

# *North Park Isle Community Development District*

**April 02, 2026**

**Agenda Package**

**TEAMS MEETING INFORMATION**

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**Meeting ID:** 240 062 334 037 6 **Passcode:** wU2Sy36X

**Dial-in by phone** +1 646-838-1601 **Pin:** 311 963 193#

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



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**ACCOUNTABILITY**



**RESPECT**

# 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  
Paul Young, Field Manager  
Rollamay Turkoane, District Manager  
Brooke Chapman, District Manager  
Sade Smith, Clubhouse Manager

## Regular Meeting Agenda

Thursday, April 02, 2026 at 2:00 p.m.

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The Regular Meeting of the **North Park Isle Community Development District** will be held on **April 02, 2026, 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

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## THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTSS3,

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. BUSINESS ITEMS

A. Acceptance of FY 2025 Final Audit Report

### 4. CONSENT AGENDA

A. Approval of Minutes of March 05, 2026, Regular Meeting

B. Consideration of Operation and Maintenance February 2026

C. Acceptance of the Financials and Approval of the Check Register for February 2026

D. Ratification of Signal 88, LLC - Pool Montitor Services Agreement

E. Ratification of Website Creation and Management Agreement

### 5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

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

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## INDEPENDENT AUDITOR'S REPORT

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

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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

#### ***Responsibilities of Management for the Financial Statements***

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

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

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS, we:

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

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

### ***Required Supplementary Information***

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

### ***Other Information Included in the Financial Report***

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

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated March 9, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

March 9, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of North Park Isle Community Development District, City of Plant City, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$295,757.
- The change in the District's total net position in comparison with the prior fiscal year was \$440,800, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$2,489,893, an increase of \$223,278 in comparison with the prior fiscal year. A portion of the fund balance is nonspendable for prepaid items and deposits, restricted for debt service and capital projects, and the remainder is unassigned deficit fund balance in the general fund.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 2,581,964	\$ 2,358,942
Capital assets, net of depreciation	23,492,035	23,880,265
Total assets	<u>26,073,999</u>	<u>26,239,207</u>
Current liabilities	486,683	493,643
Long-term liabilities	25,291,559	25,890,607
Total liabilities	<u>25,778,242</u>	<u>26,384,250</u>
Net Position		
Net investment in capital assets	(1,799,524)	(2,010,342)
Restricted	2,068,056	1,520,066
Unrestricted	27,225	345,233
Total net position	<u>\$ 295,757</u>	<u>\$ (145,043)</u>

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

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,810,524	\$ 3,380,292
Operating grants and contributions	71,626	116,664
Capital grants and contributions	7,356	6,861
General revenues	10,989	9,079
Total revenues	<u>2,900,495</u>	<u>3,512,896</u>
Expenses:		
General government	146,847	153,495
Physical environment	1,305,350	1,065,214
Interest	1,007,498	1,030,576
Total expenses	<u>2,459,695</u>	<u>2,249,285</u>
Change in net position	440,800	1,263,611
Net position - beginning	(145,043)	(1,408,654)
Net position - ending	<u>\$ 295,757</u>	<u>\$ (145,043)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$2,459,695. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments and interest income in the current fiscal year. The majority of the increase in expenses is the result of the increase in utilities expense in the current year.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$225,000. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$73,092.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2025, the District had \$25,092,438 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$1,600,403 has been taken, which resulted in a net book value of \$23,492,035. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

### Capital Debt

At September 30, 2025, the District had \$23,650,000 in Bonds outstanding and \$1,480,499 in leases payable for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 81,211
Assessments receivable	488,162
Accounts receivable	8,871
Prepaid items	4,004
Deposits	23,717
Restricted assets:	
Investments	1,975,999
Capital assets:	
Nondepreciable	14,295,393
Depreciable, net	9,196,642
Total assets	26,073,999
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	92,071
Accrued interest payable	394,612
Non-current liabilities:	
Due within one year	615,574
Due in more than one year	24,675,985
Total liabilities	25,778,242
 <b>NET POSITION</b>	
Net investment in capital assets	(1,799,524)
Restricted for debt service	1,868,510
Restricted for capital projects	199,546
Unrestricted	27,225
Total net position	\$ 295,757

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 146,847	\$ 146,847	\$ -	\$ -	\$ -
Physical environment	1,305,350	712,073	-	7,356	(585,921)
Interest on long-term debt	1,007,498	1,951,604	71,626	-	1,015,732
Total governmental activities	2,459,695	2,810,524	71,626	7,356	429,811
General revenues:					
					8,503
Miscellaneous					2,486
Unrestricted investment earnings					10,989
Total general revenues					440,800
Change in net position					(145,043)
Net position - beginning					\$ 295,757
Net position - ending					\$ 295,757

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 81,211	\$ -	\$ -	\$ 81,211
Investments	-	1,775,323	200,676	1,975,999
Assessments receivable	-	488,162	-	488,162
Accounts receivable	8,871	-	-	8,871
Due from other funds	1,493	-	-	1,493
Prepaid items	4,004	-	-	4,004
Deposits	23,717	-	-	23,717
Total assets	<u>\$ 119,296</u>	<u>\$ 2,263,485</u>	<u>\$ 200,676</u>	<u>\$ 2,583,457</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued liabilities	\$ 92,071	\$ -	\$ -	\$ 92,071
Due to other funds	-	363	1,130	1,493
Total liabilities	<u>92,071</u>	<u>363</u>	<u>1,130</u>	<u>93,564</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	27,721	-	-	27,721
Restricted for:				
Debt service	-	2,263,122	-	2,263,122
Capital projects	-	-	199,546	199,546
Unassigned	(496)	-	-	(496)
Total fund balances	<u>27,225</u>	<u>2,263,122</u>	<u>199,546</u>	<u>2,489,893</u>
Total liabilities and fund balances	<u>\$ 119,296</u>	<u>\$ 2,263,485</u>	<u>\$ 200,676</u>	<u>\$ 2,583,457</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 2,489,893

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

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

Cost of capital assets	25,092,438	
Accumulated depreciation	<u>(1,600,403)</u>	23,492,035

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

Accrued interest payable	(394,612)	
Discount on bonds, net	46,550	
Premiums on bonds, net	(207,610)	
Lease payable	(1,480,499)	
Bonds payable	<u>(23,650,000)</u>	<u>(25,686,171)</u>
Net position of governmental activities		<u>\$ 295,757</u>

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>REVENUES</b>				
Assessments	\$ 858,920	\$ 1,951,604	\$ -	\$ 2,810,524
Miscellaneous revenues	8,503	-	-	8,503
Interest earnings	2,486	71,626	7,356	81,468
Total revenues	869,909	2,023,230	7,356	2,900,495
<b>EXPENDITURES</b>				
Current:				
General government	146,847	-	-	146,847
Physical environment	917,120	-	-	917,120
Debt Service:				
Principal	63,007	530,000	-	593,007
Interest	60,943	959,300	-	1,020,243
Total expenditures	1,187,917	1,489,300	-	2,677,217
Excess (deficiency) of revenues over (under) expenditures	(318,008)	533,930	7,356	223,278
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in (out)	-	(29,445)	29,445	-
Total other financing sources (uses)	-	(29,445)	29,445	-
Net change in fund balances	(318,008)	504,485	36,801	223,278
Fund balances - beginning	345,233	1,758,637	162,745	2,266,615
Fund balances - ending	\$ 27,225	\$ 2,263,122	\$ 199,546	\$ 2,489,893

See notes to the financial statements

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds \$ 223,278

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

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 593,007

Depreciation on capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (388,230)

Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. 6,041

The change in accrued interest on long-term liabilities between the current and prior fiscal year recorded in the statement of activities but not in the governmental fund financial statements. 6,704

Change in net position of governmental activities \$ 440,800

See notes to the financial statements

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

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, certain Board members are affiliated with North Park Isle LLC ("Developer").

The Board has the final responsibility for:

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Prepaid Items

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

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

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

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

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

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

#### Unearned Revenue

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

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Long-Term Obligations

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

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

#### Leases

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

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

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

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

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

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

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

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund Class Y	\$ 1,975,999	S&P AAAM	Weighted average of the fund portfolio: 48 days
	\$ 1,975,999		

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

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

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

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

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

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

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

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

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

**NOTE 5 – INTERFUND TRANSFERS**

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfer in	Transfer out
Debt service	\$ -	\$ 29,445
Capital projects	29,445	-
Total	\$ 29,445	\$ 29,445

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

**NOTE 6 – CAPITAL ASSETS**

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 14,295,393	\$ -	\$ -	\$ 14,295,393
Total capital assets, not being depreciated	14,295,393	-	-	14,295,393
Capital assets, being depreciated				
Improvements other than buildings	9,097,320	-	-	9,097,320
Right-to-use leased equipment	1,699,725	-	-	1,699,725
Total capital assets, being depreciated	10,797,045	-	-	10,797,045
Less accumulated depreciation for:				
Improvements other than buildings	985,543	303,244	-	1,288,787
Right-to-use leased equipment	226,630	84,986	-	311,616
Total accumulated depreciation	1,212,173	388,230	-	1,600,403
Total capital assets, being depreciated, net	9,584,872	(388,230)	-	9,196,642
Governmental activities capital assets, net	\$ 23,880,265	\$ (388,230)	\$ -	\$ 23,492,035

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

Depreciation expense was charged to physical environment function/program.

**NOTE 7 – LONG TERM LIABILITIES**

**Series 2019**

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

**NOTE 7 – LONG TERM LIABILITIES (Continued)**

**Series 2019 (Continued)**

The Series 2019 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

**Series 2021**

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

**Long-term Debt Activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable					
Series 2019	\$ 10,260,000	\$ -	\$ 215,000	\$ 10,045,000	\$ 225,000
Less: original discount	(48,443)	-	(1,893)	(46,550)	-
Series 2021	13,920,000	-	315,000	13,605,000	325,000
Plus: original issue premium	215,544	-	7,934	207,610	-
Leases payable	1,543,506	-	63,007	1,480,499	65,574
Total	<u>\$ 25,890,607</u>	<u>\$ -</u>	<u>\$ 599,048</u>	<u>\$ 25,291,559</u>	<u>\$ 615,574</u>

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 550,000	\$ 943,086	\$ 1,493,086
2027	565,000	926,062	1,491,062
2028	585,000	907,520	1,492,520
2029	605,000	887,370	1,492,370
2030	625,000	866,520	1,491,520
2031-2035	3,480,000	3,972,002	7,452,002
2036-2040	4,220,000	3,240,686	7,460,686
2041-2045	5,135,000	2,318,826	7,453,826
2046-2050	6,355,000	1,094,952	7,449,952
2051-2052	1,530,000	61,800	1,591,800
Total	<u>\$ 23,650,000</u>	<u>\$ 15,218,824</u>	<u>\$ 38,868,824</u>

## NOTE 8 – LEASES

### Streetlights

In February 2023, the District entered into certain leases as a lessee for the use of streetlights that will terminate on February 13, 2042. As of September 30, 2025, the principal outstanding on the lease liability was \$1,480,499. The District is required to make total monthly fixed payments of \$10,300. The value of the right-to-use asset as of September 30, 2025, was \$1,699,725 with an accumulated amortization of \$311,616. At the end of the lease term, the District may elect to execute a new agreement based on current estimated replacement cost. The Lessor will retain ownership of the streetlights.

The scheduled payments for years ending after September 30, 2025, are as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 65,574	\$ 58,026	\$ 123,600
2027	68,245	55,355	123,600
2028	71,026	52,574	123,600
2029	73,919	49,681	123,600
2030	76,931	46,669	123,600
2031-2035	434,301	183,699	618,000
2036-2040	530,281	87,719	618,000
2041-2042	160,222	4,577	164,799
Total	<u>\$ 1,480,499</u>	<u>\$ 538,300</u>	<u>\$ 2,018,799</u>

## NOTE 9 – DEVELOPER TRANSACTIONS

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

## NOTE 10 – CONCENTRATION

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

**NOTE 11 – MANAGEMENT COMPANY**

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

**NOTE 12 – RISK MANAGEMENT**

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

**NOTE 13 – CONTINGENCIES**

During the fiscal year 2025 budget process 162 homes were not included in the assessment process and were not notified via mailed notice letter of the increase in their operations and maintenance assessment. The Developer of these lots was inadvertently billed for the aforementioned lots. During the fiscal year 2026 budget process 349 homes were not included in the property roll, meaning these homes were not notified via mailed notice letter of the increase in their operations and maintenance assessment, and they were not included in the County tax roll for the District. These issues were rectified at a public hearing held by the Board of Supervisors of the District on January 22, 2026, which the 162 homes and the 349 homes were notified of the errors and hearing via mailed notice letter on December 12, 2025, along with all receiving a direct bill for the assessments.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 889,825	\$ 889,825	\$ 858,920	\$ (30,905)
Interest	-	-	2,486	2,486
Miscellaneous revenue	-	-	8,503	8,503
Total revenues	889,825	889,825	869,909	(19,916)
<b>EXPENDITURES</b>				
Current:				
General government	245,975	178,975	146,847	32,128
Physical environment	643,850	935,850	917,120	18,730
Debt Service:				
Principal	-	-	63,007	(63,007)
Interest	-	-	60,943	(60,943)
Total expenditures	889,825	1,114,825	1,187,917	(73,092)
Excess (deficiency) of revenues over (under) expenditures	-	(225,000)	(318,008)	(93,008)
<b>OTHER FINANCING SOURCES (USES)</b>				
Carry forward	-	225,000	-	(225,000)
Total other financing sources (uses)	-	225,000	-	(225,000)
Net change in fund balance	\$ -	\$ -	(318,008)	\$ (318,008)
Fund balance - beginning			345,233	
Fund balance - ending			\$ 27,225	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$225,000. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$73,092.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF PLANT CITY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	9
Employee compensation	\$0.00
Independent contractor	\$37,091.10
Construction projects to begin on or after October 1; (>\$65K)	N/A
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$758.66 - \$1,138 Debt service (S2019) - \$1,595.75 - \$1,914.90 Debt service (S2021) - \$1,276.60 - \$1,914.90
Special assessments collected	\$2,810,524
Outstanding Bonds:	
Series 2019	\$10,045,000
Series 2021	\$13,605,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 9, 2026.

**Report on Internal Control Over Financial Reporting**

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified. We consider findings 2025-02 and 2025-03 to be significant deficiencies.

**Report on Compliance and Other Matters**

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

We noted certain matters that we reported to management of the District in a separate letter dated March 9, 2026.

## **The District's Response to Findings**

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

## **Purpose of this Report**

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

March 9, 2026



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

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

We have examined North Park Isle Community Development District, City of Plant City, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

March 9, 2026



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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of North Park Isle Community Development District, City of Plant City, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 9, 2026.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 9, 2026, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

March 9, 2026

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2025-01 Budget:**

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2025.

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

Reference to Prior Year Findings: 2024-01, 2023-01: Budget

Management Response: FY 2025 Budget was amended with Resolution 2026-03, which was adopted on 10/02/2025. This has been provided, and was shown on the Audit, page 23.

#### **Significant Deficiencies**

#### **2025-02 Internal Controls Over Management Contract:**

Observation: The District has contracted with a management company to perform management advisory services, which include financial and accounting services. During the audit it was noted that the District was charged a total of \$13,200 for dissemination services, whereas the adopted budget and the amended budget for the fiscal year ended September 30, 2025 provided for \$7,200 of dissemination services expenses, resulting in an overbilled amount of \$6,000.

Recommendation: The District should implement appropriate internal control policies and procedures to ensure that the amounts billed by the management company are consistent with the amounts that are agreed upon per the management contract and per the annually adopted budgets.

Reference to Prior Year Finding: N/A

Management Response: The District Manager will ensure that the contracts and the amounts billed are consistent - Refund for the overbilled amount of \$6,000.00 has been requested from corporate to reimburse the District, and the monthly invoices have been corrected going forward.

#### **2025-03 Internal Controls Over The Assessment Levying Process:**

Observation: During the fiscal year 2025 budget process 162 homes were not included in the assessment process and were not notified via mailed notice letter of the increase in their operations and maintenance assessment. The Developer of these lots was inadvertently billed for the aforementioned lots. During the fiscal year 2026 budget process 349 homes were not included in the property roll, meaning these homes were not notified via mailed notice letter of the increase in their operations and maintenance assessment, and they were not included in the County tax roll for the District. These issues were rectified at a public hearing held by the Board of Supervisors of the District on January 22, 2026, which the 162 homes and the 349 homes were notified of the errors and hearing via mailed notice letter on December 12, 2025, along with all receiving a direct bill for the assessments.

Recommendation: The District should implement appropriate internal control policies and procedures to ensure that all platted lots are included in the assessment roll annually and that the correct lot owners are billed for the correct assessment amounts.

Reference to Prior Year Findings: N/A

## REPORT TO MANAGEMENT (Continued)

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS (Continued)

#### **2025-03 Internal Controls Over The Assessment Levying Process (Continued)**

Management Response: The Finance Team is working to ensure that this does not occur again by putting in processes to ensure all lots are accounted for. The District has direct billed for these 162 homes and is in the process of collecting the assessments

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### **2024-01 Budget**

Current Status: Matter was repeated, see finding 2025-01 above.

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

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

1 The regular meeting of the Board of Supervisors of North Park Isle Community  
2 Development District was held on Thursday, March 5, 2026 and called to order at 2:56 p.m. at the  
3 Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

4  
5 Present and constituting a quorum were:

6			
7	Carlos de la Ossa	Chairperson	
8	Nicholas Dister	Vice Chairperson	(via phone)
9	Kelly Evans	Assistant Secretary	
10	Alberto Viera	Assistant Secretary	
11	Ryan Motko	Assistant Secretary	

12  
13 Also present were:

14			
15	Jayna Cooper	District Manager	
16	Rollamay Turkoane	District Manager	
17	Brooke Chapman	District Manager	
18	John Vericker	District Counsel	
19	Kathryn Hopkinson	District Counsel	
20	Tonja Stewart	District Engineer	(via phone)
21	Arturo Gandarilla	Field Manager	
22	Sade Smith	Clubhouse Manager	(via phone)

23  
24 *This is not a certified or verbatim transcript but rather represents the context and*  
25 *summary of the meeting. The full meeting is available in audio format upon request. Contact*  
26 *the District Office for any related costs for an audio copy.*

27  
28 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**  
29 Ms. Cooper called the meeting to order, and a quorum was established.

30  
31 **SECOND ORDER OF BUSINESS** **Public Comment**  
32 There being none, the next order of business followed.

33  
34 **THIRD ORDER OF BUSINESS** **Business Items**  
35 There being none, the next order of business followed.

36  
37 **FOURTH ORDER OF BUSINESS** **Consent Agenda**  
38 **A. Approval of Minutes of February 05, 2026, Regular Meeting**  
39 **B. Consideration of O&M January 2026**  
40 **C. Acceptance of the Financials/Approval of the Check Register for January 2026**  
41 **D. Ratification of Kings Power Washing Services Proposal #10234 (\$3,893.75)**

- 42 **E. Ratification of Down to Earth Proposal #139675 (\$1,686.00)**
- 43 **F. Ratification of Down to Earth Proposal #139498 (\$3,092.78)**
- 44 **G. Ratification Coastal Fence Services Proposal #72 (\$520.00)**
- 45 **H. Ratification Blue Life Pool Service Proposal #5687 (\$619.00)**
- 46 **I. Ratification of Down to Earth Proposal #141775 (\$5,572.00)**

47  
48 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in  
49 Consent Agenda, was approved. 5-0

50  
51 **FIFTH ORDER OF BUSINESS**

**Staff Reports**

- 52 **A. District Counsel**
- 53 **B. District Engineer**
- 54 **C. District Manager**

55 There being no reports, the next item followed.

- 56 **i. Field Inspections Report**
- 57 **ii. Lake Maintenance Service Report**

58 The Field Inspections and Lake Maintenance Reports were presented, copies  
59 of which were included in the agenda package. Mr. Gandarilla provided updates/completed items  
60 and statuses pending.

61  
62 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

63  
64 There being none, the next order of business followed.

65  
66 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

67 There being no further business,  
68

69 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in  
70 favor, meeting was adjourned. 5-0

71  
72  
73  
74  
75 \_\_\_\_\_  
Jayna Cooper/Rollamay Turkoane  
76 District Manager

75 \_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**NORTH PARK ISLE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Monthly Contract</b>						
BLUE LIFE POOL SERVICE LLC	2/1/2026	22308	\$2,000.00			Feb 2026 Pool services
CHARTER COMMUNICATIONS ACH	1/11/2026	0384991011126-ACH	\$190.00			01/11-02/10-26 Internet
CITY-WIDE CLEANING LLC	2/19/2026	19970	\$649.00			Janitorial Service
DOWN TO EARTH	2/1/2026	166053	\$16,705.00			Feb 2026 Landscaping maintenance
ECO-LOGIC SERVICES LLC	2/2/2026	6228	\$6,000.00			LAKE MAINT
INFRAMARK LLC	1/8/2026	168396	\$562.50			DISTRICT INVOICE
INFRAMARK LLC	1/8/2026	168396	\$600.00			DISTRICT INVOICE
INFRAMARK LLC	1/8/2026	168396	\$3,000.00			DISTRICT INVOICE
INFRAMARK LLC	1/8/2026	168396	\$1,000.00			DISTRICT INVOICE
INFRAMARK LLC	1/8/2026	168396	\$125.00			DISTRICT INVOICE
INFRAMARK LLC	1/8/2026	168396	\$5,166.67	\$10,454.17	\$10,454.17	ON SITE MANAGER
SAFETOUCH LLC	2/1/2026	21291	\$500.00			Monthly Monitoring Service
<b>Monthly Contract Subtotal</b>			<b>\$36,498.17</b>			
<b>Utilities</b>						
CITY OF PLANT CITY ACH	2/6/2026	1670083-ACH	\$360.23			RECLAIM 01/08-02/06/26
CITY OF PLANT CITY ACH	2/6/2026	1669788-ACH	\$1,477.88			RECLAIM 01/08-02/06/26
CITY OF PLANT CITY ACH	2/6/2026	1669790-ACH	\$662.02			RECLAIM 01/08-02/06/26
CITY OF PLANT CITY ACH	2/6/2026	1669792-ACH	\$668.66			RECLAIM 01/08-02/06/26
CITY OF PLANT CITY ACH	2/6/2026	1669793-ACH	\$1,168.34		\$4,337.13	RECLAIM 01/08-02/06/26
GIG FIBER LLC	2/1/2026	6249	\$10,763.50			SOLAR EQMNT LEASE INCOME
<b>Utilities Subtotal</b>			<b>\$15,100.63</b>			
<b>Regular Services</b>						
ALBERTO VIERA	2/5/2026	AV-020526	\$200.00			BOARD 02/05/26
CARLOS DE LA OSSA	2/5/2026	CO-020526	\$200.00			BOARD 02/05/26
DOWN TO EARTH	2/12/2026	167132	\$149.00			Irrigation
DOWN TO EARTH	2/12/2026	167131	\$3,363.32			Tree removal
DOWN TO EARTH	2/12/2026	167130	\$3,148.05			Sycamore tree and Magnolia tree replacement
DOWN TO EARTH	2/19/2026	167491	\$1,686.00			Mangroves removal

**NORTH PARK ISLE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DOWN TO EARTH	2/19/2026	167489	\$8,018.00			Extra Fertilizer
DOWN TO EARTH	2/19/2026	167490	\$2,677.78			Flush cut crepe myrtle
DOWN TO EARTH	2/19/2026	167490	\$415.00	\$3,092.78	\$19,457.15	Flush cut crepe myrtle
KELLY ANN EVANS	2/5/2026	KE-020526	\$200.00			BOARD 02/05/26
NICHOLAS J. DISTER	2/5/2026	ND-020526	\$200.00			BOARD 02/05/26
<b>Regular Services Subtotal</b>			<b>\$20,257.15</b>			
<b>Additional Services</b>						
COASTAL OUTDOOR SERVICES, LLC	1/28/2026	3241	\$19,840.00			Mulch
DENNIS & MICHELLE CALDWELL	2/11/2026	02112026-CALDWELL	\$6,094.09			REFUND HOMEOWNER FOR DUPLICATE PAYMENT
GATE PROS, INC.	2/18/2026	11566	\$275.00			Gate Repairs
KIMBERLY & GREGORY BARNES	2/5/2026	02052026-BARNES	\$2,515.69			Refund Homeowner for Duplicate Payment
NORTH PARK ISLE CDD	2/4/2026	02042026-0204	\$3,612.00			SERIES 2019 FY26 DS
NORTH PARK ISLE CDD	2/4/2026	02042026-0204	\$985.67	\$4,597.67	\$4,597.67	SERIES 2021 FY26 DS
PACSCON GeoEnvironmental, Inc.	2/14/2026	2540	\$1,400.00			Consulting Services
<b>Additional Services Subtotal</b>			<b>\$34,722.45</b>			
<b>TOTAL</b>			<b>\$106,578.40</b>			

BLUE LIFE POOL SERVICE | CPC 1461225

PO Box 1628

Land O Lakes, FL 34639-1628

USA

+18135975009

accounts@bluelifepools.com

www.bluelifepools.com

# Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22308	02/01/2026	\$2,000.00	03/03/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Hillsborough - Commercial	Regular Pool Service	1	2,000.00	2,000.00

SUBTOTAL	2,000.00
TAX	0.00
TOTAL	2,000.00
<b>BALANCE DUE</b>	<b>\$2,000.00</b>

Pay invoice

January 11, 2026  
 Invoice Number: 0384991011126  
 Account Number: **8337 12 001 0384991**  
 Security Code: **0843**  
 Service At: 3716 N MARYLAND AVE  
 PLANT CITY FL 33565

Auto Pay Notice

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**NEWS AND INFORMATION**

**IMPORTANT BILLING UPDATE**

At Spectrum Business, we value your experience and are dedicated to constantly enhancing our services to ensure you receive the very best. We understand that rising costs can be frustrating, and we want to be transparent that these increases have affected our prices.

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

- There will be a \$5 per month charge to receive paper statements. To sign up for paperless billing and avoid this charge visit [SpectrumBusiness.net/Paperless](http://SpectrumBusiness.net/Paperless) today

To learn about how these changes benefit your services now and, in the future, visit [Spectrum.net/Enhancements](http://Spectrum.net/Enhancements).

**You've been selected** for exclusive multi-line mobile savings. Call 1-877-509-0282 now.

**Summary** *Service from 01/11/26 through 02/10/26 details on following pages*

Previous Balance	190.00
Payments Received -Thank You!	-190.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	190.00
Other Charges	0.00
Current Charges	\$190.00
<i>YOUR AUTO PAY WILL BE PROCESSED 01/28/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$190.00</b>

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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 11 01122026 NNNNNNNN 01 000760 0003

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

January 11, 2026  
**NORTH PARK ISLE CDD**

Invoice Number: 0384991011126  
 Account Number: 8337 12 001 0384991  
 Service At: 3716 N MARYLAND AVE  
 PLANT CITY FL 33565

JAN 20 2026

**Total Due by Auto Pay \$190.00**



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712001038499100190009



Invoice Number: 0384991011126  
 Account Number: 8337 12 001 0384991  
 Security Code: 0843

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 11 01122026 NNNNNNNN 01 000760 0003

**Charge Details**

Previous Balance		190.00
EFT Payment	12/28	-190.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 01/11/26 will appear on your next bill.  
 Service from 01/11/26 through 02/10/26

**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
	<b>\$190.00</b>

Spectrum Business™ Internet Total **\$190.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**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](http://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](http://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....

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)



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





**Down to Earth Landscape & Irrigation**

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



Invoice: #166053

February 2026

**Customer**

North Park Isles CDD  
Inframark  
2005 Pan Am Circle Suite 300

**Property / Project Address**

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

Tampa, FL 33604

**Project/Job**

North Park Isle CDD Contract (2026)  
Estimate # 135168

**Invoice Date**

2/1/2026

**Date Due**

3/18/2026

**Terms**

Net 45

**Customer PO #**

<b>Invoice Details</b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>#135168 - North Park Isle CDD Contract (2026) February 2026</b>				<b>\$16,705.00</b>

<p><b>Billing Questions</b>  <a href="mailto:Theresa.Koglin@Down2earthinc.com">Theresa.Koglin@Down2earthinc.com</a>          (321) 228-5717</p> <p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p>	To make payment by <b>ACH (electronic check)</b> or <b>credit card</b> , please click the link below. There is <b>no fee</b> for ACH payments, and a <b>3% processing fee</b> for credit card payments.		
		Subtotal	\$16,705.00
		Sales Tax	\$0.00
		<b>Total</b>	<b>\$16,705.00</b>
		Credits/Payments	(\$0.00)
	<b>Balance Due</b>	<b>\$16,705.00</b>	

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/>.

**Eco-Logic Services LLC**

PO Box 18204  
Sarasota, FL 34276

**Invoice**

Date	Invoice #
2/2/2026	6228

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

**North Park Isle CDD**

Description	Amount
Lake Maintenance Services for January 2026	5,825.00
Maintenance of ditch (Area 39) for January 2026	175.00
<b>Total</b>	
	<b>\$6,000.00</b>

**Phone #** 941-312-1764

Pete@Eco-Logic-Services.com



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

168396

**DATE**

1/8/2026

**BILL TO**

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

**CUSTOMER ID**

C2301

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

1/8/2026

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces # 153020 CM # 19736					
Accounting Services	1	Ea	562.50		562.50
Dissemination Services	2	Ea	300.00		600.00
District Management	1	Ea	3,000.00		3,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Field Management	1	Ea	1,000.00		1,000.00
On-site Manager: Brook Chapman	1	Ea	5,166.67		5,166.67
<b>Subtotal</b>					<b>10,454.17</b>

<b>Subtotal</b>	\$10,454.17
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$10,454.17

**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

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

<b>Installation Address</b>
Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

P.O/Project ID	Date	Invoice #	Due Date	Acct #
	02/01/2026	21291	03/03/2026	

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

	<b>Subtotal</b>	\$500.00
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$500.00
	<b>Balance Due</b>	\$500.00

***Securiteam is now a part of Safetouch!***



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

UTILITY BILL

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

Table with 4 columns: CUSTOMER NAME, CUSTOMER NUMBER, ACCOUNT NUMBER, SERVICE ADDRESS. Row 1: NORTH PARK ISLE COMMUNITY DEVELO, 636117, 1008400715, 3716 N MARYLAND AVE

Table with 4 columns: BILL NUMBER, BILL DATE, BILLING PERIOD, DUE DATE. Row 1: 1670083, 02/06/2026, 01/08/2026 - 02/06/2026, 02/27/2026

Main charge table with 8 columns: CHARGE DESCRIPTION, METER NUMBER, PREVIOUS READ DATE, CURRENT READ DATE, PREVIOUS READING, CURRENT READING, USAGE, CHARGE AMOUNT. Rows include WATER COMMERCIAL CONSUMPTION, UTILITY TAX 10%, SEWER COMMERCIAL CONSUMPTION, SOLID WASTE COMMERCIAL, and STORMWATER COMMERCIAL.

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

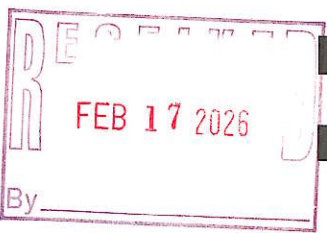
Table with 6 columns: BILL HISTORY, USAGE, BILL HISTORY, USAGE, BILL HISTORY, USAGE. Shows usage data for various dates from 01/26 to 10/25.

Summary table with 2 columns: Description, Amount. Rows include Previous Balance (\$360.23), Total Current Billing (\$360.23), Adjustments (\$0.00), Less Payments Received (-\$360.23), Penalties (\$0.00), and Total Amount Due (\$360.23).

Plant City - One day per week watering starts Feb 8 2026
Las restricciones de riego de una vez por semana comienzan el 8 de febrero de 2026
swfwmd.state.fl.us/business/epermitting/district-water-restrictions



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



UTILITY BILL

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

Table with 4 columns: SERVICE ADDRESS, CYCLE, ACCOUNT NUMBER, CUSTOMER NUMBER. Row 1: 3716 N MARYLAND AVE, D, 1008400715, 636117. Row 2: BILL NUMBER, DUE DATE, TOTAL AMOUNT DUE. Row 3: 1670083, 02/27/2026, \$360.23

Remit and make checks in US funds payable to:



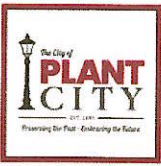
\*\*\*AUTO\*\*MIXED AADC 750 3397 T9:10 3397 2 MB 0.667

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



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

00006042026301670083300000360230



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

**UTILITY BILL**

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

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

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1669788	02/06/2026	01/08/2026 - 02/06/2026	02/27/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI CONSUMPTION	23123604	01/02/26	02/03/26	19717	20372	655	38.18
RECLAIM						RATE USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	635	1276.35
UTILITY TAX 10%							134.35

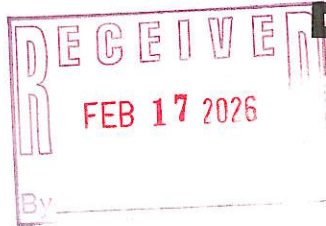
Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.  
 Services are Subject to Disconnection and a Default Fee for a Past Due Bill.

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE		
01/26	506	09/25	660	04/25	958	Previous Balance	\$1,148.44
12/25	581	08/25	523	04/25	309	Total Current Billing	\$1,477.88
11/25	636	07/25	1384	03/25	261	Adjustments	\$0.00
10/25	519	05/25	1359	02/25	257	Less Payments Received	-\$1,148.44
						Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$1,477.88</b>

Plant City - One day per week watering starts Feb 8 2026  
 Las restricciones de riego de una vez por semana comienzan el 8 de febrero de 2026  
[swfwmd.state.fl.us/business/epermitting/district-water-restrictions](http://swfwmd.state.fl.us/business/epermitting/district-water-restrictions)



**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	
1669788	02/27/2026	\$1,477.88	

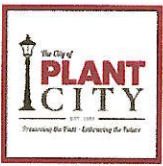
Remit and make checks in US funds payable to:

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

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



00006042026301669788000001477884



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

**UTILITY BILL**

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CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
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NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218810	3625 N PARK RD
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BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
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1669790	02/06/2026	01/08/2026 - 02/06/2026	02/27/2026
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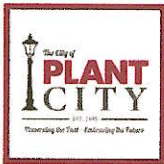
CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
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WATER RECLAIM COMI	23123604	01/02/26	02/03/26	6570	6856	286	38.18
CONSUMPTION						RATE USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	266	534.66
UTILITY TAX 10%							60.18

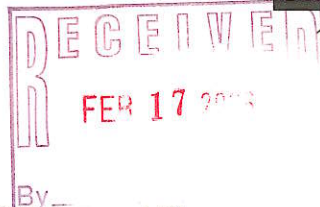
Message: To Avoid a Penalty this Bill Amount is due in Our Office on or before the Due Date.  
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BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE		
01/26	253	09/25	267	04/25	390	Previous Balance	\$589.06
12/25	285	08/25	203	04/25	145	Total Current Billing	\$662.02
11/25	286	07/25	430	03/25	145	Adjustments	\$0.00
10/25	208	05/25	536	02/25	159	Less Payments Received	-\$589.06
						Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$662.02</b>

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[swfwmd.state.fl.us/business/epermitting/district-water-restrictions](http://swfwmd.state.fl.us/business/epermitting/district-water-restrictions)



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



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



**UTILITY BILL**

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
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3625 N PARK RD	D	1008218810	636117
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BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
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1669790	02/27/2026	\$662.02
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Remit and make checks in US funds payable to:

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

0000604202630166979060000662023



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

**UTILITY BILL**

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

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
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NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218820	3897 N PARK RD
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BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
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1669792	02/06/2026	01/08/2026 - 02/06/2026	02/27/2026
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CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	01/02/26	02/03/26	7821	8110	289	38.18
CONSUMPTION						RATE	USAGE
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	269	540.69
UTILITY TAX 10%							60.79



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

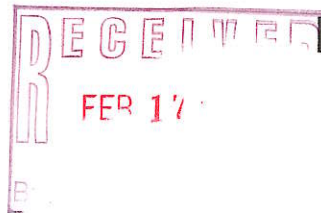
BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE		
01/26	223	09/25	224	04/25	406	Previous Balance	\$522.73
12/25	252	08/25	168	04/25	220	Total Current Billing	\$668.66
11/25	259	07/25	408	03/25	159	Adjustments	\$0.00
10/25	178	05/25	600	02/25	164	Less Payments Received	-\$522.73
						Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$668.66</b>

Plant City - One day per week watering starts Feb 8 2026  
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[swfwmd.state.fl.us/business/epermitting/district-water-restrictions](http://swfwmd.state.fl.us/business/epermitting/district-water-restrictions)

**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	
1669792	02/27/2026	\$668.66	



**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

00006042026301669792200000668665



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

**UTILITY BILL**

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 Phone (813) 659-4222 Fax (813) 659-4236  
 Solid Waste pickup questions (813) 757-9208  
 After hours Water or Sewer **Emergency** (813) 757-9172

CUSTOMER NAME	CUSTOMER NUMBER	ACCOUNT NUMBER	SERVICE ADDRESS
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NORTH PARK ISLE COMMUNITY DEVELO	636117	1008218830	4063 PARK RD
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BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
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1669793	02/06/2026	01/08/2026 - 02/06/2026	02/27/2026
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CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
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WATER RECLAIM COMI	23123604	01/02/26	02/03/26	15154	15669	515	38.18
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CONSUMPTION

RATE USAGE

RECLAIM

1.450000 20 29.00

RECLAIM

2.010000 495 994.95

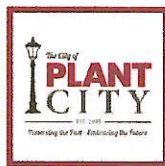
UTILITY TAX 10%

106.21

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE		
01/26	629	09/25	788	04/25	1137	Previous Balance	\$1,420.40
12/25	748	08/25	436	04/25	380	Total Current Billing	\$1,168.34
11/25	850	07/25	760	03/25	545	Adjustments	\$0.00
10/25	531	05/25	992	02/25	584	Less Payments Received	-\$1,420.40
						Penalties	\$0.00
						<b>Total Amount Due</b>	<b>\$1,168.34</b>

Plant City - One day per week watering starts Feb 8 2026  
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[swfwmd.state.fl.us/business/epermitting/district-water-restrictions](http://swfwmd.state.fl.us/business/epermitting/district-water-restrictions)



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



**UTILITY BILL**

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
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4063 PARK RD	D	1008218830	636117
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BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE
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1669793	02/27/2026	\$1,168.34
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Remit and make checks in US funds payable to:

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

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



00006042026301669793000001168343

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

# INVOICE



**Invoice #:** 6249  
**Invoice Date:** 02/01/26  
**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

<b>Due Date</b>
02/28/26

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD - Ph 1_Feb 2026	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

Make Payable to Gig Fiber LLC  
 To pay online, go to <https://app02.us.bill.com/p/streetleaf>

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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

**Down to Earth Landscape & Irrigation**

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



Invoice: #167132

February 2026

**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 Irrigation Form January  
Estimate # 139136

**Invoice Date**

2/12/2026

**Date Due**

2/27/2026

**Terms**

Net 15

**Customer PO #**

<b>Invoice Details</b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
#139136 - Invoice Irrigation Form January				<b>\$149.00</b>
<b>LCE006: Irrigation Repairs</b>				<b>\$149.00</b>
MP Irrigation Nozzle Replaced (Kit)	Each	1.00	\$18.00	\$18.00
Standard Irrigation Nozzle Replaced (Kit)	Each	2.00	\$8.00	\$16.00
Solenoid Replaced (Kit)	Each	1.00	\$75.00	\$75.00
Bubbler Added/ Replaced (Kit)	Each	1.00	\$25.00	\$25.00
DBYR Waterproof Wire Connectors (Kit)	Each	1.00	\$6.00	\$6.00
Drip Line Fittings (Kit)	Each	3.00	\$3.00	\$9.00

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$149.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$149.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$149.00</b>

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

# Irrigation Service Report

## General Information

---

**Technician:** Shathcoat

**Customer:** North Park Isles CDD

**Branch:** Tampa

**Report Type:** JAN. IRRIGATION REPORT

**Controller Name:** AMENITY CNTR-TIMER

**Date:** Jan. 26, 2026

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** HUNTER ICC-2

**POC Info:** Well

**Pump Status Type:** Pressurized

## Programs

**Program Name:** A

**Start Time:** 11 p.m.

**Seasonal Adjustment:** 80

**Run Days:** monday,thursday

---

**Program Name:** B

**Start Time:** 11 p.m.

**Seasonal Adjustment:** 80

**Run Days:** tuesday,friday

---

**Program Name:** C

**Start Time:** 3:30 a.m.

**Seasonal Adjustment:** 80

**Run Days:** wednesday,saturday

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# Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	MP	Bubbler	Drip	Spray	MP	MP	Bubbler
Program Type	A	C	C	A	A	A	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	None	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	Yes	Yes	Yes	No
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Bubbler	Drip	Bubbler	Bubbler	Spray	Drip	MP
Program Type	C	C	C	C	A	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 10 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 25 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	Yes
Billable Repairs	Yes	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<b>Billable Items:</b> <b>1. Bubbler Added/Replaced</b> Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Bubbler	MP	MP	Bubbler	Drip	Spray	Spray
Program Type	C	B	B	C	C	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 10 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 10 mins	0 hrs 20 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	Yes	Yes
Billable Repairs	No	Yes	No	No	Yes	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: MP Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2	<b>Billable Items:</b> <b>1. DBYR Waterproof Wire Connector</b> Item Type: Size-Detail in Notes <b>2. Solenoid Replaced</b> Item Type: Quantity Qty: 1	<i>No repair items available</i>

## Irrigation Zones

Attribute	22	23	24	25	26
Zone Type	Bubbler	Drip	MP	Spray	Spray
Program Type	C	C	B	A	B
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 10 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**

# Irrigation Service Report

## General Information

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**Technician:** Shathcoat

**Customer:** North Park Isles CDD

**Branch:** Tampa

**Report Type:** JAN. IRRIGATION REPORT

**Controller Name:** AMENITY CNTR-TIMER

**Date:** Jan. 26, 2026

**Programs Needed:** No

**Weather Sensor Checked:** No

**Weather Sensor Working:** Yes

**Controller Status:** Working

**Controller Make/Model:** HUNTER ICC-2

**POC Info:** Well

**Pump Status Type:** Pressurized

## Programs

**Program Name:** A

**Start Time:** 11 p.m.

**Seasonal Adjustment:** 80

**Run Days:** monday,thursday

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**Program Name:** B

**Start Time:** 11 p.m.

**Seasonal Adjustment:** 80

**Run Days:** tuesday,friday

---

**Program Name:** C

**Start Time:** 3:30 a.m.

**Seasonal Adjustment:** 80

**Run Days:** wednesday,saturday

---

## Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	MP	Bubbler	Drip	Spray	MP	MP	Bubbler
Program Type	A	C	C	A	A	A	C
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	None	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	Yes	Yes	Yes	No
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

# Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Bubbler	Drip	Bubbler	Bubbler	Spray	Drip	MP
Program Type	C	C	C	C	A	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 10 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 20 mins	0 hrs 25 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	Yes
Billable Repairs	Yes	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
<b>Zone Repair Items</b>	<b>Billable Items:</b> <b>1. Bubbler Added/Replaced</b> Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

## Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Bubbler	MP	MP	Bubbler	Drip	Spray	Spray
Program Type	C	B	B	C	C	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 10 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 10 mins	0 hrs 20 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	Yes	Yes
Billable Repairs	No	Yes	No	No	Yes	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: MP Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Drip Line</b> Item Type: Fittings Used Qty: 2	<b>Billable Items:</b> <b>1. DBYR Waterproof Wire Connector</b> Item Type: Size-Detail in Notes <b>2. Solenoid Replaced</b> Item Type: Quantity Qty: 1	<i>No repair items available</i>

# Irrigation Zones

Attribute	22	23	24	25	26
Zone Type	Bubbler	Drip	MP	Spray	Spray
Program Type	C	C	B	A	B
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 10 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<b>Billable Items:</b> <b>1. Irrigation Nozzle Replaced</b> Item Type: Standard Qty: 1

## Account Manager Contact

**Contacted Manager:** Yes

**Contact Time:** None

**Communication Type:** None

**Additional Comments:**

**Down to Earth Landscape & Irrigation**

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



Invoice: #167131  
 February 2026

**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**

North Park Isle tree removal  
 Estimate # 136678

**Invoice Date**

2/12/2026

**Date Due**

2/27/2026

**Terms**

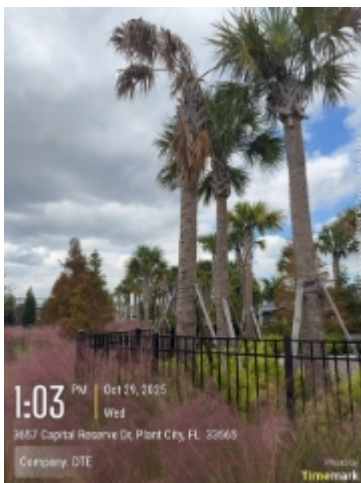
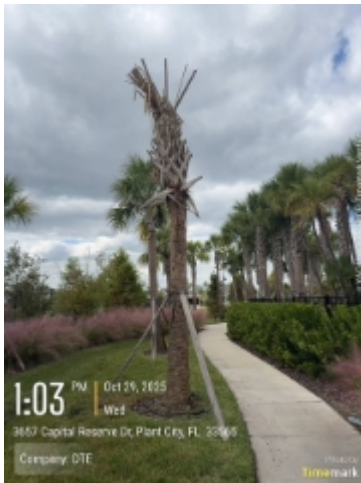
Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
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#136678 - North Park Isle tree removal				<b>\$3,363.32</b>
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remove and replace to 12ft sable palms

north park amenity center

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

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/>.

not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

<b>LCE025: Tree/Plant Installation</b>					<b>\$3,363.32</b>
Irrigation Labor (Hide Labor) (M) (Labor)					\$206.66
Site Prep, Removal, & Disposal (E) (Labor)					\$1300.00
Machine (Equipment)	Hours	1.00	\$75.00	\$75.00	
Pine Bark Mulch (Material)	2 Cubic Foot Bag	5.00	\$8.01	\$40.05	
Palm Sabal "Hurricane Cut" Installed (E) (Kit)	12' CT	2.00	\$870.81	\$1741.61	

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717  
 Visit us at <https://dtelandscape.com> for all other questions or concerns.

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$3,363.32
Sales Tax	\$0.00
<b>Total</b>	<b>\$3,363.32</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$3,363.32</b>

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**Down to Earth Landscape & Irrigation**

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

**Estimate: #136678**

**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

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
North Park Isle	January 5, 2026	Nick Padgett	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$1,300.00
Machine	Hours	1	\$75.00	\$75.00
Palm Sabal "Hurricane Cut" Installed (E)	12' CT	2	\$870.81	\$1,741.61
Irrigation Labor (Hide Labor) (M)				\$206.66
Pine Bark Mulch	2 Cubic Foot Bag	5	\$8.01	\$40.05
			<b>Subtotal</b>	<b>\$3,363.32</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$3,363.32</b>

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/>.



remove and replace to 12ft sable palms

north park amenity center

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

Proposed By:

Nick Padgett  
Down to Earth

12/23/2025

Date

Agreed & Accepted By:

Signed by:

Rollamay Turkoane

12/26/2025

1F3BE9E795D0415...

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/>.

**Down to Earth Landscape & Irrigation**

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



Invoice: #167130

February 2026

**Customer**

North Park Isles CDD  
Inframark  
2005 Pan Am Circle Suite 300

**Property / Project Address**

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

Tampa, FL 33604

**Project/Job**

Sycamore tree and Magnolia tree replacement  
Estimate # 116820

**Invoice Date**

2/12/2026

**Date Due**

2/27/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#116820 - Sycamore tree and Magnolia tree replacement				<b>\$3,148.05</b>
<ul style="list-style-type: none"> <li>Replace 1 diseased magnolias, @. located at the lift station on Maryland</li> <li>Replace dead Sycamore tree at the Amenity center</li> </ul>				

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.

<b>LCE025: Tree/Plant Installation</b>				<b>\$2,893.05</b>
Site Prep, Removal, & Disposal (E) (Labor)				\$750.00
Magnolia 'Little Gem' installed (E) (Kit)	2.5" Caliper	1.00	\$963.15	\$963.15
Sycamore installed (E) (Kit)	3" Caliper	1.00	\$1029.90	\$1029.90
Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00
<b>LCE006: Irrigation Repairs</b>				<b>\$255.00</b>
Irrigation Labor (Hide) (Labor)				\$255.00

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717  
 Visit us at <https://dtelandscape.com> for all other questions or concerns.

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$3,148.05
Sales Tax	\$0.00
<b>Total</b>	<b>\$3,148.05</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$3,148.05</b>

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



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

**Estimate: #116820**

**Customer Address**

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

**Billing Address**

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

**Physical Job Address**

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

**Job**

Sycamore tree and Magnolia  
 tree replacement

**Estimated Job Start Date**

May 30, 2025

**Proposed By**

Dave Towsley

**Due Date**

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$750.00
Magnolia 'Little Gem' installed (E)	2.5" Caliper	1	\$963.15	\$963.15
Sycamore installed (E)	3" Caliper	1	\$1,029.90	\$1,029.90
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
<b>Irrigation Repairs</b>				
Irrigation Labor (Hide)				\$255.00
			<b>Subtotal</b>	<b>\$3,148.05</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$3,148.05</b>

- Replace 3 diseased magnolias, @ are located at Maryland and Tahitian. One is located at the lift station on Maryland
- Replace dead Sycamore tree at the Amenity center

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

Proposed By:

Dave Towsley  
 Down to Earth

04/28/2025

Date

Agreed & Accepted By:

*Michael Perez*  
 North Park Isles CDD

05/06/2025

Date

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

**Down to Earth Landscape & Irrigation**

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



Invoice: #167491

February 2026

**Customer**

North Park Isles CDD  
Inframark  
2005 Pan Am Circle Suite 300

**Property / Project Address**

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

Tampa, FL 33604

**Project/Job**

removal of mangroves right-side of pool  
Estimate # 139675

**Invoice Date**

2/19/2026

**Date Due**

3/6/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#139675 - removal of mangroves right-side of pool				\$1,686.00
<ul style="list-style-type: none"> <li><b>Removing 10 Mangroves and Replacing With Ansie</b></li> <li><b>these Anise are 3ft tall</b></li> </ul>				

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.

<b>LCE025: Tree/Plant Installation</b>				<b>\$1,686.00</b>
Site Prep, Removal, & Disposal (E) (Labor)				\$650.00
Anise "Yellow" Installed (E) (Kit)	7 Gallon Plant	10.00	\$103.60	\$1036.00

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
 (321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$1,686.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,686.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,686.00</b>

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



**Down to Earth Landscape & Irrigation**

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

**Estimate: #139675**

**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

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
removal of mangroves right-side of pool	February 20, 2026	Nick Padgett	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$650.00
Anise "Yellow" Installed (E)	7 Gallon Plant	10	\$103.60	\$1,036.00
			<b>Subtotal</b>	<b>\$1,686.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$1,686.00</b>

- **Removing 10 Mangroves and Replacing With Ansie**
- **these Anise are 3ft tall**

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

Proposed By:

Agreed & Accepted By:

Nick Padgett  
Down to Earth

02/09/2026  
Date

Jayna Cooper 2-9-2026  
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/>.

**Down to Earth Landscape & Irrigation**

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



Invoice: #167489

February 2026

**Customer**

North Park Isles CDD  
Inframark  
2005 Pan Am Circle Suite 300

**Property / Project Address**

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

Tampa, FL 33604

**Project/Job**

February extra fertilizer  
Estimate # 139105

**Invoice Date**

2/19/2026

**Date Due**

3/6/2026

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#139105 - February extra fertilizer				<b>\$8,018.00</b>
<ul style="list-style-type: none"> <li>February granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control turf.</li> <li>Shrub treatment</li> <li>Extra fertilizer treatment agreed upon contract signing.</li> </ul>				

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.

LCE005: Irrigation Installation				\$8,018.00
- Fert & Pest Application (Sub)	Each	1.00	\$8018.00	\$8018.00

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.  
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$8,018.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$8,018.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$8,018.00</b>



**Down to Earth Landscape & Irrigation**

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

**Estimate: #139105**

**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**

February extra fertilizer

**Estimated Job Start Date**

February 20, 2026

**Proposed By**

Dave Towsley

**Due Date**

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Irrigation Installation</b>				
- Fert & Pest Application	Each	1	\$8,018.00	\$8,018.00
			<b>Subtotal</b>	<b>\$8,018.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$8,018.00</b>

- February granular and/or liquid fertilizer, broadleaf weed control, turf damaging insect control turf.
- Shrub treatment
- Extra fertilizer treatment agreed upon contract signing.

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

Proposed By:

Dave Towsley  
Down to Earth

02/02/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

1E3BE9E795D0415...

Inframark

2/2/2026

Date

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

**Down to Earth Landscape & Irrigation**

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



Invoice: #167490

February 2026

**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**

North Park Isle flush cut crepe myrtle  
 Estimate # 139498

**Invoice Date**

2/19/2026

**Date Due**

3/6/2026

**Terms**

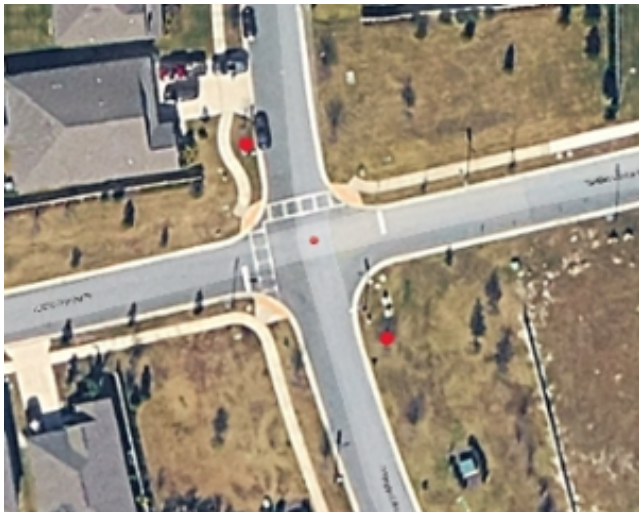
Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#139498 - North Park Isle flush cut crepe myrtle				<b>\$3,092.78</b>
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flush cut back fill with dirt  
 and sod

**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**

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/>.

material basis.

<b>LCE025: Tree/Plant Installation</b>					<b>\$2,677.78</b>
Site Prep, Removal, & Disposal (E) (Labor)					\$1950.00
Command Soil (Material)	Cubic Yard	2.00	\$181.56	\$363.12	
St. Augustine "Floritam" Sod Pieces Installed (E) (Kit)	Each	40.00	\$9.12	\$364.66	
<b>LCE005: Irrigation Installation</b>					<b>\$415.00</b>
Irrigation Labor (Hide) (Labor)					\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$75.00	\$75.00	

<p align="center"><b>Billing Questions</b></p> <p><a href="mailto:Theresa.Koglin@Down2earthinc.com">Theresa.Koglin@Down2earthinc.com</a> (321) 228-5717</p> <p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p>	<p>To make payment by <b>ACH (electronic check)</b> or <b>credit card</b>, please click the link below. There is <b>no fee</b> for ACH payments, and a <b>3% processing fee</b> for credit card payments.</p> <p><a href="https://huntington.billeriq.com/ebpp/DownToEarth/">https://huntington.billeriq.com/ebpp/DownToEarth/</a></p>	Subtotal	\$3,092.78
		Sales Tax	\$0.00
		<b>Total</b>	<b>\$3,092.78</b>
		Credits/Payments	(\$0.00)
		<b>Balance Due</b>	<b>\$3,092.78</b>

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



**Down to Earth Landscape & Irrigation**

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

**Estimate: #139498**

**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**

North Park Isle flush cut crepe  
 myrtle

**Estimated Job Start Date**

February 13, 2026

**Proposed By**

Nick Padgett

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$1,950.00
Command Soil	Cubic Yard	2	\$181.56	\$363.12
St. Augustine "Floritam" Sod Pieces Installed (E)	Each	40	\$9.12	\$364.66
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$75.00	\$75.00
			<b>Subtotal</b>	<b>\$3,092.78</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$3,092.78</b>

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/>.



flush cut back fill with dirt and sod

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:

Nick Padgett  
Down to Earth

02/10/2026

Date

Agreed & Accepted By:

Jayna Cooper

2-12-2026

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/>.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: North Park Isle CDD

Board Meeting Date: February 05, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nick Dister	X	\$200
3 Ryan Motko		X
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

February 05, 2026  
Date

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



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

8137756994  
www.coastaloutdoorfl.com

Invoice

**BILL TO**  
**Inframark- North Park Isle CDD**  
Attn: Jayna Cooper /  
jayna.cooper@inframark.com  
3716 North Maryland Avenue  
Plant City, Florida 33565  
United States

813-340-9022  
inframarkcms@payableslockbox.com

**Invoice Number:** 3241  
**Invoice Date:** January 28, 2026  
**Payment Due:** February 4, 2026

**Amount Due (USD): \$19,840.00**

[Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Mulch</b> install Pine bark Mini Nuggets in all areas discussed on site visit 1/12/26. Includes: Club Hours and mail area. Trees and several beds along Maryland. Large bed along Sam Allen. Various small signage beds	1	\$19,840.00	\$19,840.00

**Total:** \$19,840.00

**Amount Due (USD): \$19,840.00**

[Pay Securely Online](#)

[link.waveapps.com/bthapq-4ebxde](https://link.waveapps.com/bthapq-4ebxde)

**Notes / Terms**

Payment Terms: 50% Deposit prior to scheduling  
Remainder due at completion. Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.



## Invoice

### Clarifications

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



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

8137756994  
www.coastaloutdoorfl.com

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## Invoice

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16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).

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

18. Additional requests outside the proposal require approved change orders from customers.

### Exclusions

1 . Any work or items not specifically included are excluded.

2 . Finish grade and additional topsoil - if needed - not in proposal.

3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.

4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.

5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.

6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.

7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

---

# CHECK REQUEST FORM

District Name: North Park Isle CDD

Date: 2/11/2026

Invoice Number: 02112026-Caldwell

Please issue a check to:

Vendor Name: Dennis & Michelle Caldwell

Vendor No.: V00087

Check amount: \$6,094.09

Please code to: 001-270150

Check Description/Reason: Refund Homeowner for Duplicate Payment

Mailing instructions: Mail to Address Below.

4003 Great Vessel Place

Plant City, FL 33565-5981

Requestor: Hanna Yi

Manager's Approval:



Date:

2/11/26

GATE PROS INC  
2550 US Highway 17 S  
Wauchula, FL 33873-8450  
8634743090  
accounting@gate-pros.com



## INVOICE

**BILL TO**  
NORTH PARK ISLES  
2005 PAN AM CIRCLE, STE  
300  
TAMPA, FL 33607

**SHIP TO**  
NORTH PARK ISLES  
POOL GATE

**INVOICE #** 11566  
**DATE** 02/18/2026  
**DUE DATE** 03/20/2026  
**TERMS** Net 30

---

ACTIVITY	DESCRIPTION	AMOUNT
<b>SERVICE</b>	SERVICE CALL ON 2/10/2026 MAIN POOL GATE WILL NOT LOCK. ADJUST GATE'S PANIC BAR AND TEST.	250.00
<b>FUEL SURCHARGE</b>	FUEL SURCHARGE	25.00
BALANCE DUE		<b>\$275.00</b>

---

# CHECK REQUEST FORM

District Name: North Park Isle CDD

Date: 2/5/2026

Invoice Number: 02052026-Barnes

Please issue a check to:

Vendor Name: Kimberly & Gregory Barnes

Vendor No.: V00086

Check amount: \$2,515.69

Please code to: 001-270150

Check Description/Reason: Refund Homeowner for Duplicate Payment

Mailing instructions: Mail to Address Below.  
3713 Forest Path Drive  
Plant City, FL 33565-5981

Requestor: Hanna Yi

Manager's Approval: 

Date: 2/5/26

# NORTH PARK ISLE CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/4/2026

**Check Payable To:** North Park Isle CDD

**Total Check Amount:** \$4,597.67

**Check Description** Series 2019 - FY 26 DS Portion of Collection Discount  
\$3,612.00  
*200-103200-1000*

**Check Description** Series 2021 - FY 26 DS Portion of Collection Discount  
\$985.67  
*201-103200-1000*

**Special Instructions** Mail to U.S. Bank with Directional Letter

(Please attach all supporting documentation: invoices, receipts, etc.)

*Hanna Yi*

---

Authorization



# INVOICE

**PACSCON GeoEnvironmental, Inc.**  
4517 George Road, Suite 220  
Tampa, FL 33634

accounting@pacskon.com  
+1 (813) 563-0440  
www.pacscon.com



## Inframark:North Park Isle, Plant City, FL (2026-2490)

### Bill to

Ms. Jayna Cooper, CDM  
District Manager  
Inframark  
2654 Cypress Ridge Blvd., Suite 101  
Wesley Chapel, FL 33544

### Invoice details

Invoice no.: 2540  
Terms: Net 30  
Invoice date: 02/14/2026  
Due date: 03/16/2026

Site Name & Location: North Park Isle, Plant  
City, FL  
PACSCON Number: 2026-2490  
Client Number: N/A

#	Date	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.		<b>PS - Lump Sum</b>	Completion of WUP Consulting Services	\$2,800.00	\$1,400.00	0.5	\$2,800.00	\$1,400.00	\$1,400.00

**Total**

**\$1,400.00**

## Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220  
Tampa, FL 33634

ACH payments are gladly accepted.

If you wish to pay by credit card, please contact us at  
accounting@pacskon.com.

## Note to customer

Thank you for selecting PACSCON! Please contact us if you have any  
questions regarding this invoice.

[View and pay](#)

*North Park Isle  
Community Development District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND					
<b>ASSETS</b>											
Cash - Operating Account	\$ 953,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 953,764
Accounts Receivable	6,000	-	-	-	-	-	-	-	-	-	6,000
Accounts Receivable - Off-Roll	410,402	-	638,962	-	-	-	-	-	-	-	1,049,364
Other Receivables	2,662	-	-	-	-	-	-	-	-	-	2,662
Due From Other Funds	-	7,687	266,554	-	-	-	-	-	-	-	274,241
Investments:											
General Account	-	-	-	-	2	-	-	-	-	-	2
Acq. & Construction - Master	-	-	-	-	-	120,816	-	-	-	-	120,816
Acquisition & Construction Account	-	-	-	-	45,015	49,076	-	-	-	-	94,091
Prepayment Account	-	1,578	-	-	-	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	-	-	-	747,255
Revenue Fund	-	794,709	838,856	-	-	-	-	-	-	-	1,633,565
Prepaid Trustee Fees	709	-	-	-	-	-	-	-	-	-	709
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	-	-	-	-	-	-	-	-	3,295,580	-	3,295,580
Amount To Be Provided	-	-	-	-	-	-	-	-	20,029,420	-	20,029,420
<b>TOTAL ASSETS</b>	<b>\$ 1,397,254</b>	<b>\$ 1,145,033</b>	<b>\$ 2,150,568</b>	<b>\$ 45,017</b>	<b>\$ 169,892</b>	<b>\$ 25,092,438</b>	<b>\$ 23,325,000</b>	<b>\$ 23,325,000</b>	<b>\$ 53,325,202</b>		
<b>LIABILITIES</b>											
Accounts Payable	\$ 107,896	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,896
Due to Other	16,356	-	-	-	-	-	-	-	-	-	16,356
Bonds Payable	-	-	-	-	-	-	-	-	23,325,000	-	23,325,000
Due To Other Funds	264,501	-	-	-	1,130	-	-	-	-	-	265,631
<b>TOTAL LIABILITIES</b>	<b>388,753</b>	<b>-</b>	<b>-</b>	<b>1,130</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,325,000</b>	<b>23,714,883</b>	

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
<b>FUND BALANCES</b>								
Nonspendable:								
Prepaid Trustee Fees	709	-	-	-	-	-	-	709
Restricted for:								
Debt Service	-	1,145,033	2,150,568	-	-	-	-	3,295,601
Capital Projects	-	-	-	43,887	169,892	-	-	213,779
Unassigned:								
Unassigned:	1,007,792	-	-	-	-	25,092,438	-	26,100,230
<b>TOTAL FUND BALANCES</b>	<b>1,008,501</b>	<b>1,145,033</b>	<b>2,150,568</b>	<b>43,887</b>	<b>169,892</b>	<b>25,092,438</b>	<b>-</b>	<b>29,610,319</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,397,254</b>	<b>\$ 1,145,033</b>	<b>\$ 2,150,568</b>	<b>\$ 45,017</b>	<b>\$ 169,892</b>	<b>\$ 25,092,438</b>	<b>\$ 23,325,000</b>	<b>\$ 53,325,202</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 4,479	\$ 4,479	0.00%
Rental Income	-	1,000	1,000	0.00%
Special Assmnts- Tax Collector	614,505	646,440	31,935	105.20%
Special Assmnts- CDD Collected	518,064	922,616	404,552	178.09%
Special Assmnts- Discounts	-	(13,092)	(13,092)	0.00%
Other Miscellaneous Revenues	-	3,480	3,480	0.00%
Resident FOBs	-	125	125	0.00%
<b>TOTAL REVENUES</b>	<b>1,132,569</b>	<b>1,565,048</b>	<b>432,479</b>	<b>138.19%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	4,600	7,400	38.33%
Trustees Fees	8,100	11,991	(3,891)	148.04%
Field Management	18,000	10,000	8,000	55.56%
Disclosure Report	7,200	5,550	1,650	77.08%
District Counsel	15,000	15,875	(875)	105.83%
District Engineer	12,500	3,426	9,074	27.41%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	6,750	4,502	2,248	66.70%
Auditing Services	6,000	-	6,000	0.00%
Onsite Staff	70,000	44,000	26,000	62.86%
Website ADA Compliance	1,500	-	1,500	0.00%
Mailings	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
General Liability	3,908	4,396	(488)	112.49%
Public Officials Insurance	3,697	3,167	530	85.66%
Property & Casualty Insurance	26,189	27,549	(1,360)	105.19%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,000	420	2,580	14.00%
Bank Fees	250	1,842	(1,592)	736.80%
Website Admin Services	1,500	1,000	500	66.67%
Onsite Office Supplies	1,000	-	1,000	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
<b>Total Administration</b>	<b>238,269</b>	<b>162,493</b>	<b>75,776</b>	<b>68.20%</b>

**Electric Utility Services**

Water/Waste	40,000	21,534	18,466	53.84%
Electric Utility Services	170,000	65,445	104,555	38.50%
Street Lights	130,000	64,934	65,066	49.95%
<b>Total Electric Utility Services</b>	<b>340,000</b>	<b>151,913</b>	<b>188,087</b>	<b>44.68%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>Other Physical Environment</u></b>				
Wildlife Control	1,500	-	1,500	0.00%
Debris Cleanup	5,000	2,080	2,920	41.60%
Landscape Maintenance - Contract	195,000	91,543	103,457	46.95%
Landscaping - Annuals	15,000	7,266	7,734	48.44%
Landscaping - Mulch	20,000	19,840	160	99.20%
Landscaping - Tree Trimming and Replacement	12,000	19,707	(7,707)	164.23%
Shared Landscape Maint Fr Entrance	1,500	-	1,500	0.00%
Landscaping - Plant Replacement Program	15,000	18,332	(3,332)	122.21%
Storm Cleanup	35,000	-	35,000	0.00%
Irrigation Maintenance	10,000	1,311	8,689	13.11%
Mitigation Area	2,500	-	2,500	0.00%
Aquatics - Contracts	51,900	30,325	21,575	58.43%
Aquatics - Plant Replacement	2,000	-	2,000	0.00%
<b>Total Other Physical Environment</b>	<b>366,400</b>	<b>190,404</b>	<b>175,996</b>	<b>51.97%</b>
<b><u>Parks and Recreation</u></b>				
Pool Monitor	12,000	-	12,000	0.00%
Pool Maintenance - Contract	24,000	10,100	13,900	42.08%
Amenity Pest Control	2,000	875	1,125	43.75%
Janitorial Services & Supplies	9,600	3,749	5,851	39.05%
Internet & Wifi	-	955	(955)	0.00%
R&M Drainage	25,000	-	25,000	0.00%
Pools R&M	10,000	1,519	8,481	15.19%
Amenity Maintenance & Repairs	10,000	6,957	3,043	69.57%
Janitorial - Maintenance	5,000	-	5,000	0.00%
Entrance Monuments, Gates, Walls R&M	2,800	-	2,800	0.00%
Security Monitoring Services	15,000	898	14,102	5.99%
Security System Monitoring and Maint	5,000	5,074	(74)	101.48%
Pool Treatments & Other R&M	5,000	-	5,000	0.00%
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Misc Maintenance	20,000	39,811	(19,811)	199.06%
Key Card Distribution	2,000	-	2,000	0.00%
Special Events	10,000	696	9,304	6.96%
Holiday Decorations	15,000	8,328	6,672	55.52%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Service and Supplies	4,500	-	4,500	0.00%
Amenity Furniture R&M	5,000	-	5,000	0.00%
<b>Total Parks and Recreation</b>	<b>187,900</b>	<b>78,962</b>	<b>108,938</b>	<b>42.02%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,132,569</b>	<b>583,772</b>	<b>548,797</b>	<b>51.54%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
Excess (deficiency) of revenues				
Over (under) expenditures	-	981,276	981,276	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>27,225</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,008,501</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,149	\$ 11,149	0.00%
Special Assmnts- Tax Collector	680,175	671,404	(8,771)	98.71%
<b>TOTAL REVENUES</b>	<b>680,175</b>	<b>682,553</b>	<b>2,378</b>	<b>100.35%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	225,000	-	225,000	0.00%
Interest Expense	455,175	229,725	225,450	50.47%
<b>Total Debt Service</b>	<b>680,175</b>	<b>229,725</b>	<b>450,450</b>	<b>33.77%</b>
<b>TOTAL EXPENDITURES</b>	<b>680,175</b>	<b>229,725</b>	<b>450,450</b>	<b>33.77%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	452,828	452,828	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfers-Out	-	(5,092)	(5,092)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(5,092)</b>	<b>(5,092)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 447,736</u>	<u>\$ 447,736</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>697,297</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,145,033</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 18,068	\$ 18,068	0.00%
Special Assmnts- Tax Collector	809,429	183,217	(626,212)	22.64%
Special Assmnts- CDD Collected	-	958,219	958,219	0.00%
<b>TOTAL REVENUES</b>	<b>809,429</b>	<b>1,159,504</b>	<b>350,075</b>	<b>143.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	330,000	325,000	5,000	98.48%
Interest Expense	479,429	243,696	235,733	50.83%
<b>Total Debt Service</b>	<b>809,429</b>	<b>568,696</b>	<b>240,733</b>	<b>70.26%</b>
<b>TOTAL EXPENDITURES</b>	<b>809,429</b>	<b>568,696</b>	<b>240,733</b>	<b>70.26%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	590,808	590,808	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfers-Out	-	(6,064)	(6,064)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(6,064)</b>	<b>(6,064)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 584,744	\$ 584,744	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,565,824</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,150,568</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 618	\$ 618	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>618</b>	<b>618</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	618	618	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	5,092	5,092	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>5,092</b>	<b>5,092</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 5,710</u>	<u>\$ 5,710</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>38,177</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 43,887</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2026  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,457	\$ 2,457	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,457</b>	<b>2,457</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	2,457	2,457	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	6,064	6,064	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>6,064</b>	<b>6,064</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 8,521</u>	<u>\$ 8,521</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>161,371</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 169,892</u></b>		

# Bank Account Statement

North Park Isle CDD

Thursday, March 12, 2026

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**Bank Account No.** 8942

**Statement No.** 26\_02

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	953,764.12	<b>Statement Balance</b>	991,489.89
		<b>Outstanding Deposits</b>	1,662.06
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	953,764.12	<b>Subtotal</b>	993,151.95
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-39,387.83
<b>Ending G/L Balance</b>	953,764.12	<b>Ending Balance</b>	953,764.12

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
09/08/2025	Payment	JE000883	Rental Income	Hilda & Hardy Ruth - Ck	100.00	100.00	0.00
02/04/2026		JE001060	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	8,075.36	8,075.36	0.00
02/03/2026	Payment	312306	LARA JERONIMO	LARA JERONIMO	5,235.47	5,235.47	0.00
02/03/2026	Payment	322	MCCOMAK	MCCOMAK TREVOR DAON	6,282.56	6,282.56	0.00
02/03/2026	Payment	413436249	KAYYALI TAREQ ROBERT	KAYYALI TAREQ ROBERT	2,744.39	2,744.39	0.00
02/04/2026	Payment	4864	JACKSON ZHANDELLE DANIEL	JACKSON ZHANDELLE DANIEL	2,744.39	2,744.39	0.00
02/05/2026	Payment	2201018	D R HORTON INC	D R HORTON INC	2,744.39	2,744.39	0.00
02/03/2026		JE001061	Special Assmnts-CDD Collected	Sravan Chandraa Amirineni - Ck #77431456-1 01/29/20	2,662.06	2,662.06	0.00
02/03/2026		JE001062	Special Assmnts-CDD Collected	Sravan Chandraa Amirineni - Ck #77431456-1 01/29/20	2,744.39	2,744.39	0.00
02/09/2026		JE001064	Resident FOBs	Alize James - MO	25.00	25.00	0.00
02/09/2026		JE001064	Resident FOBs	Jared Horus - MO #19-	25.00	25.00	0.00
02/09/2026		JE001065	Rental Income	Karla Carrion - MO #22-	100.00	100.00	0.00
02/09/2026		JE001065	Rental Income	Plant City UPC, Inc. - Ck	50.00	50.00	0.00
02/09/2026	Payment	1980126	HAMILTON THOMAS SHANE	HAMILTON THOMAS SHANE	2,744.39	2,744.39	0.00
02/10/2026	Payment	101	PARKER DAVID ALEXANDER	PARKER DAVID ALEXANDER	2,744.39	2,744.39	0.00
02/12/2026	Payment	000952053	ANTHONY RACHEL	ANTHONY RACHEL	5,235.47	5,235.47	0.00
02/17/2026	Payment	108	KUMAR DALJIT	KUMAR DALJIT	6,282.56	6,282.56	0.00
02/17/2026		JE001067	Due to Other	CoreLogic Tax Services, LLC	5,183.12	5,183.12	0.00
02/18/2026	Payment	19-811431261	STONEY MICHAYNE ALEXIS	STONEY MICHAYNE ALEXIS	500.00	500.00	0.00
02/18/2026	Payment	19-811431262	STONEY MICHAYNE ALEXIS	STONEY MICHAYNE ALEXIS	500.00	500.00	0.00
02/18/2026	Payment	19-811431263	STONEY MICHAYNE ALEXIS	STONEY MICHAYNE ALEXIS	609.39	609.39	0.00
02/18/2026	Payment	19-811431264	STONEY MICHAYNE ALEXIS	STONEY MICHAYNE ALEXIS	500.00	500.00	0.00
02/18/2026	Payment	19-811431265	STONEY MICHAYNE ALEXIS	STONEY MICHAYNE ALEXIS	500.00	500.00	0.00

# Bank Account Statement

Thursday, March 12, 2026

North Park Isle CDD

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**Bank Account No.** 8942

**Statement No.** 26\_02

**Statement Date**

02/28/2026

Date	Type	Account No.	Description	Payee	Debit	Credit	Balance
02/18/2026	Payment	19-811431266	STONEY MICHAYNE ALEXIS	STONEY MICHAYNE ALEXIS	135.00	135.00	0.00
02/18/2026		JE001068	Due to Other	Midflorida CU/Rachel	5,183.12	5,183.12	0.00
12/18/2025		JE000999	General Liability	Past Due & Current Fees	303.60	303.60	0.00
02/24/2026		JE001100	General Liability	IPFS Corporation - Ck #83-	845.22	845.22	0.00
02/20/2026	Payment	3521	JONES KENNETH	JONES KENNETH	6,282.56	6,282.56	0.00
02/23/2026	Payment	0001	HOLMES KAILAH BRIYANNA	HOLMES KAILAH BRIYANNA	800.00	800.00	0.00
02/23/2026	Payment	8498	EVERS RONALD JOSEPH JR	EVERS RONALD JOSEPH JR	2,989.29	2,989.29	0.00
02/23/2026	Payment	639	SATRAROJ ISARA	SATRAROJ ISARA	2,744.39	2,744.39	0.00
02/27/2026	Payment	50	MORENO MARQUEZ FELIX ANDRES	MORENO MARQUEZ FELIX ANDRES	2,744.39	2,744.39	0.00
02/27/2026	Payment	0101	PEREZ NESTOR PERON	PEREZ NESTOR PERON	2,744.39	2,744.39	0.00
02/04/2026		JE001112	Special Assmnts-Discounts	Adjust Special Assessments - Discount for Zhandelle Da	0.04	0.04	0.00
02/02/2026	Payment	19-	DELGADO GRISEL	DELGADO GRISEL	500.00	500.00	0.00
02/02/2026	Payment	19-	DELGADO GRISEL	DELGADO GRISEL	500.00	500.00	0.00
02/02/2026	Payment	19-	DELGADO GRISEL	DELGADO GRISEL	500.00	500.00	0.00
02/02/2026	Payment	19-	DELGADO GRISEL	DELGADO GRISEL	500.00	500.00	0.00
02/02/2026	Payment	19-	DELGADO GRISEL	DELGADO GRISEL	500.00	500.00	0.00
02/02/2026	Payment	19-	DELGADO GRISEL	DELGADO GRISEL	244.39	244.39	0.00
02/02/2026	Payment	0058184281	REEB ISAAC ELIECER	REEB ISAAC ELIECER	2,744.39	2,744.39	0.00
02/02/2026	Payment	1082	ELLIS CHRISTOPHER JAMES	ELLIS CHRISTOPHER JAMES	5,235.47	5,235.47	0.00
02/02/2026	Payment	000051867435	MAURER BRITTONI NICOLE	MAURER BRITTONI NICOLE	5,235.47	5,235.47	0.00
02/02/2026	Payment	614	BARAKAT ZEIN	BARAKAT ZEIN	2,744.39	2,744.39	0.00
02/28/2026		JE001113	Interest - Investments	Interest Earned 02/26	1,213.32	1,213.32	0.00
<b>Total Deposits</b>					<b>103,021.76</b>	<b>103,021.76</b>	<b>0.00</b>

## Checks

09/08/2025	Payment	JE000883	Rental Income	Hilda & Hardy Ruth - Ck	-100.00	-100.00	0.00
12/18/2025		JE000999	General Liability	Past Due & Current Fees	-303.60	-303.60	0.00
01/07/2026	Payment	100223	ECO-LOGIC SERVICES LLC	Inv: 6119	-6,000.00	-6,000.00	0.00
01/07/2026	Payment	100228	CITY-WIDE CLEANING LLC	Inv: 19839	-620.00	-620.00	0.00
01/23/2026	Payment	1749	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
01/26/2026	Payment	1752	NORTH PARK ISLE CDD	Check for Vendor V00028	-785.27	-785.27	0.00
01/29/2026	Payment	100231	STANTEC CONSULTING SERVICES	Inv: 2511226	-976.00	-976.00	0.00
01/29/2026	Payment	100233	COASTAL OUTDOOR SERVICES, LLC	Inv: 3168	-2,800.00	-2,800.00	0.00
01/29/2026	Payment	100235	DOWN TO EARTH	Inv: 163826, Inv: 164411	-17,184.00	-17,184.00	0.00
01/29/2026	Payment	100236	GATE PROS, INC.	Inv: 10779	-275.00	-275.00	0.00

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North Park Isle CDD

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**Bank Account No.** 8942

**Statement No.** 26\_02

**Statement Date**

02/28/2026

Date	Type	Account No.	Description	Inv/Check No.	Debit	Credit	Balance
01/29/2026	Payment	100238	IPFS CORPORATION	Inv: GAA-D813654	-23,888.40	-23,888.40	0.00
01/29/2026	Payment	100240	STRALEY ROBIN VERICKER	Inv: 27804	-3,741.25	-3,741.25	0.00
01/29/2026	Payment	100242	SALVA TREE CUTTING SERVICE DBA	Inv: 1020, Inv: 1024	-7,400.00	-7,400.00	0.00
01/22/2026	Payment	300192	TECO ACH	Inv: 011526-1600-ACH	-11,116.01	-11,116.01	0.00
01/22/2026	Payment	300193	TECO ACH	Inv: 011526-5348-ACH	-27.59	-27.59	0.00
01/22/2026	Payment	300194	TECO ACH	Inv: 011526-1253-ACH	-1,132.50	-1,132.50	0.00
01/22/2026	Payment	300195	TECO ACH	Inv: 011526-6724-ACH	-450.73	-450.73	0.00
01/22/2026	Payment	300196	TECO ACH	Inv: 011526-3537-ACH	-41.08	-41.08	0.00
01/22/2026	Payment	300197	TECO ACH	Inv: 011526-5371-ACH	-32.10	-32.10	0.00
01/22/2026	Payment	300198	TECO ACH	Inv: 011526-2210-ACH	-389.86	-389.86	0.00
01/22/2026	Payment	300199	TECO ACH	Inv: 011526-5389-ACH	-30.79	-30.79	0.00
01/22/2026	Payment	300200	TECO ACH	Inv: 011526-5355-ACH	-27.77	-27.77	0.00
02/05/2026	Payment	1753	NORTH PARK ISLE CDD	Check for Vendor V00028	-4,597.67	-4,597.67	0.00
02/03/2026	Payment	312306	Special Assmnts-Discunts	LARA JERONIMO	-157.06	-157.06	0.00
02/03/2026	Payment	322	Special Assmnts-Discunts	MCCOMAK TREVOR DAON	-188.47	-188.47	0.00
02/03/2026	Payment	413436249	Special Assmnts-Discunts	KAYYALI TAREQ ROBERT	-82.33	-82.33	0.00
02/04/2026	Payment	4864	Special Assmnts-Discunts	JACKSON ZHANDELLE DANIEL	-82.37	-82.37	0.00
02/05/2026	Payment	2201018	Special Assmnts-Discunts	D R HORTON INC	-82.33	-82.33	0.00
02/03/2026		JE001061	Special Assmnts-CDD Collected	Sravan Chandraa Amirineni - Ck #77431456-1 01/29/20	-2,662.06	-2,662.06	0.00
02/03/2026		JE001062	Special Assmnts-CDD Collected	Sravan Chandraa Amirineni - Ck #77431456-1 01/29/20	-82.33	-82.33	0.00
02/06/2026	Payment	100244	CONSULTING GROUP LLC	Inv: 3735	-900.00	-900.00	0.00
02/06/2026	Payment	100245	BLUE LIFE POOL SERVICE LLC	Inv: 22308	-2,000.00	-2,000.00	0.00
02/06/2026	Payment	1754	KIMBERLY & GREGORY BARNES	Check for Vendor V00086	-2,515.69	-2,515.69	0.00
02/10/2026	Payment	1755	ALBERTO VIERA	Check for Vendor V00023	-200.00	-200.00	0.00
02/10/2026	Payment	1756	CARLOS DE LA OSSA	Check for Vendor V00029	-200.00	-200.00	0.00
02/10/2026	Payment	1757	KELLY ANN EVANS	Check for Vendor V00020	-200.00	-200.00	0.00
02/10/2026	Payment	1758	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
02/09/2026	Payment	1980126	Special Assmnts-Discunts	HAMILTON THOMAS SHANE	-27.44	-27.44	0.00
02/10/2026	Payment	101	Special Assmnts-Discunts	PARKER DAVID ALEXANDER	-27.44	-27.44	0.00
02/12/2026	Payment	100246	COASTAL OUTDOOR SERVICES, LLC	Inv: 3241	-19,840.00	-19,840.00	0.00
02/12/2026	Payment	100247	DOWN TO EARTH	Inv: 166053	-16,705.00	-16,705.00	0.00
02/12/2026	Payment	100248	ECO-LOGIC SERVICES LLC	Inv: 6228	-6,000.00	-6,000.00	0.00
02/12/2026	Payment	100249	GIG FIBER LLC	Inv: 6249	-10,763.50	-10,763.50	0.00
02/12/2026	Payment	100250	SAFETOUCH LLC	Inv: 21291	-500.00	-500.00	0.00

# Bank Account Statement

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North Park Isle CDD

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**Bank Account No.** 8942  
**Statement No.** 26\_02

**Statement Date** 02/28/2026

Date	Type	Amount	Description	Check No.	Debit	Credit	Balance
02/13/2026	Payment	1760	DENNIS & MICHELLE CALDWELL	Check for Vendor V00087	-6,094.09		0.00
02/12/2026	Payment	0009520530	Special Assmnts-Discounts	ANTHONY RACHEL	-52.35	-52.35	0.00
02/18/2026	Payment	1761	U. S. BANK	Check for Vendor V00026	-4,256.13	-4,256.13	0.00
02/17/2026	Payment	108	Special Assmnts-Discounts	KUMAR DALJIT	-188.47	-188.47	0.00
02/18/2026	Payment	19-811431261	Special Assmnts-Discounts	STONEY MICHAYNE ALEXIS	-109.39	-109.39	0.00
02/20/2026	Payment	3521	Special Assmnts-Discounts	JONES KENNETH	-188.47	-188.47	0.00
02/23/2026	Payment	639	Special Assmnts-Discounts	SATRAROJ ISARA	-27.44	-27.44	0.00
02/02/2026	Payment	19-79853948-5	Special Assmnts-Discounts	DELGADO GRISEL	-82.33	-82.33	0.00
02/02/2026	Payment	0058184281	Special Assmnts-Discounts	REEB ISAAC ELIECER	-82.33	-82.33	0.00
02/02/2026	Payment	1082	Special Assmnts-Discounts	ELLIS CHRISTOPHER JAMES	-157.06	-157.06	0.00
02/02/2026	Payment	000051867435	Special Assmnts-Discounts	MAURER BRITTONI NICOLE	-157.06	-157.06	0.00
02/02/2026	Payment	614	Special Assmnts-Discounts	BARAKAT ZEIN	-82.33	-82.33	0.00
02/28/2026		JE001114	Bank Fees	Service Charges 02/26	-596.07	-596.07	0.00
<b>Total Checks</b>					-157,609.16	-157,609.16	0.00

## Outstanding Checks

01/29/2026	Payment	100237	BLUE LIFE POOL SERVICE LLC	Inv: 21970			-2,000.00
01/29/2026	Payment	100243	CITY-WIDE CLEANING LLC	Inv: 19901			-620.00
02/20/2026	Payment	100251	DOWN TO EARTH	Inv: 167130, Inv: 167132,			-6,660.37
02/27/2026	Payment	100252	DOWN TO EARTH	Inv: 167491, Inv: 167489,			-12,796.78
02/27/2026	Payment	100253	INFRAMARK LLC	Inv: 168396			-10,454.17
02/27/2026	Payment	100254	GATE PROS, INC.	Inv: 11566			-275.00
02/27/2026	Payment	100255	PACSCON GeoEnvironmental, Inc.	Inv: 2540			-1,400.00
02/27/2026	Payment	100256	CITY-WIDE CLEANING LLC	Inv: 19970			-649.00
02/27/2026	Payment	300202	CITY OF PLANT CITY ACH	Inv: 1670083-ACH			-360.23
02/27/2026	Payment	300203	CITY OF PLANT CITY ACH	Inv: 1669788-ACH			-1,477.88
02/27/2026	Payment	300204	CITY OF PLANT CITY ACH	Inv: 1669790-ACH			-662.02
02/27/2026	Payment	300205	CITY OF PLANT CITY ACH	Inv: 1669792-ACH			-668.66
02/27/2026	Payment	300206	CITY OF PLANT CITY ACH	Inv: 1669793-ACH			-1,168.34
02/27/2026	Payment	300207	CHARTER COMMUNICATION S ACH	Inv: 0384991021126-ACH			-195.38
<b>Total Outstanding Checks</b>							-39,387.83

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**Bank Account No.** 8942

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02/28/2026

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## Outstanding Deposits

01/20/2026 Payment 224121746

RUIZ LUIS ALFREDO

1,662.06

**Total Outstanding Deposits**

1,662.06

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 02/01/2026 to 02/28/2026

(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
<b>GENERAL FUND - 001</b>									
001	100244	02/06/26	V00038	FIELDS CONSULTING GROUP LLC	3735	Pool signs	Amenity Maintenance & Repairs	546176-57201	\$900.00
001	100245	02/06/26	V00037	BLUE LIFE POOL SERVICE LLC	22308	Feb 2026 Pool services	Pool Maintenance - Contract	534078-57201	\$2,000.00
001	100246	02/12/26	V00068	COASTAL OUTDOOR SERVICES, LLC	3241	MULCH INSTALLATION	Landscaping - Mulch	546246-53908	\$19,840.00
001	100247	02/12/26	V00069	DOWN TO EARTH	166053	Feb 2026 Landscaping maintenance	Landscape Maintenance - Contract	534171-53908	\$16,705.00
001	100248	02/12/26	V00042	ECO-LOGIC SERVICES LLC	6228	Jan 2026 Pond maintenance	Aquatics - Contracts	546995-53908	\$6,000.00
001	100249	02/12/26	V00024	GIG FIBER LLC	6249	Feb 2026 Solar equipment rental	Street Lights	543062-53100	\$10,763.50
001	100250	02/12/26	V00085	SAFETOUCH LLC	21291	Monthly Monitoring Service	Security Monitoring Services	546345-57201	\$500.00
001	100251	02/20/26	V00069	DOWN TO EARTH	167131	Tree Removal	Landscaping - Tree Trimming and Replacement	546254-53908	\$3,363.32
001	100251	02/20/26	V00069	DOWN TO EARTH	167130	Sycamore Tree and Magnolia Treet Replacement	Landscaping - Tree Trimming and Replacement	546254-53908	\$3,148.05
001	100251	02/20/26	V00069	DOWN TO EARTH	167132	Irrigation	Irrigation Maintenance	546930-53908	\$149.00
001	100252	02/27/26	V00069	DOWN TO EARTH	167491	Mangroves removal	Landscaping - Tree Trimming and Replacement	546254-53908	\$1,686.00
001	100252	02/27/26	V00069	DOWN TO EARTH	167489	Extra Fertilizer	Landscape Maintenance - Contract	534171-53908	\$8,018.00
001	100252	02/27/26	V00069	DOWN TO EARTH	167490	Flush cut crepe myrtle	Landscaping - Plant Replacement Program	546468-53908	\$2,677.78
001	100252	02/27/26	V00069	DOWN TO EARTH	167490	Flush cut crepe myrtle	Irrigation Maintenance	546930-53908	\$415.00
001	100253	02/27/26	V00025	INFRAMARK LLC	168396	July 2025 Management services	Accounting Services	532001-51301	\$562.50
001	100253	02/27/26	V00025	INFRAMARK LLC	168396	July 2025 Management services	Disclosure Report	531142-51301	\$600.00
001	100253	02/27/26	V00025	INFRAMARK LLC	168396	July 2025 Management services	District Manager	531150-51301	\$3,000.00
001	100253	02/27/26	V00025	INFRAMARK LLC	168396	July 2025 Management services	Field Management	531122-51301	\$1,000.00
001	100253	02/27/26	V00025	INFRAMARK LLC	168396	July 2025 Management services	Website Admin Services	549936-51301	\$125.00
001	100253	02/27/26	V00025	INFRAMARK LLC	168396	July 2025 Management services	Onsite Staff	534215-51301	\$5,166.67
001	100254	02/27/26	V00070	GATE PROS, INC.	11566	Gate Repairs	Amenity Maintenance & Repairs	546176-57201	\$275.00
001	100255	02/27/26	V00088	PACSCON GeoEnvironmental, Inc.	2540	Consulting Services	Misc Maintenance	546922-57201	\$1,400.00
001	100256	02/27/26	V00079	CITY-WIDE CLEANING LLC	19970	Janitorial Cleaning	Janitorial Services & Supplies	534349-57201	\$649.00
001	1754	02/06/26	V00086	KIMBERLY & GREGORY BARNES	02052026-BARNES	Refund Homeowner for Duplicate Payment	Due to Other - Assessment Refunds	207150	\$2,515.69
001	1755	02/10/26	V00023	ALBERTO VIERA	AV-020526		Supervisor Fees	511100-51301	\$200.00
001	1756	02/10/26	V00029	CARLOS DE LA OSSA	CO-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1757	02/10/26	V00020	KELLY ANN EVANS	KE-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1758	02/10/26	V00017	NICHOLAS J. DISTER	ND-020526	BOARD 02/05/26	Supervisor Fees	511100-51301	\$200.00
001	1760	02/13/26	V00087	DENNIS & MICHELLE CALDWELL	02112026-CALDWELL	REFUND HOMEOWNER FOR DUPLICATE PAYMENT	Due to Other - Assessment Refunds	207150	\$6,094.09
001	1761	02/18/26	V00026	U. S. BANK	8015054	Trustee Fee	Trustees Fees	531045-51301	\$3,546.77
001	1761	02/18/26	V00026	U. S. BANK	8015054	Trustee Fee	Prepaid Trustee Fees	155030	\$709.36
001	300202	02/27/26	V00047	CITY OF PLANT CITY ACH	1670083-ACH	RECLAIM 01/08-02/06/26	Water/Waste	543018-53100	\$360.23
001	300203	02/27/26	V00047	CITY OF PLANT CITY ACH	1669788-ACH	RECLAIM 01/08-02/06/26	Water/Waste	543018-53100	\$1,477.88
001	300204	02/27/26	V00047	CITY OF PLANT CITY ACH	1669790-ACH	RECLAIM 01/08-02/06/26	Water/Waste	543018-53100	\$662.02
001	300205	02/27/26	V00047	CITY OF PLANT CITY ACH	1669792-ACH	RECLAIM 01/08-02/06/26	Water/Waste	543018-53100	\$668.66
001	300206	02/27/26	V00047	CITY OF PLANT CITY ACH	1669793-ACH	RECLAIM 01/08-02/06/26	Water/Waste	543018-53100	\$1,168.34
001	300207	02/27/26	V00049	CHARTER COMMUNICATIONS ACH	0384991021126-ACH	02/11-03/10/26 Internet	Internet & Wifi	541022-53100	\$195.38
<b>Fund Total</b>									<b>\$107,142.24</b>

**SERIES 2019 DEBT SERVICE FUND - 200**

200	1753	02/05/26	V00028	NORTH PARK ISLE CDD	02042026-0204	SERIES 2019 AND SERIES 2021 FY26 DS	Cash in Transit	103200	\$3,612.00
<b>Fund Total</b>									<b>\$3,612.00</b>

**SERIES 2021 DEBT SERVICE FUND - 201**

201	1753	02/05/26	V00028	NORTH PARK ISLE CDD	02042026-0204	SERIES 2019 AND SERIES 2021 FY26 DS	Cash in Transit	103200	\$985.67
<b>Fund Total</b>									<b>\$985.67</b>

**Total Checks Paid      \$111,739.91**

## Pool Monitor Services Agreement

This Pool Monitor Services Agreement (this “**Agreement**”) is entered into as of March 6, 2026, by and between the **North Park Isle Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”), and **Tellis OPS, LLC**, a Florida Limited Liability Corporation, **d/b/a Signal 88, LLC**, a Delaware Limited Liability Corporation (the “**Contractor**”).

### **Background Information:**

The District owns and operates a swimming pool and amenity facility located at 3716 North Maryland Avenue, Plant City, FL 33565. The District desires to hire an independent contractor to provide professional pool monitoring services. The Contractor represents that it is qualified to provide such services, has represented to the District that it is duly licensed in the state of Florida and has any and all approvals and licenses as required by law to provide these services, and is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described herein, the District agrees to enter into this Agreement in accordance with the terms of this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference the background information is incorporated by reference as a material part of this Agreement.
2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, training, uniforms, services, transportation, and all other necessary incidental items required for the complete performance of the on-site pool monitoring services as further described in the proposal, relevant portions of which are attached hereto as **Exhibit A**.
  - a. Familiarity with District Rules, Regulations, Policies, Operating Procedures
    - i. Full knowledge/awareness of all rules, regulations, or policies of the District.
    - ii. Prepare any incident or accident reports and forward to the District Manager.
  - b. Greet guests and require them to sign in upon entry to the amenity area.
  - c. Enforce the rules, regulations, and policies of the District.
    - i. The Contractor’s staff have the authority to have patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
  - d. Provide the best possible customer service to maintain a welcoming, safe, and comfortable environment, including inspecting and maintaining cleanliness of the amenity area, organizing furniture and cleaning litter.
  - e. Manage and monitor access to and from the amenities and ensure all gates and doors requiring key/card entry are locked during the appropriate times.

- f. Monitor, observe, and report any issues (including, but not limited to, loitering, trespassing, vandalism, and theft).
- g. Contact 911 for any emergency issues.
- h. Provide a monthly written report which will include their observations, interactions, calls to 911, recommendations, or other related comments.
- i. Schedule: 12:00 pm to 8:00 pm, Saturday and Sunday (total of 16 hours per week).

**3. Manner of Performance and Care of the Property.**

- a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best practices in the industry.
- b. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages, or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

**4. Term.** The initial term of this Agreement shall be from May 23, 2026, through September 7, 2026. At the end of the initial term, the Agreement shall automatically terminate.

**5. Termination.** Either party may terminate this Agreement without cause with 48 hours written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

**6. Compensation.** The District agrees to compensate the Contractor for the work described above in the not to exceed amount of Five Hundred Fifty-Eight Dollars and Eight Cents (**\$558.08**) per week (16 hours per week) for the term of the Agreement. Each month the Contractor shall submit an invoice for the work performed the previous month. The District shall pay the Contractor within 45 days of receipt of the invoice. Contractor shall only invoice the District for days/hours they rendered service.

**7. Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

**8. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal

taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

9. **Subcontractor and Affiliates of Contractor**. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.
10. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.
11. **Background Screening**: Contractor shall provide the District with evidence of a Level I background screening pursuant to Chapter 435, Florida Statutes (the “**Screening**”) for all of Contractor’s staff performing services under this Agreement and shall update the Screening upon request. If the Screening reveals any information which causes the District to determine in its sole discretion that the Contractor is unsuitable or unqualified to perform this Agreement, the District reserves the right to terminate this Agreement immediately.
12. **Permits and Approvals**. Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.
13. **Compliance with Governmental Regulations**. The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state, and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
14. **Insurance**. The Contractor shall carry commercial general liability insurance of no less than \$2,000,000 insuring against any liability arising out of any act, omission, or alleged act or omission of Contractor, or any of its employees, agents, or subcontractors, including but not limited to property damage, including loss of use, personal or bodily injury, discrimination and harassment, false arrest, detention, or imprisonment, defamation and slander, damage or injury caused by firearms or other weapons and automobile liability. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
15. **Indemnification**. Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents, and employees harmless from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage, discrimination and harassment, false arrest, detention, or imprisonment, assault, and battery of any nature, arising out of, or in connection with, the

work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**16. No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**17. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**18. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**19. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

**20. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any

obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.

- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
  - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

**21. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33609.**

- 22. Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
- 23. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county in which the District is located.
- 24. Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings to enforce the terms of this Agreement, the prevailing party shall

be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

25. **Arm's Length Transaction and Interpretation.** 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.
26. **Amendment.** This Agreement may not be altered, changed, or amended, except by an instrument in writing, signed by both parties.
27. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
28. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
29. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**To the Contractor:**

Attn: Leslie Roller  
10500 University Center Dr. Ste. 140  
Tampa, FL 33612  
[LRoller@TeamSignal.com](mailto:LRoller@TeamSignal.com)

**To the District:**

c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33609  
Attn: Jayna Cooper  
[Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com)

30. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
31. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as of the date written above.

**Tellis OPS, LLC d/b/a Signal 88, LLC**

DocuSigned by:  
*Leslie Roller*  
2381220F8974413  
By: Leslie Roller  
Title: Franchise Owner

**North Park Isle  
Community Development District**

Signed by:  
*Carlos de la Ossa*  
CC0CB251E795481...  
Name: Carlos de la Ossa  
Title: Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the \_\_\_\_\_ Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

## **EXHIBIT A**

### **Security Services Proposal for North Park Isle CDD**

#### **PREPARED BY**

Leslie Roller  
lroller@teamsignal.com

#### **PREPARED FOR**

Sade Smith  
brooke.chapman@inframark.com

#### **The Freedom of Feeling Secure**

The vision of Signal Security is to provide a full suite of world-class and industry-leading security services for residential, commercial, retail and institutional customers because, quite simply, we believe safety is a basic human right and need.

The promise of Signal Security is to provide customized security services so that individuals, businesses, neighborhoods and communities can pursue their passions in life openly, freely and joyfully. Without the freedom of feeling secure, our passions cannot be fully enjoyed.

This peace of mind comes from our proven philosophy and process.

#### **Security Services – Custom Security Solutions**

Signal Security offers an array of security solutions that help provide you with peace of mind to pursue your passions in life.

These custom solutions have been developed by our team to provide you, the client, with the best security options for the property, personnel, and other assets you wish to protect. From our flagship randomized roving vehicle patrols to security consultations and dedicated services, we are confident in saying you will be protected by the finest!

#### **Dedicated Services**

When you need a consistent security presence at your facility, turn to our team to create peace of mind for your employees, customers, tenants and others. We provide our clientele with highly trained, highly visible, and highly effective coverage at businesses of any size. Our Dedicated Services are designed to efficiently meet your needs with our professional security personnel.

Our security personnel selection process is first-rate, establishing higher standards in an industry that desperately needs them. Every security officer candidate undergoes an extensive interview process and background investigation, which includes a criminal history check and immediate and ongoing drug testing. Our officers are given consistent

**EXHIBIT A**

opportunities to continue their professional development with additional training coursework.

**PROPOSAL**

**Signal 88, LLC ("Franchisor")**  
 3880 S 149th Street, Suite 102  
 Omaha, NE 68144  
 Phone: 877.498.8494  
 Fax: 402.502.2078

**Serviced By: Tellis OPS LLC ("Service Provider")**  
 5120 S Florida Avenue Suite 301  
 Lakeland, FL 33813  
 Leslie Roller  
 Phone: 8139556411  
 Email: lroller@teamsignal.com

**Security Location**

**North Park Isle**  
 Sade Smith  
 3716 North Maryland Ave.  
 Plant City, FL 33565  
 Phone: +18133345882  
 Email: brooke.chapman@inframark.com

**Bill To**

**North Park Isle**  
 Brooke Chapman  
 2005 Pan Am Circle  
 Ste 300  
 Tampa, FL 33607  
 Phone: +18133345882  
 Email: Ssmith2@inframark.com

**Standard Services Mon Tue Wed Thu Fri Sat Sun Week Total Per Service Total**

Dedicated Officer I	0	0	0	0	0	8	8	16		\$34.88	\$558.08
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**Holidays: 1.5x Regular Rate**

New Year's Day, Martin Luther King Day, Easter, Memorial Day, July 4th, Labor Day, Veteran's Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve

**Description of Services**

This proposal reflects services including 16 on-site dedicated hours. On-site dedicated hours will be as follows: Saturday and Sunday 12pm to 8pm. Labor Day, Monday September 7th, will also be covered.

Services include monitoring property for a variety of site-specific property violations such as:

- All Pool Rule Violations

## EXHIBIT A

- Trespassing/Loitering/Vagrancy
- Vandalism and misuse of amenities

Communication with the client will be through online reporting accessible through our Signal Edge website as well as the franchise owner or designated personnel. Officers will be well trained and dressed in Signal uniforms with 3M Reflective lettering.

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## **Website Creation and Management Agreement**

This Website Creation and Management Agreement (the “**Agreement**”) is made and entered into as of March 1, 2026, by and between the **North Park Isle Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **SchoolStatus, LLC**, a Mississippi limited liability company registered to do business in the state of Florida (the “**Contractor**”).

### **Background Information:**

The District is required to have a website and desires to have a website created, regularly updated, managed, inspected, and remediated to ensure compliance with the Americans with Disabilities Act (the “**ADA**”). The Contractor has the technical expertise to provide the above-mentioned services. The District desires to retain the Contractor to provide services as described in this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated as a material part of this Agreement.
2. **Scope of Services.** The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services described in the “**Statement of Work**” attached hereto and incorporated herein as **Exhibit A**.
3. **Manner of Performance and Care of the Property.** The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
4. **Compensation.**
  - a. The District agrees to compensate the Contractor for a one-time fee of **\$1,512.00** for the Creation of Website work described in the Statement of Work.
  - b. The District agrees to compensate the Contractor on an annual basis in the amount of **\$1,613.00** for all other work described in the Statement of Work.
  - c. Contractor will provide the District with an invoice on an annual basis, to be paid in advance of all of the services to be provided. The District shall pay the Contractor within 30 days of receipt of the invoice.
5. **Term and Renewal.** The initial term of this Agreement shall be for 1-year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
6. **Termination.** Either party may terminate this Agreement without cause with 30 days written notice to the other party. Upon termination of this Agreement:

- a. The Contractor shall be entitled to retain the entire payment made for the current term (as Contractor pays for the domain fee and other licenses on an annual basis).
  - b. If the District provides a termination notice at least 30 days prior to the autorenewal, then the District will not be obligated to pay for the upcoming renewal term.
    - i. If the District provides a termination notice within 29 days of the renewal then the District will be obligated to pay Contractor the compensation for the upcoming renewal term as domain fees and other licenses require time to cancel or transfer.
  - c. The Contractor will provide the District or its designee with all domain names, authorizations, usernames, passwords, and content (including remediated content) in the format in which it was stored on the server, at a cost not to exceed \$50 to the District.
  - d. The Contractor will be permitted to remove its name and ADA compliance shield, seal, or certificate from the website on the effective date of the termination.
  - e. If the Contractor was using certain software (including content management software) that is proprietary and was licensed to the District during the term of the Agreement, then the Contractor shall coordinate with the District as to the end of the license or simply create a simple splash page of the District with information on the transition to a new website.
7. **Ownership of Website, Domain Name, and Content.** The District will be the owner of the website, domain name, and all content (including remediated content provided by the Contractor) on the website.
8. **No Infringement of Intellectual Property.** Contractor warrants and represents that no product or services provided by Contractor will infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. Contractor shall take all steps to ensure that the District has no access to confidential software or data that is proprietary (whether it's the Contractor's or another provider's through a license agreement).
9. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.
10. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state,

and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**11. Compliance with Governmental Regulation.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Contractor is solely responsible for complying with all applicable laws pertaining to website accessibility, including but not limited to the ADA and those certain WCAG standards, and other web accessibility guidelines as amended from time to time. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

**12. Insurance.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

- a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
- c. Employer's Liability Coverage with limits of at least \$1,000,000 per accident or disease.
- d. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

- 13. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 14. Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 15. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 16. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.**

- 17. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes, Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.
- 18. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 19. Controlling Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 20. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 21. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 22. Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties, not to be unreasonably withheld; provided, however, that no consent shall be required for the assignment to a corporate affiliate or in connection with a merger, acquisition, corporate reorganization, or sale of all or substantially all of Contractor's assets, provided that such acquirer agreed to be bound by all of the terms and conditions hereof and written notice is provided to the District.

- 23. Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor 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.
- 24. Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- 25. Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 26. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
- 27. Notice.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

**To the District:**  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
Attn: Jayna Cooper  
[jcooper@inframark.com](mailto:jcooper@inframark.com)

**To Contractor:**  
SchoolStatus, LLC  
800 Woodlands Pkwy, Suite 107  
Ridgeland, MS 39157  
Attn: Emily Thompson  
[Emily.Thompson@schoolstatus.com](mailto:Emily.Thompson@schoolstatus.com)

- 28. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement supersedes and subsumes any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

*[SIGNATURE PAGE TO FOLLOW]*

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written above.

**SchoolStatus, LLC**

Signed by:  
*Phill Carr*  
1BDE450A8E0047B...

Name: Phill Carr  
Title: Chief Sales Officer

**North Park Isle  
Community Development District**

Signed by:  
*Carlos de la Ossa*  
CC0CB251E706481...

Carlos de la Ossa  
Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

**Affidavit for Anti-Human Trafficking**  
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “Affiant”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the \_\_\_\_\_ (Title) of \_\_\_\_\_ (the “Company”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the NORTH PARK ISLE Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

## **EXHIBIT A**

### **Statement of Work**

- 1. Creation of Website.** Contractor will deliver a functional, responsive, working ADA compliant website that can display content submitted to the Contractor by the District. At a minimum, the website and the documents on the website will:
  - a. Comply with the guidelines provided by Web Content Accessibility Guidelines 2.1, as amended and/or replaced by new releases from time to time (“WCAG”);
  - b. Contain a website accessibility policy that includes: a commitment to accessibility for persons with disabilities, the accessibility standard used and applied to the website (at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) in case users encounter any problems;
  - c. Display an ADA compliance shield, seal, or certification;
  - d. Provide options to create a CDD-branded design (colors, logo, etc...)
  - e. Be accessible on modern versions of Internet Explorer, Edge, Mozilla, Safari, and Chrome web browsers and be “mobile friendly” and offer a “mobile version” of the sites content for access from tablets or smart phones.
  - f. Be free of any commercial advertising;
  - g. Be free of any known spyware, virus, or malware;
  - h. Secure certification (https)
  - i. Secure cloud hosting with fail-overs
  - j. Allow for data backups, and record retention as required by law;
  - k. Allow for the display a calendar, reservation request form, and newsletter;
  - l. Creation of a dashboard for the District to upload and remove content, manage all documents, manage document remediation, and review reports generated by the Contractor; and
  - m. Remediate all documents provided by the District for the new website in an ADA compliant format.\*
  
- 2. Domain Fee.** The Contractor shall pay the annual fee for the domain name of the District’s website.
  
- 3. Maintenance and Management of the Website.**
  - a. Contractor will manage and maintain the website;
  - b. Remediate new documents provided by the District Manager in an ADA compliant format;\*
    - i. For Agenda Packages, the Contractor shall turn around the documents within 2 business days
  - c. District shall be responsible for uploading the ADA compliant documents onto the website. Contractor shall ensure that the District only has the ability to upload or remove documents on the website and cannot alter any other aspect of the website;
  - d. Contractor will store all District data, including files, text and parameters; data will be backed-up on a separate storage system at regular intervals; and
  - e. The ADA compliant website will be on-line at all times unless maintenance or upgrades require it to be unavailable. When maintenance or upgrades require the

website to be unavailable, Contractor will provide the District with reasonable advance notice in writing.

**4. Monthly Auditing and Remediation Services.**

- a. Every month Contractor will comprehensively audit the website's compliance with (1) WCAG and (2) any applicable laws, rules, and regulations (including, the Department of Justice);
- b. After the audit, Contractor will remediate any web accessibility deficiencies of the website or content on the website; and
- c. The Contractor will provide a written report to the District that summarizes the audit and any remediations made.

**5. Support Services.**

- a. Contractor will supply telephone and/or email support to the District on a reasonable and necessary basis to within business hours – Monday to Friday 9 am to 6 pm EST, exclusive of holidays. The Contractor will provide a listing of detailed hours, holidays, and service availability on their website, and reserves the right to modify the times technical support is available.

\*If certain documents are not able to be fully remediated, Contractor shall work with the District to create a summary of the content in the document and provide contact information if anyone needs reasonable accommodations to access the full content within that document.



## North Park Isle CDD

Field Inspection Report - March - Down 2 Earth

Monday, March 16, 2026

Prepared For Board of Supervisors

22 Items Identified

Paul Young

District Field Inspector

**Green – Indicates Item is in progress or completed.**

**Orange - Indicates Item is scheduled.**

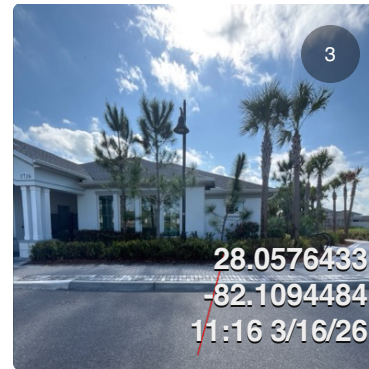
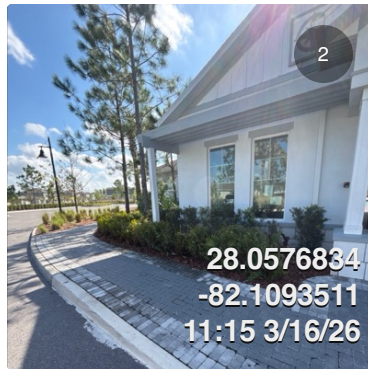
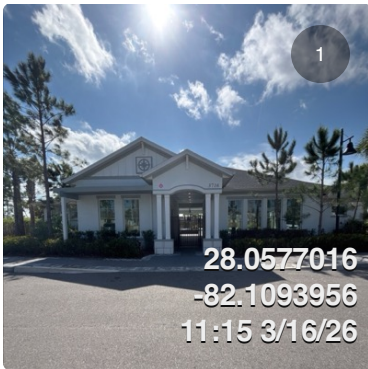
**Red - Indicates Item has not been addressed by vendor.**

# Item 1 - NPI Amentity Center

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

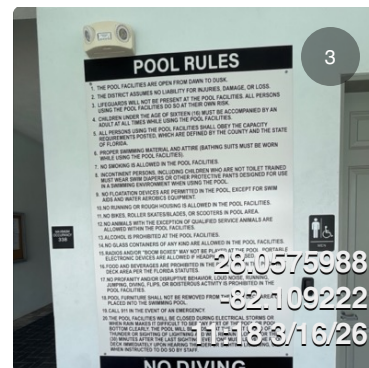
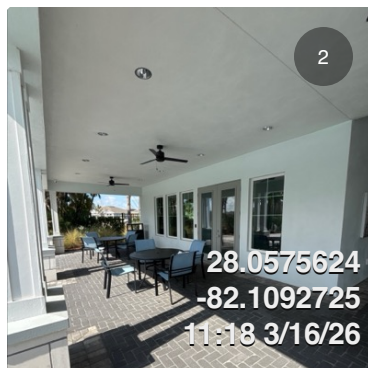
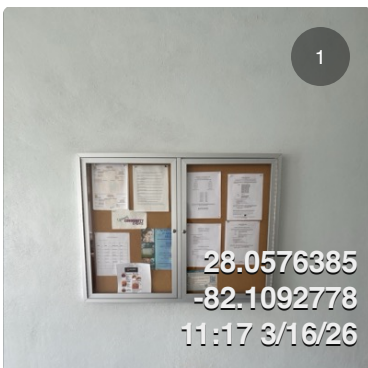
The community center is clean upon entry. Landscaping is evenly trimmed, although there are still signs of struggling plants due to recent cold temperatures. Hard cuts should be scheduled soon - **Down to Earth - provide a schedule when the pruning can be started.**



# Item 2 - Community Rules

Assigned To: District Manager

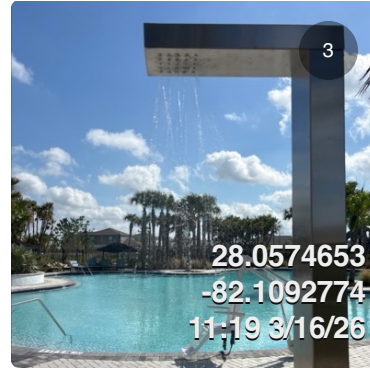
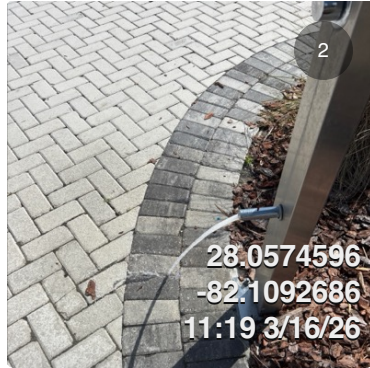
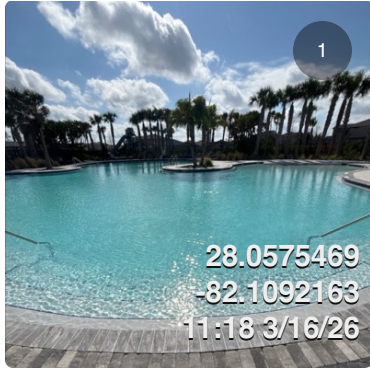
Community pool signage is clear and legible. Message board is up to date, and pool furniture is clean and intact.



### Item 3 - Amenity Pool

Assigned To: District Manager

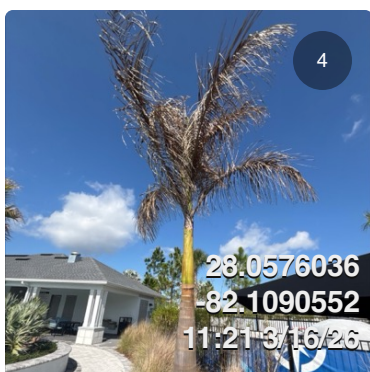
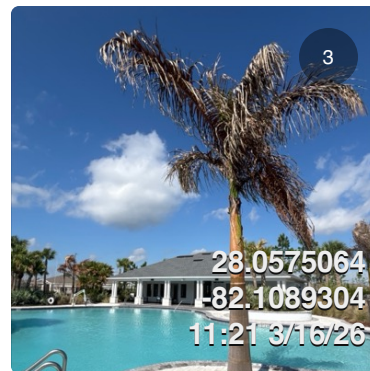
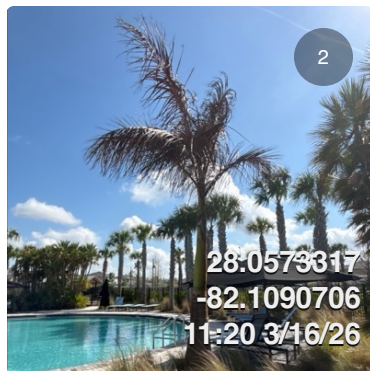
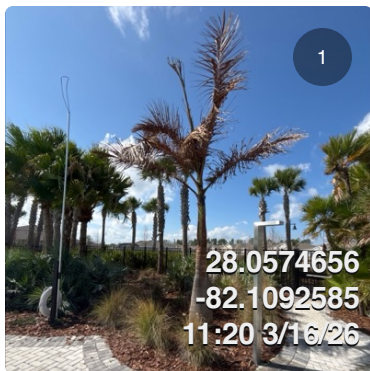
Pool is clear and blue, all bathrooms, water fountains and showers are operational.



### Item 4 - Pool Landscape

Assigned To: Down 2 Earth

The landscape inside the pool area is well maintained. Several palms appear to be struggling; fertilization and close monitoring will be conducted for the next couple of weeks to determine the vitality or replacement options.



## Item 5 - Amenity Landscape

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

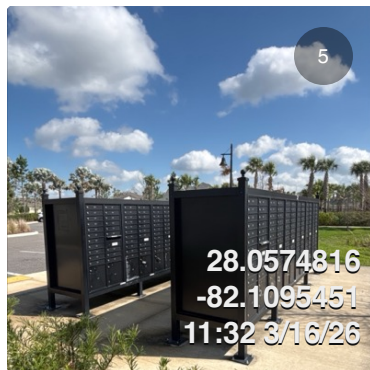
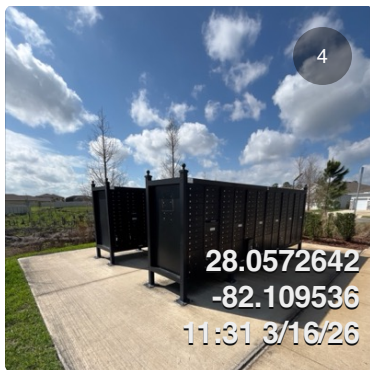
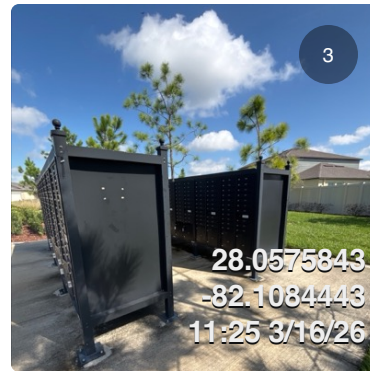
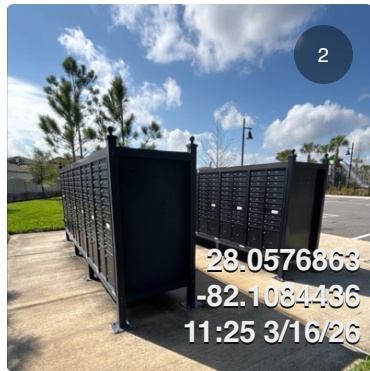
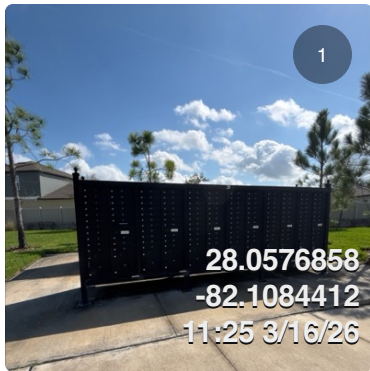
Overall, the landscaping is groomed and well maintained. Copper plants are showing new growth at the base of some plants. **Schedule pruning off the dead to promote new growth.**



## Item 6 - Mailbox Kiosk

Assigned To: District Manager

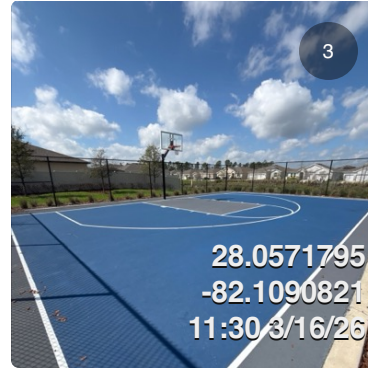
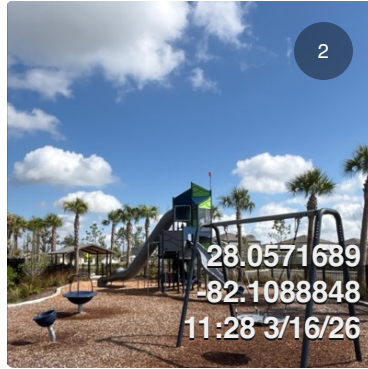
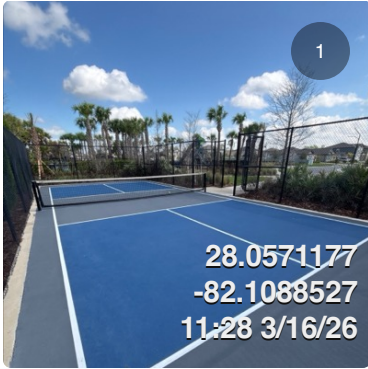
Mailbox kiosks are clean and intact.



## Item 7 - Amenity Facilities

Assigned To: District Manager

Basketball court, pickle board court, and playground are clean and operational.

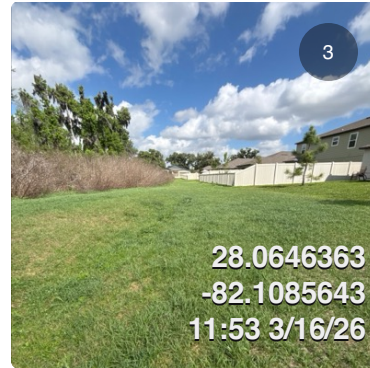
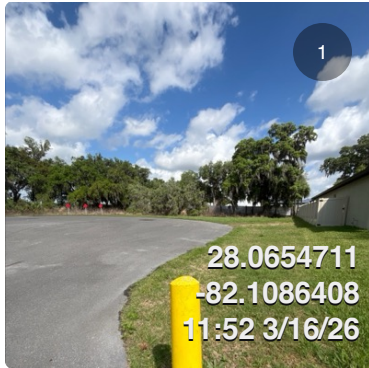


## Item 8 - Blue Orchid Avenue

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth / Eco-logic

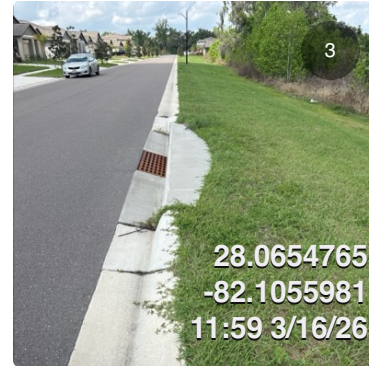
Pond 25 - Pond maintenance appears to be on schedule, little to no signs of algae. Pond bank mowing is behind schedule and appears to have been missed. Provide a schedule when ponds are being serviced and send after photos when completed.



## Item 9 - NP Road & Blue Orchid Avenue

Assigned To: Down 2 Earth

Edging has been missed along the roadside curbing. Ensure the edging is completed throughout the CDD maintenance scope of work.

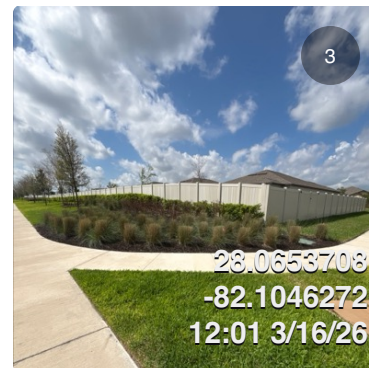
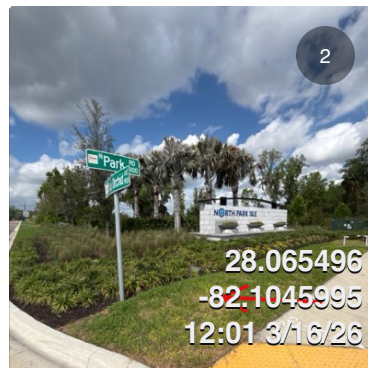
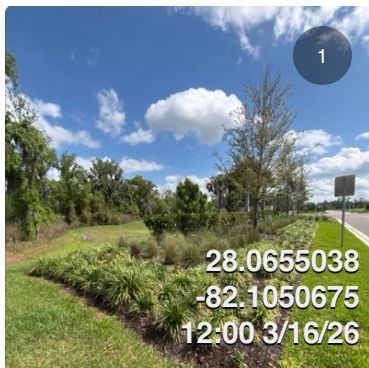


## Item 10 - NP Road & Blue Orchid Entrance

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

North Park Road entrance beds are groomed and well maintained. Down to Earth - investigate the patchy grass spots and report findings to Inframark.



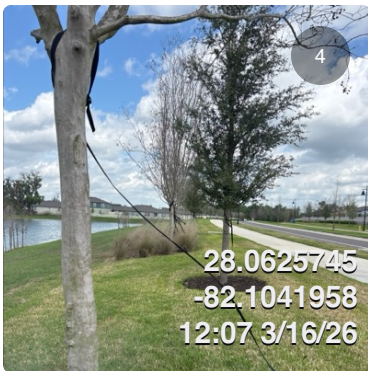
# Item 11 - NP Road Pond 28

Assigned To: Eco-logic / Down 2 Earth

Pond 28 - Appears clear of algae but some trash has collected along the water's edge.

Clean up the tree base along the pond banks - weeds have overtaken the tree rings.

Multiple trees with loose strapping that has been cut, remove if it is no longer in use.

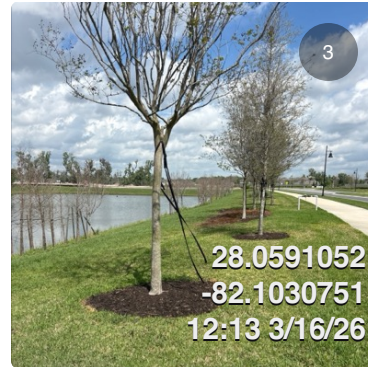
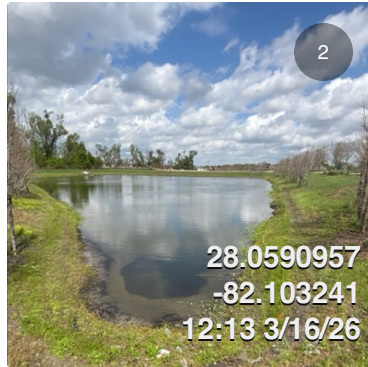
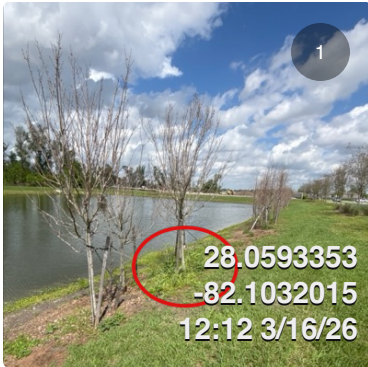


**Item 12 - NP Road - Pond 29**

**Due By: Monday, March 23, 2026**

**Assigned To: Down 2 Earth / Eco-logic**

Pond 29 - appears clear with very little signs of algae. Pond bank maintenance is below standards, send schedule when the ponds will be brought back to acceptable conditions.

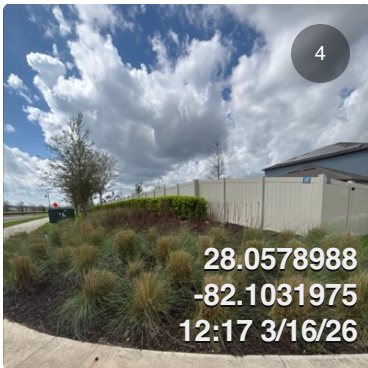
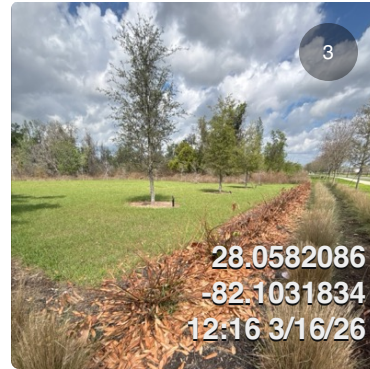
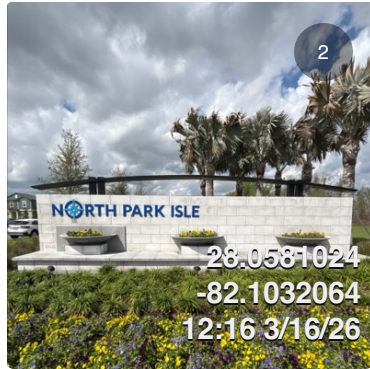
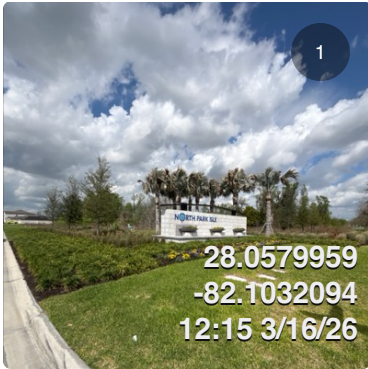


# Item 13 - Tropical Oasis Entrance

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

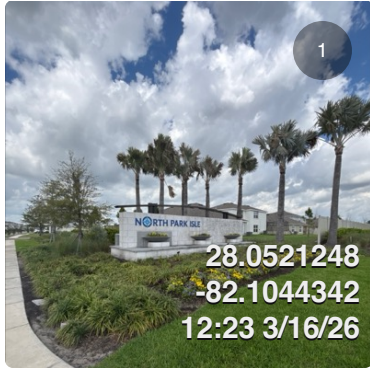
Maintenance in these beds are well maintained except for the remaining fallen dead leaves from the Cardboard Palms. **Remove all landscaping debris during each service.**



## Item 14 - Tahitian Sunrise Drive Entrance

Assigned To: [Down 2 Earth](#)

Landscaping in this area is well maintained, and plants are trimmed evenly throughout.

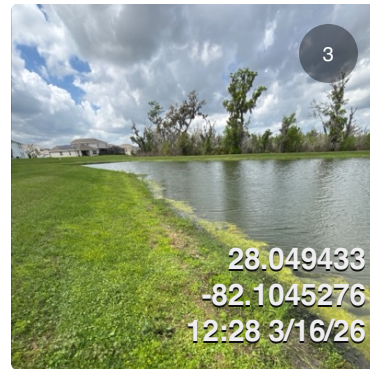
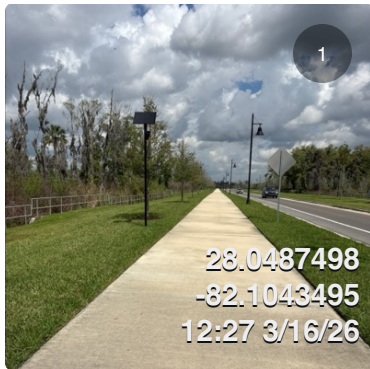


## Item 15 - NP Road - Pond 6

Due By: [Monday, March 23, 2026](#)

Assigned To: [Eco-logic](#)

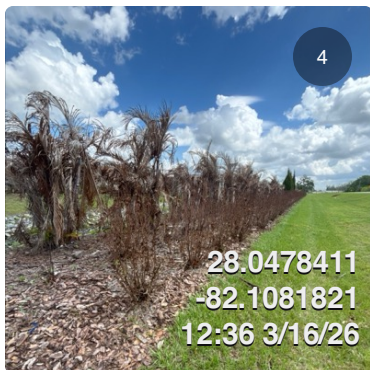
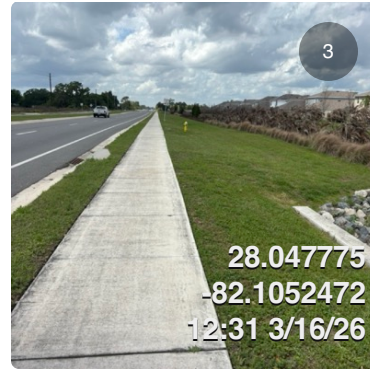
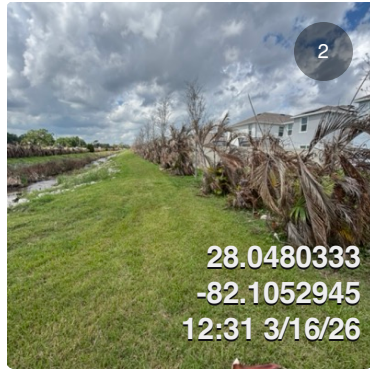
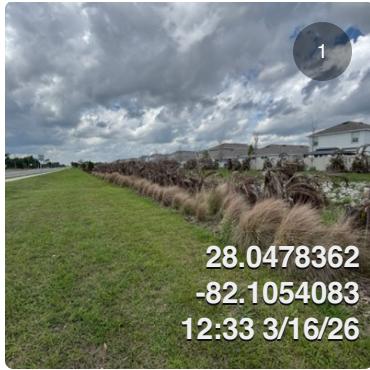
Pond 6 - Algae and trash observed along the water's edge. Provide pond maintenance report.



# Item 16 - E Sam Allen Road Landscape

Assigned To: Down 2 Earth

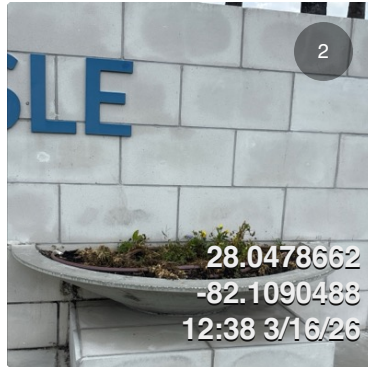
The perimeter palms are under review, the weeds along these beds have taken control and weed maintenance has lapsed. Provide an action plan to bring the beds up to standards.



## Item 17 - N Maryland Avenue Entrance

Assigned To: Down 2 Earth

Annuals appear thriving in other areas, but the three planter's pots show struggling plants. Remove all dead and struggling plants and provide a reason for the decline. **Treat all visible active ant mounds, and reduce any dead mounds inside the landscape beds.**

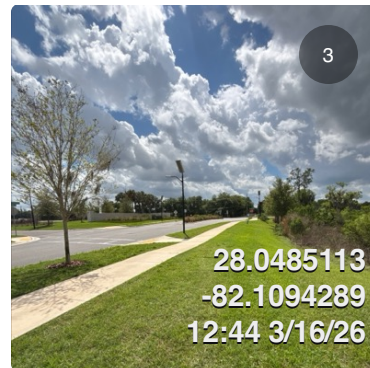
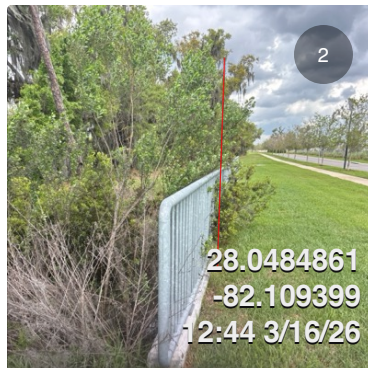


## Item 18 - N Maryland Avenue

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

North Maryland Ave entrance is well maintained. Sidewalk edging is completed per scope. **Cut back any overgrowth over all CDD guard rails.**

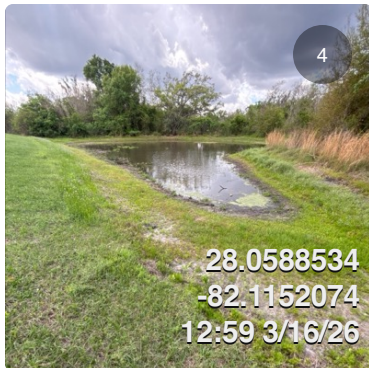
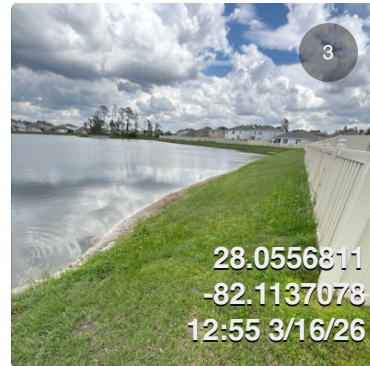


## Item 19 - Pond Maintenance

Assigned To: Eco-Logic / Down to Earth

- 1). Pond 5
- 2). Pond 9
- 3). Pond 15
- 4). Pond 19
- 5). Pond 20
- 6). Pond 21

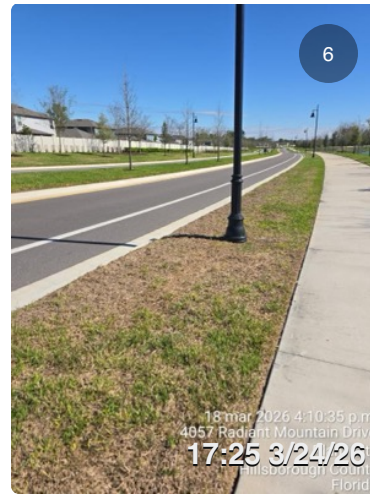
Down 2 Earth - Pond bank mowing has been skipped throughout the community. Send service dates when all ponds have been mowed to standards.



## Item 20 - Fertilization

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

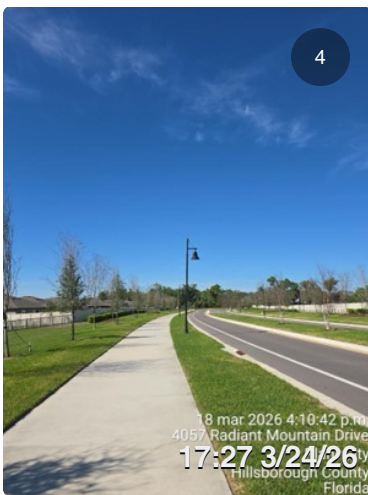
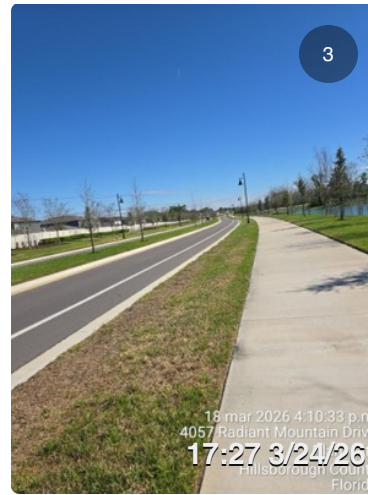




## Item 21 - Fertilization

Due By: Monday, March 23, 2026

Assigned To: Down to Earth

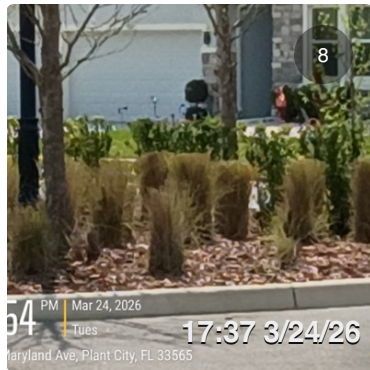
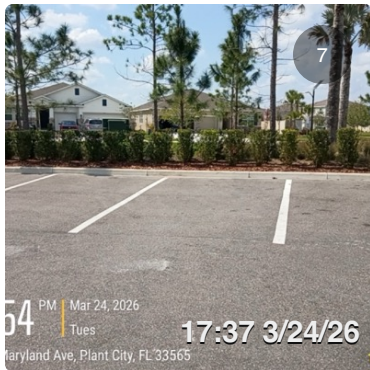
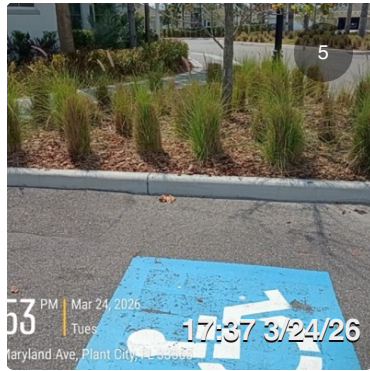
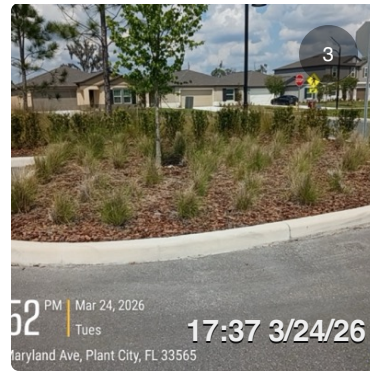
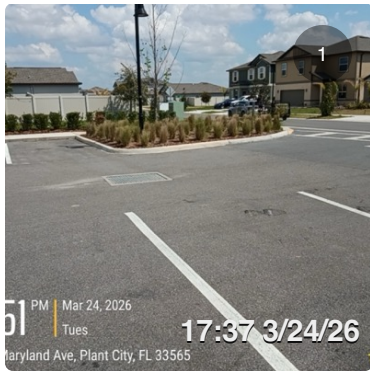


## Item 22 - Down to Earth Responses

Due By: Monday, March 23, 2026

Assigned To: Down 2 Earth

Item Completed: Yes





## Lake Maintenance Service Report

**Date:** Tuesday, February 24, 2026

**Lead Technician:** Nate Hines

**Site Name:** North Park Isle

**Lakes Serviced:**

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal	Aquatic Pest Control
2		✓	✓	✓					
3		✓	✓	✓					
4		✓	✓	✓					
21		✓	✓	✓					

**Notes:**