$353.65
001	300119	09/03/25	V00022	TECO ACH	081325-1253 ACH	ACCT# 221008971253 7/10-8/7/25	ELECTRIC	543041-53100	$1,361.36
001	300120	09/03/25	V00022	TECO ACH	081325-3537 ACH	ACCT# 22108673537 7/10-8/7/25	ELECTRIC	543041-53100	$36.15
001	300121	09/03/25	V00022	TECO ACH	081325-6724 ACH	ACCT# 221008636724 7/10-8/7/25	ELECTRIC	543041-53100	$258.10
001	300122	09/03/25	V00022	TECO ACH	081325-1600-ACH	SVC PRD 07/10-08/07/2025	Electric Utility Services	543041-53100	$11,112.92
001	300123	09/02/25	V00061	TRUIST - CC	072325-5335-ACH	JULY EXPENSES	Urban Crunch Creamery	549940-51301	$920.00
001	300123	09/02/25	V00061	TRUIST - CC	072325-5335-ACH	JULY EXPENSES	Ace Hardware	551002-51301	$4.29
001	300124	09/29/25	V00047	CITY OF PLANT CITY ACH	1594231-ACH	RECLAIM 08/08-09/08/25	Water/Waste	543018-53600	$388.76
001	300125	09/29/25	V00047	CITY OF PLANT CITY ACH	1593926-ACH	RECLAIM 08/08-09/08/25	Water/Waste	543018-53600	$1,444.60
001	300126	09/29/25	V00047	CITY OF PLANT CITY ACH	1593928-ACH	RECLAIM 08/08-09/08/25	Water/Waste	543018-53600	$601.61
001	300127	09/29/25	V00047	CITY OF PLANT CITY ACH	1593930-ACH	RECLAIM 08/08-09/08/25	Water/Waste	543018-53600	$509.38
001	300128	09/29/25	V00047	CITY OF PLANT CITY ACH	1593931-ACH	RECLAIM 08/08-09/08/25	Water/Waste	543018-53600	$1,719.16
001	300129	09/29/25	V00049	CHARTER COMMUNICATIONS ACH	091125-4991	09/11-10/10/25 Internet	Internet & Wifi	541022-53908	$190.00
								Fund Total	**$87,156.27**

Total Checks Paid	**$87,156.27**

Consideration; $10.00
Documentary Stamp Tax: $0.70

Prepared by and
when recorded return to:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made as of the 20th day of October, 2025, by **NORTH PARK ISLE DEVELOPMENT, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609, in favor of **NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT,** a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed and does hereby remise, release and quitclaim to Grantee, its successors and assigns, forever, all right, title, interest, claim, and demand which Grantor has in and to the real property described as follows in Hillsborough County, Florida (the "**Property**"):

Tract 101, Tract 102, Tract 103, Tract 104, Tract 105, Tract 106, Tract 301, Tract 302, Tract 303, Tract 304, Tract 305, Tract 306, Tract 307, Tract 308, Tract 309, and Tract 310 of North Park Isle Phase 1A, according to the plat thereof, as recorded in Plat Book 140, Pages 110-142 of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

Tract 200 and Tract 201 of North Park Isle Phase 2A, according to the plat thereof, as recorded in Plat Book 143, Pages 263-267 of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

Tract 310 of North Park Isle Phase 2B and 3A, according to the plat thereof, as recorded in Plat Book 144, Pages 208-219 of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

Tract 201, Tract 205, Tract 206, and Tract 304, of North Park Isle Phase 2C, 3B, and 4, according to the plat thereof, as recorded in Plat Book 145, Pages 1-23 of the Public

Records of Hillsborough County, Florida

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon, and all easements, reservations and other rights whatsoever related thereto, reserved unto Grantor on the aforesaid plat.

TO HAVE AND TO HOLD all of said right, title, interest, claim, and demand of Grantor in said land, and all improvements thereon, unto Grantee for its use and benefit forever.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

(Witness 1 – Signature)

Carlos de la Osa

(Witness 1 – Printed Name)

1115 Armenia Ave Tampa FL 33609

(Witness 1 – Address)

(Witness 2 – Signature)

Kathryn C. Hopkinson

(Witness 2 – Printed Name)

1510 W. Cleveland St.
Tampa, Florida 33606

(Witness 2 – Address)

North Park Isle Development, LLC,
a Florida limited liability company

By: **Eisenhower Management, Inc.**
a Florida corporation
Its Manager

By: _____
Nicholas J. Dister
Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of October, 2025, by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of North Park Isle Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Notary Public Signature

KATHRYN HOPKINSON
MY COMMISSION # HH 637680
EXPIRES: April 17, 2029

Notary Stamp

Consideration; $10.00
Documentary Stamp Tax: $0.70

Prepared by and
when recorded return to:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20th day of October, 2025, by **NORTH PARK ISLE DEVELOPMENT, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609, in favor of **NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT,** a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (the "**Property**"):

Tract 101B, Tract 101C, Tract 104B, and Tract 105C of North Park Isle Phases 1B, 1C, and 1D, according to the plat thereof, as recorded in Plat Book 141, Pages 93-102 of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

Tract 201, Tract 501, Tract 502, Tract 503, Tract 504, Tract 505, Tract 506, Tract 507, and Tract 508, of North Park Isle Phase 2B and 3A, according to the plat thereof, as recorded in Plat Book 144, Pages 208-219 of the Public Records of Hillsborough County, Florida

TOGETHER WITH:

Tract 202, Tract 203, Tract 204, and Tract 305, of North Park Isle Phase 2C, 3B, and 4, according to the plat thereof, as recorded in Plat Book 145, Pages 1-23 of the Public Records of Hillsborough County, Florida

TOGETHER, with all appurtenances thereunto appertaining, hereditaments, and improvements located thereon.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns, in fee simple forever, subject to and except for the following: (a) taxes and covenants for the year 2025

and subsequent years; (b) governmental requirements and restrictions; and (c) easements, covenants, conditions, restrictions and other matters of record, however this provision shall not reimpose any of the same. Subject to the foregoing, Grantor hereby warrants the Property is free from all liens and encumbrances, and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

(Witness 1 – Signature)

Carlos de la Ossa

(Witness 1 – Printed Name)

111 S Armenia Ave Ste 201 Tampa FL 33609

(Witness 1 – Address)

(Witness 2 – Signature)

Kathryn C. Hopkinson

(Witness 2 – Printed Name)

1510 W. Cleveland St.
Tampa, Florida 33606

(Witness 2 – Address)

North Park Isle Development, LLC,
a Florida limited liability company

By: **Eisenhower Management, Inc.**
a Florida corporation
Its Manager

By: _____
Nicholas J. Dister
Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of October, 2025, by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of North Park Isle Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Notary Public Signature

KATHRYN HOPKINSON
MY COMMISSION # HH 637680
EXPIRES: April 17, 2029

Notary Stamp

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

Estimate: #130362

Customer Address
Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address
Jayna Cooper
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

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

Job	Estimated Job Start Date	Proposed By	Due Date
tree remover	October 28, 2025	Vernon Nick Padgett	October 8, 2025

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Tree Removal and Disposal (E)				$130.00
Palm Sabal "Hurricane Cut" Installed (E)	14' CT	1	$870.80	$870.80
Irrigation Installation				
Irrigation Labor (Hide)				$85.00
			Subtotal	**$1,085.80**
			Estimated Tax	$0.00
			Job Total	**$1,085.80**

The evergreen tree removal is going to be flush cut located in north park isle on 1214 Tahitian Sunrise Dr.

The sable palm removal and replacement is located in north park isle on 3828 Capri Coast Dr

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:

Vernon Nick Padgett 10/08/2025
Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 10-20-25
Inframark Date

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

INFRAMARK

NORTH PARK ISLE CDD

FIELD INSPECTION REPORT-OCTOBER-DOWN TO EARTH

Friday, October 24, 2025

Prepared For Board Of Supervisors

14 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

completed
Not completed/No response
Monitoring/Scheduled

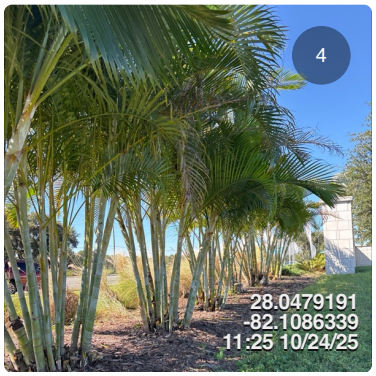
on 10/24/25 an application of pre-emergent was put down to control the weeds throughout the district, and a treatment of fungicide

Item 1- E. Sam Allen Rd

Due By: Thursday, November 13, 2025

Assigned To: Down To Earth

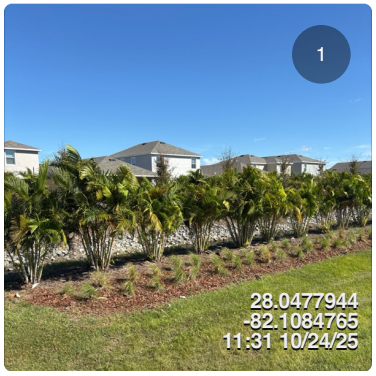
- The entrance monument at North Maryland and E. Sam Allen Road.
- The flowers located in front of the monument are healthy and display vibrant color.
- The juniper bed contains some torpedo grass that needs to be removed or hand-pulled and then treated with weed killer.
- The turf in front of the monument requires fertility improvement.
- The Areca palm trees have been cleaned and separated from surrounding plant material.
- The overall appearance of the Areca palms is very appropriate and well-maintained.

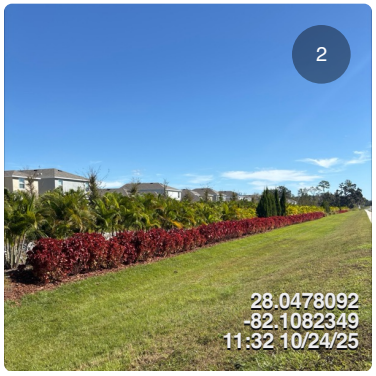


Item 2- E. Sam Allen Rd.

Assigned To: Down To Earth

- The landscape bed along E. Sam Allen Road toward North Park Road.
- The plant material in this bed looks very appropriate and well-maintained.
- The Areca palms have been cleaned and separated from surrounding plant material.
- The copper leaf plants display a beautiful, vibrant color.
- The overall appearance of the bed enhances the look of the entrance.
- The Bahia turf is nicely mowed and well-maintained.
- Sidewalks are properly edged, blown off, and free of weeds.





Item 3- N. Maryland Ave & Hazy Sea

Due By: Thursday, November 13, 2025

Assigned To: Down To Earth

- The pocket park located on the corner of North Maryland Ave and Hazy Sea.
- The tree rings in the park have torpedo grass that needs to be sprayed.
- The grasses along the retention pond on North Maryland Ave contain a significant amount of weeds.
- The turf in the park is well-maintained.

scheduled for 11/6/26

Item 4- N. Maryland Ave & Tropical Oasis Ave

Assigned To: Down To Earth

Pocket Parks – North Maryland & Tropical Oasis Ave

- Turf is well maintained and healthy.
- Fertility levels are good.
- Plant material is in good condition.
- Sidewalks are neatly edged, blown off, and weed-free.
- Curbs are neatly edged, blown off, and weed-free.
- Roadway is clean and well maintained.

Item 5- Tahitian Sunrise

Due By: Thursday, November 13, 2025

Assigned To: Down To Earth

North Park Road & Tahitian Sunrise Drive

- Flowers have vibrant color, consistent with those in front of the monument.
- Liriope contains a significant amount of weeds that need to be removed and treated with weed control where applicable.
- Plant material behind the monument is healthy, looks good, and is well maintained.

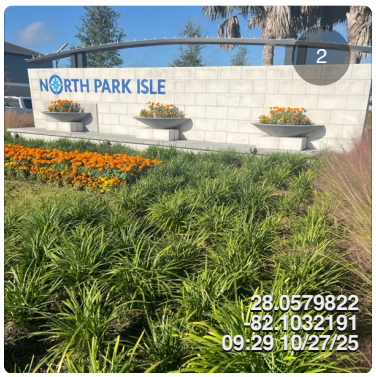
scheduled for 11/4/25

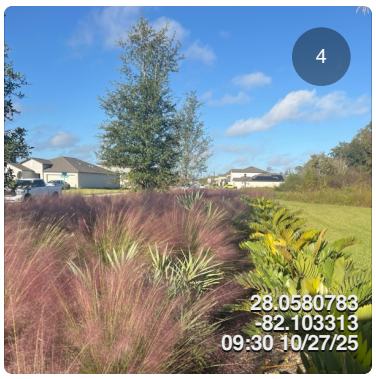
Item 6- Tropical Oasis Ave & N. Park Rd.

Assigned To: Down To Earth

North Park Road & Tropical Oasis

- Flowers look great with vibrant, beautiful color.
- Flowers in the monument pots are also in excellent condition with strong color.
- Liriope is well maintained, weed-free, and shows good color.
- Plant material behind the monument looks good, healthy, and well maintained.
- Overall, this area is in great condition and well maintained.



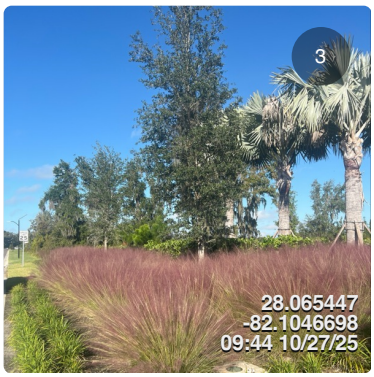


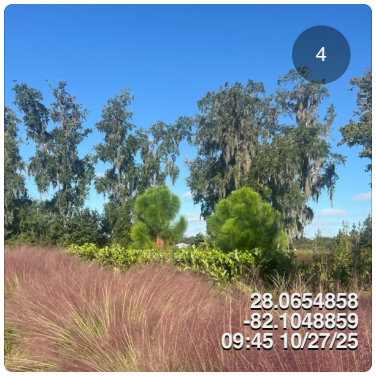
Item 7- Blue Orchid

Assigned To: Down To Earth

Blue Orchid & North Park Road

- Flowers look great with good color.
- Liriope is weed-free, well maintained, and shows good fertility.
- Plant material behind the monument going into Blue Orchid looks great and well maintained.



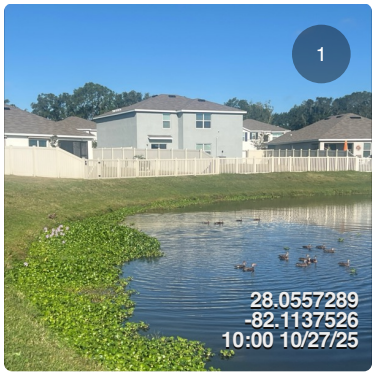


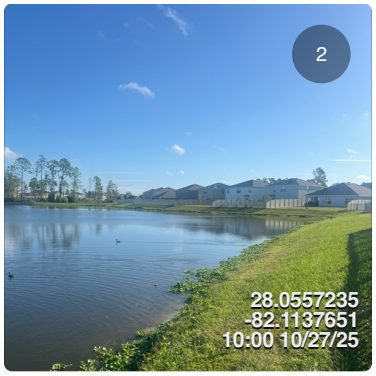
Item 8- Pond

Due By: Thursday, November 13, 2025

Assigned To: Eco Logic

Pond 11 has lots of pennywort that needs to be treated as soon as possible.





scheduled for the week of 11/3/25

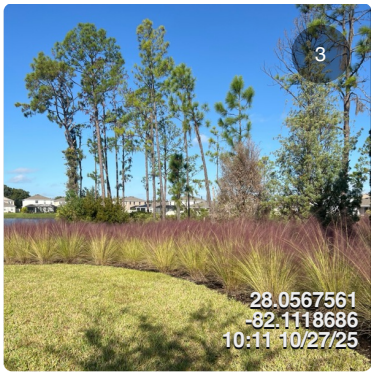
Item 9- Capri Coast

Due By: Thursday, November 13, 2025

Assigned To: Down To Earth

Pocket Park – Capri Coast (Heading Northeast Before the Cul-de-Sac)

- A few weeds present in the landscape beds that need to be treated.
- Plant material overall looks good and well maintained.
- A section of the landscape bed is missing plant material.
- Please provide a proposal to fill in the area where viburnums are missing.
- Overall, the pocket park is in good condition and well maintained



scheduled for 11/7/25

Item 10- Pond

Due By: Thursday, November 13, 2025

Assigned To: Eco Logic

Pond 12

- Significant presence of torpedo grass along the shoreline.
- Shoreline weeds need to be treated.
- Some trash present around the pond area that needs to be removed as soon as possible.

scheduled for the week of 11/3/25

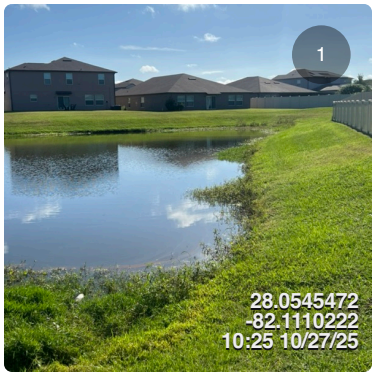
Item 11- Pond

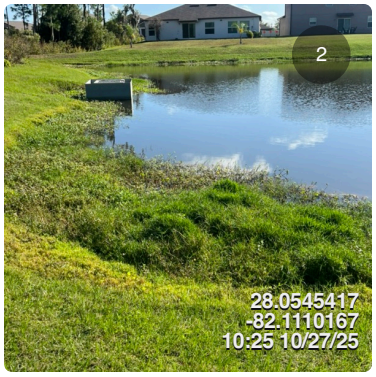
Due By: Thursday, November 13, 2025

Assigned To: Eco Logic

Pond 14

- Significant amount of torpedo grass, primrose, and pennywort present.
- These invasive species need to be treated as soon as possible.





scheduled for the week of 11/3/25

Item 12- Pond

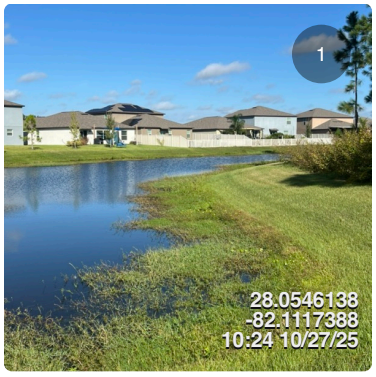
Due By: Thursday, November 13, 2025

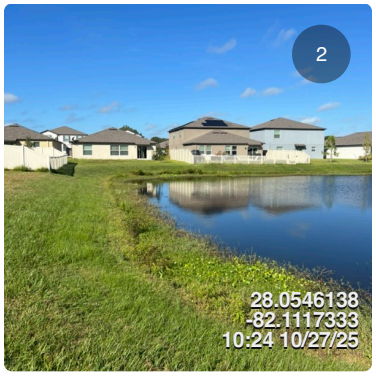
Assigned To: Eco Logic

Pond 15

- Significant amount of torpedo grass present.
- Needs to be treated as soon as possible.

scheduled for the week of 11/3/25





Item 13- Clubhouse Landscape

Due By: Thursday, November 13, 2025

Assigned To: Down To Earth

Clubhouse landscaping beds

•Inside the pool area at the clubhouse.

•Remove the broken 2x4 that is attached to the palm tree; it was placed to support the palm but can now be removed.

• Remove the dead palm frond hanging from the palm tree.

• Remove any dead grasses or plant material throughout the landscape beds inside the pool area.

• Trim anything hanging or encroaching over the sidewalk and keep pathways clear.

scheduled to be completed on 11/4/25

Item 14- Clubhouse Landscape

Assigned To: Down To Earth

Clubhouse Area

• The plant material surrounding the clubhouse area is well-maintained and displays vibrant color.

• The landscape plant material located behind the clubhouse, near the playground and mailboxes, is also well-maintained and has a healthy, vibrant appearance.