

North Park Isle Community Development District

August 06, 2026

Agenda Package

TEAMS MEETING INFORMATION

[Join the meeting now](#)

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

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

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



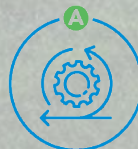
COLLABORATION



LEADERSHIP



EXCELLENCE



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
Albert Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angel Montagna, District Manager
Kristee Cole, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Daniel Haines, Field Manager
Sade Smith, Clubhouse Manager

Meeting Agenda

Thursday, August 06, 2026 at 2:00 p.m.

The Public Hearing & Regular Meeting of the **North Park Isle Community Development District** will be held on **August 06, 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

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

THE PUBLIC HEARING & REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS,

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

3. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
- B. Discussion on Fiscal Year 2027 Budget
- C. Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
- D. Consideration of Resolution 2026-12; Adopting the Fiscal Year 2027 Budget
- E. Consideration of Resolution 2026-13; Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-14; Setting the Fiscal Year 2027 Meeting Schedule
- B. Consideration of Resolution 2026-15; Goals & Objectives

5. CONSENT AGENDA

- A. Approval of Minutes of July 02, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance June 2026
- C. Acceptance of the Financials and Approval of the Check Register for June 2026
- D. Ratification of Inframark Proposal #400 (\$675.00)
- E. Ratification of Blue Life Pool Service Proposal #6630 (\$153.00)

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report
 - ii. Lake Maintenance Service Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the North

Park Isle Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

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

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

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

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

Passed and Adopted on August 6, 2026.

Attested By:

**North Park Isle
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

North Park Isle
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

May 07, 2026

CLEAR PARTNERSHIPS



Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1-4
Budget Narrative	5-9
<u>DEBT SERVICE BUDGETS</u>	
Series 2019	
Summary of Revenues, Expenditures and Changes in Fund Balances	10
Amortization Schedule	11
Series 2021	
Summary of Revenues, Expenditures and Changes in Fund Balances	12
Amortization Schedule	13
Budget Narrative	14
<u>SUPPORTING BUDGET SCHEDULE</u>	
Comparison of Assessment Rates	15

North Park Isle
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
 General Fund 001

	ADOPTED	ANNUAL
	BUDGET	BUDGET
ACCOUNT DESCRIPTION	FY 2026	FY 2027
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- CDD Collected	\$518,064.00	\$0.00
Special Assmnts- Tax Collector	\$614,505.00	\$1,335,461.70
Special Assmnts- Discounts	\$0.00	-\$53,418.47
Other Miscellaneous Revenues	\$0.00	\$0.00
TOTAL REVENUES	\$1,132,569.00	\$1,282,043.23

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$12,000.00
ProfServ-Trustee Fees	\$8,100.00	\$8,700.00
Field Services	\$18,000.00	\$18,000.00
Disclosure Report	\$7,200.00	\$7,200.00
District Counsel	\$15,000.00	\$15,000.00
District Engineer	\$12,500.00	\$12,500.00
District Manager	\$36,000.00	\$36,000.00
Accounting Services	\$6,750.00	\$6,750.00
Auditing Services	\$6,000.00	\$5,000.00
Onsite Staff	\$70,000.00	\$70,000.00
Website Compliance	\$1,500.00	\$1,613.00
Annual Mailing	\$2,500.00	\$2,500.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$3,000.00	\$3,000.00
Bank Fees	\$250.00	\$0.00
Website Administration	\$1,500.00	\$1,500.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00
Misc-Assessment Collection Cost	\$0.00	\$26,709.23
DTS - Continuing Disclosure Software Subscription	\$0.00	\$2,625.00

	ADOPTED	ANNUAL
	BUDGET	BUDGET
ACCOUNT DESCRIPTION	FY 2026	FY 2027
Arbitrage Reporting	\$0.00	\$800.00
Total Financial and Administrative	\$201,975.00	\$230,572.23
Insurance		
Insurance - General Liability	\$3,908.00	\$0.00
Public Officials Insurance	\$3,697.00	\$0.00
Insurance -Property & Casualty	\$26,189.00	\$0.00
Insurance Deductible	\$2,500.00	\$2,500.00
Total Premium	\$0.00	\$23,688.00
Total Insurance	\$36,294.00	\$26,188.00
Utility Services		
Water/Waste	\$40,000.00	\$57,000.00
Utility - Electric	\$170,000.00	\$210,000.00
Utility - StreetLights	\$130,000.00	\$142,000.00
Utility - Internet	\$0.00	\$1,380.00
Total Utility Services	\$340,000.00	\$410,380.00
Amenity		
Payroll-Pool Monitors	\$12,000.00	\$10,000.00
Contracts-Pools	\$24,000.00	\$24,500.00
Amenity Center Pest Control	\$2,000.00	\$2,100.00
R&M-Pools	\$10,000.00	\$8,000.00
Amenity Maintenance & Repairs	\$10,000.00	\$15,000.00
Janitorial Maintenance- Contract	\$5,000.00	\$8,000.00
R&M-Monument, Entrance & Wall	\$2,800.00	\$10,000.00
R&M-Security Cameras	\$0.00	\$3,000.00
Pool Maintenance- Misc Services	\$5,000.00	\$8,000.00
Misc-Access Cards	\$2,000.00	\$2,000.00
Special Events	\$10,000.00	\$10,000.00
Holiday Lighting & Decorations	\$15,000.00	\$10,000.00
Janitorial Supplies	\$1,000.00	\$1,500.00
Dog Waste Station Supplies	\$4,500.00	\$4,500.00
Amenities Furniture & Fixtures	\$5,000.00	\$5,000.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
Security Monitoring Services	\$15,000.00	\$6,000.00
Pool Permit	\$0.00	\$275.00
Pressure Washing	\$0.00	\$10,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Total Amenity	\$187,900.00	\$145,603.00
 Landscape and Pond Maintenance		
Debris Removal	\$5,000.00	\$5,000.00
Contracts - Landscape	\$195,000.00	\$195,000.00
Landscape - Annuals	\$15,000.00	\$21,000.00
Landscape - Mulch	\$20,000.00	\$35,000.00
Tree Trimming	\$12,000.00	\$12,000.00
R&M-Shared Landsc Maint Fr Ent	\$1,500.00	\$5,700.00
Plant Replacement Program	\$15,000.00	\$50,000.00
Landscape- Storm Clean Up & Tree Removal	\$35,000.00	\$35,000.00
Irrigation Maintenance	\$10,000.00	\$10,000.00
Aquatic Maintenance	\$51,900.00	\$75,600.00
Erosion	\$0.00	\$10,000.00
Water Trucks	\$0.00	\$10,000.00
Aquatics R&M	\$0.00	\$2,500.00
Playground R&M	\$0.00	\$2,500.00
Total Landscape and Pond Maintenance	\$366,400.00	\$469,300.00
 TOTAL EXPENDITURES	\$1,132,569.00	\$1,282,043.23
 Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$0.00
 OTHER FINANCING SOURCES (USES)		
 Contribution to (Use of) Fund Balance	\$0.00	\$0.00
 TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00

North Park Isle

Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2026	FY 2027
Net change in fund balance	\$0.00	\$0.00
FUND BALANCE, BEGINNING	\$27,225.00	\$365,364.93
FUND BALANCE, ENDING	\$27,225.00	\$365,364.93

North Park Isle
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

ProfServ – Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2019 and Series 2021 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Field Services

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

Website Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Annual Mailing

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Website Administration

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Dues, Licenses, Subscriptions

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations

Misc – Assessment Collection Cost

This service includes all functions necessary for the timely billing and collection and report of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs

DTS – Continuing Disclosure Software Subscription

The District may incur charges for obtaining subscriptions for the software for Disclosure Technology

Arbitrage Reporting

The district is required to annually calculate the arbitrage rebate liability on its Series 2019 and 2021 bonds.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Insurance – Property & Casualty

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Utility – Electric

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Utility – StreetLights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Utility – Internet

Internet service for clubhouse and other amenity locations.

Amenity

Payroll – Pool Monitors

Cost of staff members to facilitate pool safety services.

Contracts – Pool

Cost of Maintenance for CDD pool facilities.

Amenity Center Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

R&M – Pools

Cost of chemical pool treatments and similar such maintenance.

Amenity Maintenance & Repairs

Cost of repairs and regular maintenance of CDD amenities.

Janitorial Maintenance – Contract

Cost of janitorial labor for CDD Facilities.

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

R&M – Monument, Entrance & Walls

Cost of repairs and regular maintenance for monuments, entryways, and walls.

R&M – Security Cameras

Cost of repairs and maintenance of security cameras within CDD property

Pool Maintenance – Misc. Services

Cost of chemical pool treatments and similar such maintenance.

Misc. – Access Cards

Cost of providing keycards to residents to access CDD Facilities.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Holiday Lighting & Decorations

Cost of lighting and decorations for major holidays (i.e., Christmas)

Janitorial Supplies

Cost of janitorial supplies for CDD Facilities.

Dog Waste Station Supplies

Cost of cleaning and resupplying dog waste stations

Amenities Furniture & Fixtures

Cost of repairs and maintenance to amenity furniture

Security Monitoring Services

Cost of CDD security personnel and equipment.

Pool Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pressure Washing

Cost of pressure washing services throughout CDD property.

Onsite Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Landscape and Pond Maintenance

Debris Removal

Cost of cleaning up debris on district property.

Contracts – Landscape

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscape – Annuals

This is for the cost of annuals installation and services needed throughout the District

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (continued)

Landscape – Mulch

This is for the cost of mulch installation and services needed throughout the District.

Tree Trimming

This is for the cost of tree trimming and replacement services needed throughout the District.

R&M – Shared Landscape Maintenance Front Entrance

This is the cost of the shared landscape maintenance for the front entrance to the District

Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Landscape – Storm Clean-Up & Tree Removal

This is the cost of clean-up after a storm and for removal of knocked down trees and other debris

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatic Maintenance

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Erosion

Cost of repairs and regular maintenance for erosion throughout the District

Water Trucks

Cost of repairs and regular maintenance for Water Trucks

Aquatics R&M

Cost of repairs and regular maintenance to aquatics not covered in the scope of the maintenance contract

Playground R&M

Cost of repairs and regular maintenance to the playground and its equipment.

North Park Isle
Community Development District

Debt Service Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2019 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	February-	PROJECTED	% +/-)	BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$8,073.00	\$0.00	\$8,073.00	0%	\$0.00
Special Assmnts- Tax Collector	\$680,175.00	\$667,792.00	\$12,383.00	\$680,175.00	0%	\$728,619.45
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$29,144.78
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL REVENUES	\$680,175.00	\$675,865.00	\$12,383.00	\$688,248.00	1%	\$699,474.67
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$14,572.39
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$14,572.39
Debt Service						
Principal Debt Retirement	\$225,000.00	\$0.00	\$225,000.00	\$225,000.00	0%	\$235,000.00
Interest Expense	\$455,175.00	\$229,725.00	\$225,450.00	\$455,175.00	0%	\$459,675.00
Total Debt Service	\$680,175.00	\$229,725.00	\$450,450.00	\$680,175.00	0%	\$694,675.00
TOTAL EXPENDITURES						
	\$680,175.00	\$229,725.00	\$450,450.00	\$680,175.00		\$709,247.39
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$446,140.00	-\$438,067.00	\$8,073.00	0%	-\$9,772.72
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interfund Transfers-Out	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)						
	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance						
	\$0.00	\$446,140.00	-\$438,067.00	\$8,073.00	0%	-\$9,772.72
FUND BALANCE, BEGINNING						
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,073.00
FUND BALANCE, ENDING						
	\$0.00	\$446,140.00	-\$438,067.00	\$8,073.00	0%	-\$1,699.72

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2019 Bonds	\$10,265,000.00	\$10,050,000.00	\$9,825,000.00	\$9,590,000.00

North Park Isle

Community Development District

Amortization Schedule - 2019 Series Bonds

Special Assessment Revenue Bonds, Series 2019 (Assessment Area One)

Period Ending	Bond Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	\$10,475,000.00	\$210,000.00	3.625%	\$237,943.75	\$447,943.75
11/1/2024	\$10,265,000.00			\$234,137.50	\$234,137.50
5/1/2025	\$10,265,000.00	\$215,000.00	4.000%	\$234,137.50	\$449,137.50
11/1/2025	\$10,050,000.00			\$229,837.50	\$229,837.50
5/1/2026	\$10,050,000.00	\$225,000.00	4.000%	\$229,837.50	\$454,837.50
11/1/2026	\$9,825,000.00			\$225,337.50	\$225,337.50
5/1/2027	\$9,825,000.00	\$235,000.00	4.000%	\$225,337.50	\$460,337.50
11/1/2027	\$9,590,000.00			\$220,637.50	\$220,637.50
5/1/2028	\$9,590,000.00	\$245,000.00	4.000%	\$220,637.50	\$465,637.50
11/1/2028	\$9,345,000.00			\$215,737.50	\$215,737.50
5/1/2029	\$9,345,000.00	\$255,000.00	4.000%	\$215,737.50	\$470,737.50
11/1/2029	\$9,090,000.00			\$210,637.50	\$210,637.50
5/1/2030	\$9,090,000.00	\$265,000.00	4.000%	\$210,637.50	\$475,637.50
11/1/2030	\$8,825,000.00			\$205,337.50	\$205,337.50
5/1/2031	\$8,825,000.00	\$275,000.00	4.500%	\$205,337.50	\$480,337.50
11/1/2031	\$8,550,000.00			\$199,150.00	\$199,150.00
5/1/2032	\$8,550,000.00	\$290,000.00	4.500%	\$199,150.00	\$489,150.00
11/1/2032	\$8,260,000.00			\$192,625.00	\$192,625.00
5/1/2033	\$8,260,000.00	\$300,000.00	4.500%	\$192,625.00	\$492,625.00
11/1/2033	\$7,960,000.00			\$185,875.00	\$185,875.00
5/1/2034	\$7,960,000.00	\$315,000.00	4.500%	\$185,875.00	\$500,875.00
11/1/2034	\$7,645,000.00			\$178,787.50	\$178,787.50
5/1/2035	\$7,645,000.00	\$330,000.00	4.500%	\$178,787.50	\$508,787.50
11/1/2035	\$7,315,000.00			\$171,362.50	\$171,362.50
5/1/2036	\$7,315,000.00	\$345,000.00	4.500%	\$171,362.50	\$516,362.50
11/1/2036	\$6,970,000.00			\$163,600.00	\$163,600.00
5/1/2037	\$6,970,000.00	\$360,000.00	4.500%	\$163,600.00	\$523,600.00
11/1/2037	\$6,610,000.00			\$155,500.00	\$155,500.00
5/1/2038	\$6,610,000.00	\$380,000.00	4.500%	\$155,500.00	\$535,500.00
11/1/2038	\$6,230,000.00			\$146,950.00	\$146,950.00
5/1/2039	\$6,230,000.00	\$395,000.00	4.500%	\$146,950.00	\$541,950.00
11/1/2039	\$5,835,000.00			\$138,062.50	\$138,062.50
5/1/2040	\$5,835,000.00	\$415,000.00	4.500%	\$138,062.50	\$553,062.50
11/1/2040	\$5,420,000.00			\$128,725.00	\$128,725.00
5/1/2041	\$5,420,000.00	\$435,000.00	4.750%	\$128,725.00	\$563,725.00
11/1/2041	\$4,985,000.00			\$118,393.75	\$118,393.75
5/1/2042	\$4,985,000.00	\$455,000.00	4.750%	\$118,393.75	\$573,393.75
11/1/2042	\$4,530,000.00			\$107,587.50	\$107,587.50
5/1/2043	\$4,530,000.00	\$475,000.00	4.750%	\$107,587.50	\$582,587.50
11/1/2043	\$4,055,000.00			\$96,306.25	\$96,306.25
5/1/2044	\$4,055,000.00	\$500,000.00	4.750%	\$96,306.25	\$596,306.25
11/1/2044	\$3,555,000.00			\$84,431.25	\$84,431.25
5/1/2045	\$3,555,000.00	\$525,000.00	4.750%	\$84,431.25	\$609,431.25
11/1/2045	\$3,030,000.00			\$71,962.50	\$71,962.50
5/1/2046	\$3,030,000.00	\$550,000.00	4.750%	\$71,962.50	\$621,962.50
11/1/2046	\$2,480,000.00			\$58,900.00	\$58,900.00
5/1/2047	\$2,480,000.00	\$575,000.00	4.750%	\$58,900.00	\$633,900.00
11/1/2047	\$1,905,000.00			\$45,243.75	\$45,243.75
5/1/2048	\$1,905,000.00	\$605,000.00	4.750%	\$45,243.75	\$650,243.75
11/1/2048	\$1,300,000.00			\$30,875.00	\$30,875.00
5/1/2049	\$1,300,000.00	\$635,000.00	4.750%	\$30,875.00	\$665,875.00
11/1/2049	\$665,000.00			\$15,793.75	\$15,793.75
5/1/2050	\$665,000.00	\$665,000.00	4.750%	\$15,793.75	\$680,793.75
	\$10,475,000.00			\$7,901,531.25	\$18,376,531.25

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET	THRU	February-	PROJECTED		BUDGET
	FY 2026	1/31/2026	9/30/2026	FY 2026		FY 2027
REVENUES						
Interest - Investments	\$0.00	\$14,602.00	\$0.00	\$14,602.00	0%	\$0.00
Special Assmnts- Tax Collector	\$809,429.00	\$182,231.00	\$627,198.00	\$809,429.00	0%	\$864,258.20
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$34,570.33
TOTAL REVENUES	\$809,429.00	\$1,155,052.00	\$627,198.00	\$1,782,250.00	120%	\$829,687.87
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$17,285.16
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$17,285.16
Debt Service						
Principal Debt Retirement	\$330,000.00	\$325,000.00	\$5,000.00	\$330,000.00	0%	\$340,000.00
Interest Expense	\$479,429.00	\$243,696.00	\$235,733.00	\$479,429.00	0%	\$483,410.01
Total Debt Service	\$809,429.00	\$568,696.00	\$240,733.00	\$809,429.00	0%	\$823,410.01
TOTAL EXPENDITURES	\$809,429.00	\$568,696.00	\$240,733.00	\$809,429.00		\$840,695.17
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$586,356.00	\$386,465.00	\$972,821.00	0%	-\$11,007.30
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interfund Transfers-Out	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance						
		\$586,356.00	\$386,465.00	\$972,821.00	0%	-\$11,007.30
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$972,821.00
FUND BALANCE, ENDING	\$0.00	\$586,356.00	\$386,465.00	\$972,821.00	0%	\$961,813.70

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2021 Bonds	\$0.00	\$13,605,000.00	\$13,280,000.00	\$12,950,000.00

North Park Isle

Community Development District

Amortization Schedule - 2021 Series Bonds

Special Assessment Revenue Bonds, Series 2021 (Assessment Area Two)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2025	\$ 13,605,000			\$ 243,696	\$ 243,696
11/1/2025	\$ 13,605,000	\$ 325,000	2.450%	\$ 243,696	\$ 568,696
5/1/2026	\$ 13,280,000			\$ 239,714	\$ 239,714
11/1/2026	\$ 13,280,000	\$ 330,000	2.450%	\$ 239,714	\$ 569,714
5/1/2027	\$ 12,950,000			\$ 235,672	\$ 235,672
11/1/2027	\$ 12,950,000	\$ 340,000	3.000%	\$ 235,672	\$ 575,672
5/1/2028	\$ 12,610,000			\$ 230,572	\$ 230,572
11/1/2028	\$ 12,610,000	\$ 350,000	3.000%	\$ 230,572	\$ 580,572
5/1/2029	\$ 12,260,000			\$ 225,322	\$ 225,322
11/1/2029	\$ 12,260,000	\$ 360,000	3.000%	\$ 225,322	\$ 585,322
5/1/2030	\$ 11,900,000			\$ 219,922	\$ 219,922
11/1/2030	\$ 11,900,000	\$ 370,000	3.000%	\$ 219,922	\$ 589,922
5/1/2031	\$ 11,530,000			\$ 214,372	\$ 214,372
11/1/2031	\$ 11,530,000	\$ 380,000	3.000%	\$ 214,372	\$ 594,372
5/1/2032	\$ 11,150,000			\$ 208,672	\$ 208,672
11/1/2032	\$ 11,150,000	\$ 395,000	3.375%	\$ 208,672	\$ 603,672
5/1/2033	\$ 10,755,000			\$ 202,006	\$ 202,006
11/1/2033	\$ 10,755,000	\$ 405,000	3.375%	\$ 202,006	\$ 607,006
5/1/2034	\$ 10,350,000			\$ 195,172	\$ 195,172
11/1/2034	\$ 10,350,000	\$ 420,000	3.375%	\$ 195,172	\$ 615,172
5/1/2035	\$ 9,930,000			\$ 188,084	\$ 188,084
11/1/2035	\$ 9,930,000	\$ 435,000	3.375%	\$ 188,084	\$ 623,084
5/1/2036	\$ 9,495,000			\$ 180,744	\$ 180,744
11/1/2036	\$ 9,495,000	\$ 450,000	3.375%	\$ 180,744	\$ 630,744
5/1/2037	\$ 9,045,000			\$ 173,150	\$ 173,150
11/1/2037	\$ 9,045,000	\$ 465,000	3.375%	\$ 173,150	\$ 638,150
5/1/2038	\$ 8,580,000			\$ 165,303	\$ 165,303
11/1/2038	\$ 8,580,000	\$ 480,000	3.375%	\$ 165,303	\$ 645,303
5/1/2039	\$ 8,100,000			\$ 157,203	\$ 157,203
11/1/2039	\$ 8,100,000	\$ 495,000	3.375%	\$ 157,203	\$ 652,203
5/1/2040	\$ 7,605,000			\$ 148,850	\$ 148,850
11/1/2040	\$ 7,605,000	\$ 510,000	3.375%	\$ 148,850	\$ 658,850
5/1/2041	\$ 7,095,000			\$ 140,244	\$ 140,244
11/1/2041	\$ 7,095,000	\$ 530,000	3.375%	\$ 140,244	\$ 670,244
5/1/2042	\$ 6,565,000			\$ 131,300	\$ 131,300
11/1/2042	\$ 6,565,000	\$ 545,000	4.000%	\$ 131,300	\$ 676,300
5/1/2043	\$ 6,020,000			\$ 120,400	\$ 120,400
11/1/2043	\$ 6,020,000	\$ 570,000	4.000%	\$ 120,400	\$ 690,400
5/1/2044	\$ 5,450,000			\$ 109,000	\$ 109,000
11/1/2044	\$ 5,450,000	\$ 590,000	4.000%	\$ 109,000	\$ 699,000
5/1/2045	\$ 4,860,000			\$ 97,200	\$ 97,200
11/1/2045	\$ 4,860,000	\$ 615,000	4.000%	\$ 97,200	\$ 712,200
5/1/2046	\$ 4,245,000			\$ 84,900	\$ 84,900
11/1/2046	\$ 4,245,000	\$ 640,000	4.000%	\$ 84,900	\$ 724,900
5/1/2047	\$ 3,605,000			\$ 72,100	\$ 72,100
11/1/2047	\$ 3,605,000	\$ 665,000	4.000%	\$ 72,100	\$ 737,100
5/1/2048	\$ 2,940,000			\$ 58,800	\$ 58,800
11/1/2048	\$ 2,940,000	\$ 690,000	4.000%	\$ 58,800	\$ 748,800
5/1/2049	\$ 2,250,000			\$ 45,000	\$ 45,000
11/1/2049	\$ 2,250,000	\$ 720,000	4.000%	\$ 45,000	\$ 765,000
5/1/2050	\$ 1,530,000			\$ 30,600	\$ 30,600
11/1/2050	\$ 1,530,000	\$ 750,000	4.000%	\$ 30,600	\$ 780,600
5/1/2051	\$ 780,000			\$ 15,600	\$ 15,600
11/1/2051	\$ 780,000	\$ 780,000	4.000%	\$ 15,600	\$ 795,600
		\$ 13,605,000		\$ 8,267,195	\$ 21,872,195

North Park Isle
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Misc – Assessment Collection Cost

This service includes all functions necessary for the timely billing and collection and report of District assessments in order to ensure adequate funds to meet the district's debt service and operations and maintenance obligations and amounts to 2% of the Collection Costs

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

North Park Isle
Community Development District

Supporting Budget Schedule
FY 2027

Assessment Summary
Fiscal Year 2027 vs. 2026 Assessments

ASSESSMENT ALLOCATION

Assessment Area One- Series 2019												
Product		Units	General Fund			Debt Service Series 2019			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 50'		345	\$1,337.87	\$948.33	\$389.54	\$1,595.75	\$1,595.75	\$0.00	\$2,933.62	\$2,544.08	\$389.54	15%
Single Family 60'		93	\$1,605.44	\$1,138.00	\$467.44	\$1,914.90	\$1,914.90	\$0.00	\$3,520.34	\$3,052.90	\$467.44	15%
		438										

Assessment Area Two- Series 2021												
Product		Units	O&M Per Unit			Debt Service Series 2021			Total Assessments per Unit			
			FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
Single Family 40'		54	\$1,070.30	\$758.66	\$311.63	\$1,276.60	\$1,276.60	\$0.00	\$2,346.90	\$2,035.26	\$311.63	15%
Single Family 50'		424	\$1,337.87	\$948.33	\$389.54	\$1,595.75	\$1,595.75	\$0.00	\$2,933.62	\$2,544.08	\$389.54	15%
Single Family 60'		62	\$1,605.44	\$1,138.00	\$467.45	\$1,914.90	\$1,914.90	\$0.00	\$3,520.34	\$3,052.90	\$467.45	15%
		540										

RESOLUTION 2026-13

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on

all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

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

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2026.

Attested By:

**North Park Isle
Community Development District**

Name: _____
Title: ☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

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

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

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

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

**October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027**

**All meetings will convene at 2:00 p.m. at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6TH day of August 2026.

ATTEST:

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**North Park Isle Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

North Park Isle Community Development District

District Manager: _____

Date: _____

Printed Name: _____

North Park Isle Community Development District

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

The regular meeting of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, July 2, 2026 and called to order at 3:01 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

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

Also present were:

Angel Montagna	District Manager	
Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	
John Vericker	District Counsel	
Kathryn Hopkinson	District Counsel	
Daniel Haines	Field Manager	
Sade Smith	Clubhouse Manager	(via phone)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-11; Designation of Officers

The following persons were elected to the offices:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice-Chairperson |
| • Brian Lamb | Secretary |
| • Ryan Motko | Assistant Secretary |

- Kelly Evans Assistant Secretary
- Alberto Viera Assistant Secretary
- Angel Montagna Assistant Secretary
- Kristee Cole Assistant Secretary
- Eric Davidson Treasurer

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-11; Designation of Officers, as detailed above, was adopted. 5-0

B. Discussion of Down to Earth 60-Day Notice to Cure

C. Discussion of Inframark 60-Day Notice to Cure

Ms. Hopkinson conducted the reviews and Mr. de la Ossa, confirmed his satisfaction with the progress, resulting in the notices being lifted.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of June 04, 2026, Regular Meeting**
- B. Consideration of Operation and Maintenance May 2026**
- C. Acceptance of the Financials and Approval of the Check Register for May 2026**
- D. Ratification of Blue Life Pool Service Proposal #5834 (\$619.00)**
- E. Ratification of Blue Life Pool Service Proposal #6326 (\$1,280.00)**
- F. Ratification of Down to Earth Proposal #149534 (\$6,271.46)**
- G. Ratification of Aqua Worx Proposal #0013836 (\$488.64)**
- H. Ratification of Blue Life Pool Service Proposal #6550 (\$211.00)**

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

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

i. Field Inspections Report

ii. Lake Maintenance Service Report

The Field Inspections and Lake Maintenance Reports were presented, copies of which were included in the agenda package. Mr. Haines provided updates/pending items.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

81 There being none, the next order of business followed.

82

83 **SEVENTH ORDER OF BUSINESS**

Adjournment

84 There being no further business,

85

86 || On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the ||
87 meeting was adjourned, at 3:07 p.m. 5-0

88

89

90

91

92

District Manager

Carlos de la Ossa
Chairperson

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	6/1/2026	24122	\$2,000.00			Pool Maintenance 06/26
CITY-WIDE CLEANING LLC	6/17/2026	20210	\$620.00			Janitorial Cleaning 06/26
DOWN TO EARTH	6/1/2026	176394	\$17,373.20			Landscape Maintenance 06/26
ECO-LOGIC SERVICES LLC	6/3/2026	6658	\$6,000.00			Lake Maintenance & Ditch Maintenance 05/26
INFRAMARK LLC	6/22/2026	181846	\$563.00			Accounting Services 06/26
INFRAMARK LLC	6/22/2026	181846	\$600.00			Dissemination Services 06/26
INFRAMARK LLC	6/22/2026	181846	\$3,000.00			District Management 06/26
INFRAMARK LLC	6/22/2026	181846	\$1,500.00			Field Management 06/26
INFRAMARK LLC	6/22/2026	181846	\$5,833.33			On-Site Management 06/26
INFRAMARK LLC	6/22/2026	181846	\$125.00	\$11,621.33	\$11,621.33	Website Maintenance/Admin 06/26
MCCALL SERVICE NW, LLC	5/29/2026	59612623	\$50.00			Pest Control 05/26
MCCALL SERVICE NW, LLC	5/29/2026	59612563	\$125.00			Pest Control 05/26
MCCALL SERVICE NW, LLC	6/19/2026	59627534	\$50.00			Pest Control - Wasp Services 06/26
MCCALL SERVICE NW, LLC	6/19/2026	59627466	\$125.00		\$350.00	Pest Control 06/26
SAFETOUCH LLC	6/1/2026	21826	\$500.00			Monthly Monitoring Service 06/26
STANTEC CONSULTING SERVICES	5/25/2026	2570360	\$910.00			Engineering Services for Period Ending 05/17/26
STRALEY ROBIN VERICKER	6/4/2026	28531	\$2,938.50			District Counsel 05/26
Monthly Contract Subtotal			\$42,313.03			
Variable Contract						
DOWN TO EARTH	5/28/2026	177248	\$3,848.45			Seasonal Flower Change 05/26
DOWN TO EARTH	6/23/2026	178640	\$3,091.39		\$6,939.84	Fern Replacement - Park Road 06/26
EARTHSCAPES COMPLETE LANDSCAPING, INC	6/3/2026	49766	\$800.00			Areca Palms Install by Pool Area 06/26
INFRAMARK LLC	5/14/2026	179203	\$343.62			GoDaddy Website & Email Renewals 04/26
INFRAMARK LLC	5/14/2026	179203	\$3.70	\$347.32		Postage 04/26
INFRAMARK LLC	6/3/2026	1168342	\$754.00		\$1,101.32	General Porter Services 06/26
PACSCON GeoEnvironmental, Inc.	6/8/2026	2626	\$1,000.00			Completion of WUP Consulting Services 06/26
Variable Contract Subtotal			\$9,841.16			
Utilities						

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CHARTER COMMUNICATIONS ACH	6/11/2026	0384991061126-ACH	\$195.38			3716 N. Maryland Avenue Internet 06/10/26-07/10/26
CITY OF PLANT CITY	6/8/2026	1731463-ACH	\$1,698.98			3431 N. Park Road 05/08/26 - 06/08/26
CITY OF PLANT CITY	6/8/2026	1731465-ACH	\$945.03			3625 N. Park Road 05/08/26 - 06/08/26
CITY OF PLANT CITY	6/8/2026	1731467-ACH	\$927.34			3897 N. Park Road 05/08/26 - 06/08/26
CITY OF PLANT CITY	6/8/2026	1731468-ACH	\$2,362.28			4063 Park Road 05/08/26-06/08/26
CITY OF PLANT CITY	6/8/2026	1731753-ACH	\$634.20		\$6,567.83	3716 N. Maryland Avenue 05/08/26 - 06/08/26
GIG FIBER LLC	6/1/2026	7220	\$11,138.40			Solar Equipment Lease - North Park Isle Phase 1 06/26
TECO	6/15/2026	061526-95389-ACH	\$30.26			4002 N. Park Road, Monument 05/09/26-06/09/26
TECO	6/15/2026	061526-95371-ACH	\$31.38			3556 N. Park Road 05/09/26-06/09/26
TECO	6/15/2026	061526-95355-ACH	\$28.57			3811 N. Park Road, Monument 05/09/26-06/09/26
TECO	6/15/2026	061526-73537-ACH	\$38.87			1620 E. Sam Allen Road, Entrance 05/09/26-06/09/26
TECO	6/15/2026	061526-95348-ACH	\$37.20			3505 N. Park Road 05/09/26-06/09/26
TECO	6/15/2026	061526-71253-ACH	\$1,342.76			3716 N. Maryland Avenue 05/09/26-06/09/26
TECO	6/15/2026	061526-36724-ACH	\$120.92			1603 Bermuda Breeze Court, Irrigation 05/09/26-06/09/26
TECO	6/5/2026	060526-26724-ACH	\$368.78			1582 E. Sam Allen Rd 05/09/26-06/02/26 - Final Invoice
TECO	6/5/2026	060526-26724-ACH	(\$160.02)	\$208.76		1582 E. Sam Allen Rd 05/09/26-06/02/26 - Final Invoice - Deposit Invoice
TECO	6/15/2026	061526-71600-ACH	\$11,116.01		\$12,954.73	Tropical Oasis Ave, Solar Lights 05/09/26-06/09/26
Utilities Subtotal			\$30,856.34			
Regular Services						
ALBERTO VIERA	6/4/2026	AV-060426	\$200.00			BOARD 06/04/2026
CARLOS DE LA OSSA	6/4/2026	CO-060426	\$200.00			BOARD 06/04/2026
KELLY ANN EVANS	6/4/2026	KE-060426	\$200.00			BOARD 06/04/2026
NICHOLAS J. DISTER	6/4/2026	ND-060426	\$200.00			BOARD 06/04/2026
RYAN MOTKO	6/4/2026	RM-060426	\$200.00			BOARD 06/04/2026

NORTH PARK ISLE CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SIGNAL 88, LLC	5/23/2026	US 169742	\$976.64			Pool Security Monitoring 05/23/26-05/26/26
Regular Services Subtotal			\$1,976.64			
Additional Services						
BLUE LIFE POOL SERVICE LLC	6/11/2026	24212	\$619.00			New Chemical Stenner Pump & PH Feeder Install 06/26
COASTAL FENCE SERVICES, LLC	6/2/2026	119	\$325.00			Pool Entry Gate Repairs 06/26
FRANK GAY COMMERCIAL SERVICES DBA	12/4/2025	393436102	\$815.00			Service Call - A/C Diagnostic & Repair 12/25
INFRAMARK LLC	5/22/2026	1168119	\$275.00			General Maintenance Services 05/26
NORTH PARK ISLE CDD	6/8/2026	060826-0608	\$2,530.86			SERIES 2019 FY26 DS
NORTH PARK ISLE CDD	6/8/2026	060826-0608	\$690.64	\$3,221.50		SERIES 2021 FY26 DS
NORTH PARK ISLE CDD	6/17/2026	06172026-0617	\$8,769.73			SERIES 2019 FY26 DS
NORTH PARK ISLE CDD	6/17/2026	06172026-0617	\$2,393.14			SERIES 2021 FY26 DS
NORTH PARK ISLE CDD	6/17/2026	06172026-0617	\$141,576.45	\$152,739.32	\$155,960.82	SERIES 2021 PORTION OF OFF ROLL ASSESSMENT PAYMENTS
Additional Services Subtotal			\$157,994.82			
TOTAL						
			\$242,981.99			

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
24122	06/01/2026	\$2,000.00	07/01/2026	Net 30	

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

Ways to pay



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

View and pay

City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 20210

TO:

North Park Isles

2605 Par Am

Thompson, F.

DATE:

8/17/26

[illegible]

Down to Earth Landscape & Irrigation

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



Invoice: #176394

June 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 CDD Contract (2026)
Estimate # 135168

Invoice Date

6/1/2026

Date Due

7/16/2026

Terms

Net 45

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#135168 - North Park Isle CDD Contract (2026) June 2026				\$17,373.20

Billing Questions

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	\$17,373.20
Sales Tax	\$0.00
Total	\$17,373.20
Credits/Payments	(\$0.00)
Balance Due	\$17,373.20



DOWN TO
EARTH

LANDSCAPE & IRRIGATION

STORM RESPONSE

PRE-AUTHORIZATION AGREEMENT

Hurricane Season 2026 • Down to Earth Landscape & Irrigation

Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth (“DTE”) and the undersigned client (“Client”), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

Eco-Logic Services

PO Box 18204

Sarasota, FL 34276

Pete@Eco-Logic-Services.com



INVOICE

BILL TO

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

INVOICE # 6658
DATE 06/03/2026
DUE DATE 07/03/2026
TERMS Net 30

DESCRIPTION

AMOUNT

Lake Maintenance Services for May 2026

5,825.00

Maintenance of ditch (Area 39) for May 2026

175.00

SUBTOTAL

6,000.00

TAX

0.00

TOTAL

6,000.00

BALANCE DUE

\$6,000.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

181846

CUSTOMER ID

C2301

PO#

INVOICE

DATE

6/22/2026

NET TERMS

Due On Receipt

DUE DATE

6/22/2026

BILL TO

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

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces #180984					
Accounting Services	1	Ea	563.00		563.00
Dissemination Services	2	Ea	300.00		600.00
District Management	1	Ea	3,000.00		3,000.00
Field Management	1	Ea	1,500.00		1,500.00
On-site Management	1	Ea	5,833.33		5,833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					11,621.33

Subtotal

\$11,621.33

Tax

\$0.00

Total Due

\$11,621.33

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.



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

Service Slip/Invoice

INVOICE: 59612623
DATE: 05/29/2026
ORDER: 59612623

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

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

Work Date	Time	Target Pest	Technician	Time In
05/29/2026	09:01 AM	WASP	LHUDSON	09:01 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/29/2026	Lic:JE333952	09:01 AM

Service	Description	Price
FL COMM PM	WASP SERVICE	\$50.00
Hello...I checked in with Sade via text....I inspected all four rodent boxes cleaned them and refreshed the bait there was little to heavy activity in each box....I brushed the window frames eaves and entry ways I also brushed around the patio with a spider repellent I knocked down webs and debris today I did not see any wasp activity by the patioI sprayed a liquid residual along the foundation of the building to help keep pests out....I applied granules in the mulch around the building and around the pool for any ant activity.....for the wasp service I inspected and brushed around the picnic table structure and around the playground...wasp activity was low today but I did knock down a lot of spider webs....please allow 7-14 days for best results....thank you for choosing McCall service and I hope you have a great day.....Leon		
SUBTOTAL		\$50.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$50.00
AMOUNT DUE		\$50.00
		
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

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

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

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 59612563
DATE: 05/29/2026
ORDER: 59612563

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

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

Work Date	Time	Target Pest	Technician	Time In
05/29/2026	09:01 AM		LHUDSON	09:01 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/29/2026		09:41 AM

Service	Description	Price
FL COMM PM	FL COMMERCIAL PEST MGMT	\$125.00
RODENT SERVICE	RODENT SERVICE	\$0.00
Hello...I checked in with Sade via text....I inspected all four rodent boxes cleaned them and refreshed the bait there was little to heavy activity in each box....I brushed the window frames eaves and entry ways I also brushed around the patio with a spider repellent I knocked down webs and debris today I did not see any wasp activity by the patioI sprayed a liquid residual along the foundation of the building to help keep pests out....I applied granules in the mulch around the building and around the pool for any ant activity.....for the wasp service I inspected and brushed around the picnic table structure and around the playground...wasp activity was low today but I did knock down a lot of spider webs....please allow 7-14 days for best results.....thank you for choosing McCall service and I hope you have a great day.....Leon		
SUBTOTAL		\$125.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$125.00
AMOUNT DUE		\$125.00
		
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

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

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

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 59627534
DATE: 06/19/2026
ORDER: 59627534

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

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

Work Date	Time	Target Pest	Technician	Time In
06/19/2026	10:57 AM	WASP	LHUDSON	10:57 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/19/2026		10:57 AM

Service	Description	Price
FL COMM PM	WASP SERVICE	\$50.00
Hello.....I checked in with Sade on arrival....I. Rushed around the window frames eaves and patio area with a spider repellent....I applied granules in the mulch around the building for any unwanted pests....I did not spray because there's a lot of people in the pool and surrounding area....I inspected all four rodent boxes cleaned them and refreshed the bait...there was light activity today....for the wasp service I removed a big wasp nest in a palm tree near the pool....I then brushed around the picnic table area and around the playground....please allow 7-14 days for best results....thank you for choosing McCall service and I hope you have a great day....Leon		
SUBTOTAL		\$50.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$50.00
AMOUNT DUE		\$50.00
		
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

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

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

PLEASE PAY FROM THIS INVOICE



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

Service Slip/Invoice

INVOICE: 59627466
DATE: 06/19/2026
ORDER: 59627466

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

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

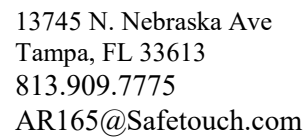
Work Date	Time	Target Pest	Technician	Time In
06/19/2026	10:57 AM		LHUDSON	10:57 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/19/2026		11:37 AM

Service	Description	Price
FL COMM PM	FL COMMERCIAL PEST MGMT	\$125.00
RODENT SERVICE	RODENT SERVICE	\$0.00
Hello.....I checked in with Sade on arrival....I. Rushed around the window frames eaves and patio area with a spider repellent....I applied granules in the mulch around the building for any unwanted pests....I did not spray because there's a lot of people in the pool and surrounding area....I inspected all four rodent boxes cleaned them and refreshed the bait...there was light activity today....for the wasp service I removed a big wasp nest in a palm tree near the pool....I then brushed around the picnic table area and around the playground....please allow 7-14 days for best results....thank you for choosing McCall service and I hope you have a great day....Leon		
SUBTOTAL		\$125.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$125.00
AMOUNT DUE		\$125.00
		
TECHNICIAN SIGNATURE		
CUSTOMER SIGNATURE		

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

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

PLEASE PAY FROM THIS INVOICE



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

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

Invoice Number	2570360
Invoice Date	May 25, 2026
Purchase Order	238202100
Customer Number	150688
Project Number	238202100

Bill To

North Park Isle Community
Development District
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
United States

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

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

Project	North Park Isle CDD			
	Project Manager	Stewart, Tonja L	For Period Ending	May 17, 2026
	Current Invoice Total (USD)	910.00		

Top Task	2026	2026 Fy General Consulting Services			
Low Task	2026	2026 Fy General Consulting Services			
<u>Professional Services</u>					
Billing Level			Current Hours	Rate	Current Amount
Level 09		Nurse, Vanessa M	1.50	190.00	285.00
Level 14		Stewart, Tonja L	2.50	250.00	625.00
		Subtotal Professional Services	<u>4.00</u>		<u>910.00</u>
Low Task Subtotal	2026 Fy General Consulting Services				910.00
Top Task Subtotal	2026 Fy General Consulting Services				910.00
		Total Fees & Disbursements			<u>910.00</u>
		INVOICE TOTAL (USD)			910.00

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-27	238202100	2026	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED 2025 AERIAL FOR HB7013 PACKAGE	
2026-04-23	238202100	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-04-23	238202100	2026	STEWART, TONJA L	1.50	250.00	375.00	FOLLOW UP REGARDING STRUCTURE IN WETLAND WITH DEVELOPER WITH CONTRACTOR	
2026-05-04	238202100	2026	NURSE, VANESSA M	0.50	190.00	95.00	REQUISITIONS	
2026-05-08	238202100	2026	STEWART, TONJA L	1.00	250.00	250.00	REQUISITION	
Total subTask 2026				4.00		910.00		
Total Top Task 2026				4.00		910.00		
Total Project 238202100				4.00		910.00		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

June 04, 2026

Client: 001509

Matter: 000001

Invoice #: 28531

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2026	KCH	REVIEW AGENDA PACKAGE; REVIEW AGREEMENT WITH STREET LEAF.	0.9	\$337.50
5/5/2026	KCH	PREPARE DEMAND LETTER RE: 60-DAYS NOTICE TO CURE TO DOWN TO EARTH.	1.0	\$375.00
5/6/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	2.4	\$468.00
5/7/2026	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
5/8/2026	VKB	REVIEW DRAFT PRELIMINARY BUDGET; DRAFT EMAIL TO INFRAMARK TEAM RE: QUESTIONS AND COMMENTS RE: SAME.	0.3	\$121.50
5/11/2026	JMV	REVIEW LEGAL NOTICES.	0.3	\$121.50
5/11/2026	KCH	PHONE CALL WITH C. DE LA OSSA RE: DEFICIENCIES IN CONTRACT PERFORMANCE WITH INFRAMARK; PREPARE 30 DAYS NOTICE TO CURE DEFICIENCIES TO INFRAMARK FOR HAND DELIVERY; HAND DELIVER SAME TO C. DE LA OSSA.	0.4	\$150.00
5/13/2026	KCH	REVIEW AND REVISE 60-DAYS NOTICE TO CURE DEFICIENCIES TO INFRAMARK.	0.2	\$75.00
5/19/2026	KCH	REVIEW PROPOSED BUDGET FOR FY 2027; EMAILS WITH B. BURGESS RE: SAME.	1.0	\$375.00
5/22/2026	MS	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE RESOLUTION ADOPTING FINAL BUDGET AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS.	1.7	\$331.50

June 04, 2026
Client: 001509
Matter: 000001
Invoice #: 28531

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/22/2026	KCH	REVIEW AND REVISE MAILED NOTICE LETTER; REVIEW AND REVISE TWO PUBLICATION ADVERTISEMENTS.	0.5	\$187.50
5/26/2026	MS	FINALIZE PUBLICATION ADS AND MAILED NOTICE LETTER FOR FY 26/27 BUDGET; CALCULATE PUBLICATION DATES AND MAILING DATE; PREPARE CORRESPONDENCE WITH INSTRUCTIONS FOR PUBLICATION AND MAILING TO THE DISTRICT ADMIN; TRANSMIT LETTER AND ADS.	0.3	\$58.50
5/29/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			9.9	\$2,938.50
Total Services				\$2,938.50
Total Disbursements				\$0.00
Total Current Charges				\$2,938.50
Previous Balance				\$1,197.00
Less Payments				(\$1,197.00)
PAY THIS AMOUNT				\$2,938.50

Please Include Invoice Number on all Correspondence

Down to Earth Landscape & Irrigation

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



Invoice: #177248

May 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

Seasonal flower change.
 Estimate # 147066

Invoice Date

5/28/2026

Date Due

6/12/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#147066 - Seasonal flower change.				\$3,848.45
- Remove seasonal flowers and install new seasonal flowers (3 beds) - Adjust Irrigation as needed for new flowers. - Micro nutrient fertilizer and Snap shot for weed growth				

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

LCE025: Tree/Plant Installation				\$3,848.45
Site Prep, Removal, & Disposal (E) (Labor)				\$260.00
Croton Installed (E) (Kit)	3 Gallon Plant	9.00	\$29.83	\$268.47
Annuals 4-4.5" - installed (E) (Kit)	4" Plant	1000.00	\$3.32	\$3319.98

Billing Questions

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	\$3,848.45
Sales Tax	\$0.00
Total	\$3,848.45
Credits/Payments	(\$0.00)
Balance Due	\$3,848.45

Down to Earth Landscape & Irrigation

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



Invoice: #178640

June 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

fern replacement on park rd
 Estimate # 147065

Invoice Date

6/23/2026

Date Due

7/8/2026

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#147065 - fern replacement on park rd				\$3,091.39
Replace dead ferns along Park rd that dead from the frost. Attempts to cut back and additional fertilizer were not successful. Discussed with Paul on different plant ideas. Replace with dwarf pink oleanders. with a staggered row. of 6 in the back and 4 up front.				
				

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

LCE025: Tree/Plant Installation

\$3,091.39

Site Prep, Removal, & Disposal (E) (Labor)				\$65.00
Dwarf Oleander Installed (E) (Kit)	3 Gallon Plant	70.00	\$31.17	\$2181.90
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	75.00	\$11.26	\$844.49

Billing Questions

To make payment by ACH (electronic check) or

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.

See Terms & Conditions at <https://dtelandscap.com/terms-and-conditions/>.

Billing Questions

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	\$3,091.39
Sales Tax	\$0.00
Total	\$3,091.39
Credits/Payments	(\$0.00)
Balance Due	\$3,091.39

To pre-authorize cleanup services following a storm event this season, please click [here](#).
Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to
your Account Manager.



UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

Faculty of Medicine

Department of
Internal Medicine
Medicine

Department of
Internal Medicine
Medicine

Department of
Internal Medicine
Medicine

UNIVERSITY OF NORTH CAROLINA

SCHOOL OF MEDICINE

Department of
Internal Medicine

Medicine

UNIVERSITY OF NORTH CAROLINA				
Department of Internal Medicine	Medicine	Medicine	Medicine	Medicine
UNIVERSITY OF NORTH CAROLINA	Medicine	Medicine	Medicine	Medicine
Department of Internal Medicine	Medicine	Medicine	Medicine	Medicine
UNIVERSITY OF NORTH CAROLINA	Medicine	Medicine	Medicine	Medicine
Department of Internal Medicine	Medicine	Medicine	Medicine	Medicine

- 1. Department of Internal Medicine and School of Medicine
- 2. Department of Internal Medicine and School of Medicine
- 3. Department of Internal Medicine and School of Medicine

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE



UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

EXHIBIT 10-1000

UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE
UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE
UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE
UNIVERSITY OF NORTH CAROLINA
SCHOOL OF MEDICINE

UNIVERSITY OF NORTH CAROLINA			
UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA
UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA
UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA	UNIVERSITY OF NORTH CAROLINA

- 1. UNIVERSITY OF NORTH CAROLINA
- 2. UNIVERSITY OF NORTH CAROLINA
- 3. UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA

UNIVERSITY OF NORTH CAROLINA



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

179203

CUSTOMER ID

C2301

PO#

INVOICE

DATE

5/14/2026

NET TERMS

Due On Receipt

DUE DATE

5/14/2026

BILL TO

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

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- 4-8-26 DNH*GODADDY : email renewals: \$343.62	1	Ea	343.62		343.62
Postage	5	Ea	0.74		3.70
Subtotal					347.32

Subtotal	\$347.32
-----------------	----------

Tax	\$0.00
------------	--------

Total Due	\$347.32
------------------	----------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

**To: North Park Isle CDD
2005 Pan Am Cir, Ste 300**

Tampa, FL 33607-6008

Client ID Number	
-------------------------	--

Invoice Number	1168342
Invoice Date	6/3/2026
Due Date	7/3/2026

Service Description	Total
Maintenance Services	\$754.00

Please Pay This Amount

Subtotal	\$754.00
Sales Tax	\$0.00
Total	\$754.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	6/1/2026	4575055	NPICDD District Area	General Porter Service; Porter Services- June 2026	\$0.00	\$0.00	\$754.00	\$0.00	\$754.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$754.00	\$0.00	\$754.00	
				BWO Total	\$0.00	\$0.00	\$754.00	\$0.00	\$754.00	
				Invoice Total	\$0.00	\$0.00	\$754.00	\$0.00	\$754.00	

INVOICE

PACSCON GeoEnvironmental, Inc.

4517 George Road, Suite 220

Tampa, FL 33634

accounting@pacscon.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.: 2626

Terms: Due on receipt

Invoice date: 06/08/2026

Due date: 06/12/2026

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.	06/08/2026	PS - Lump Sum	Completion of WUP Consulting Services	\$2,800.00	\$2,400.00	0.3571429	\$2,800.00	\$1,000.00	\$400.00

Total

\$1,000.00

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@pacscon.com.

Note to customer

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

View and pay

June 11, 2026
Invoice Number: 0384991061126
Account Number: **8337 12 001 0384991**
Security Code: **0843**
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Summary

Service from 06/11/26 through 07/10/26
details on following pages

Previous Balance	195.38
Payments Received -Thank You!	-195.38
Remaining Balance	\$0.00
Spectrum Business™ Internet	190.00
Other Charges	5.00
Taxes, Fees and Charges	0.38
Current Charges	\$195.38
YOUR AUTO PAY WILL BE PROCESSED 06/28/26	
Total Due by Auto Pay	\$195.38

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 06122026 NNNNNNNN 01 000714 0003

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

June 11, 2026

NORTH PARK ISLE CDD

Invoice Number: 0384991061126
Account Number: 8337 12 001 0384991
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

JUN 22 2026

Total Due by Auto Pay **\$195.38**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712001038499100195388



Invoice Number: 0384991061126
 Account Number: 8337 12 001 0384991
 Security Code: 0843

Contact Us

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

8633 2390 DY RP 11 06122026 NNNNNNNN 01 000714 0003

Charge Details

Previous Balance		195.38
EFT Payment	05/28	-195.38
Remaining Balance		\$0.00

Payments received after 06/11/26 will appear on your next bill.

Service from 06/11/26 through 07/10/26

Spectrum Business™ Internet

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

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

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

State and Local Sales Tax	0.38
Taxes, Fees and Charges Total	\$0.38

Current Charges \$195.38

Total Due by Auto Pay \$195.38

Billing Information

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

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

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

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

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

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

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

Continued on the next page...

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



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





City of Plant City

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

UTILITY BILL

Office hours for questions regarding your bill:

Monday - Friday 8:00 AM - 4:45 PM

Phone (813) 659-4222 Fax (813) 659-4236

Solid Waste pickup questions (813) 757-9208

After hours Water or Sewer **Emergency** (813) 757-9172

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

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1731463	06/08/2026	05/08/2026 - 06/08/2026	06/29/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	05/01/26	06/01/26	21929	22684	755	38.18
CONSUMPTION					RATE	USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	735	1477.35
UTILITY TAX 10%							154.45

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$1,270.05
05/26	561	01/26	506	09/25	660	Total Current Billing	\$1,698.98
04/26	495	12/25	581	08/25	523	Adjustments	\$0.00
03/26	501	11/25	636	07/25	1384	Less Payments Received	-\$1,270.05
02/26	655	10/25	519	05/25	1359	Penalties	\$0.00
						Total Amount Due	\$1,698.98

Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.



City of Plant City

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

011514



*AUTO**ALL FOR AADC 335 11514 T32:43 11514 2 AB 0.636

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



UTILITY BILL

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

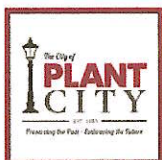
SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3431 N PARK RD	D	1008218805	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1731463	06/29/2026	\$1,698.98	

Remit and make checks in US funds payable to:



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

00006042026301731463400001698984



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	1008218810	3625 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1731465	06/08/2026	05/08/2026 - 06/08/2026	06/29/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	05/01/26	06/01/26	7457	7871	414	38.18
CONSUMPTION					RATE	USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	394	791.94
UTILITY TAX 10%							85.91

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$591.27
05/26	254	01/26	253	09/25	267	Total Current Billing	\$945.03
04/26	181	12/25	285	08/25	203	Adjustments	\$0.00
03/26	166	11/25	286	07/25	430	Less Payments Received	-\$591.27
02/26	286	10/25	208	05/25	536	Penalties	\$0.00
						Total Amount Due	\$945.03

Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.



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
3625 N PARK RD	D	1008218810	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1731465	06/29/2026	\$945.03	

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

00006042026301731465900000945030



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	1008218820	3897 N PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1731467	06/08/2026	05/08/2026 - 06/08/2026	06/29/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	05/01/26	06/01/26	8598	9004	406	38.18
CONSUMPTION					RATE	USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	386	775.86
UTILITY TAX 10%							84.30

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$524.94
05/26	224	01/26	223	09/25	224	Total Current Billing	\$927.34
04/26	132	12/25	252	08/25	168	Adjustments	\$0.00
03/26	132	11/25	259	07/25	408	Less Payments Received	-\$524.94
02/26	289	10/25	178	05/25	600	Penalties	\$0.00
Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.						Total Amount Due	\$927.34



City of Plant City

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3897 N PARK RD	D	1008218820	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1731467	06/29/2026	\$927.34	

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



00006042026301731467500000927343



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 DEVEL	636117	1008218830	4063 PARK RD

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1731468	06/08/2026	05/08/2026 - 06/08/2026	06/29/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER RECLAIM COMI	23123604	05/01/26	06/01/26	17060	18115	1055	38.18
CONSUMPTION					RATE	USAGE	
RECLAIM					1.450000	20	29.00
RECLAIM					2.010000	1035	2080.35
UTILITY TAX 10%							214.75

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$1,407.13
05/26	623	01/26	629	09/25	788	Total Current Billing	\$2,362.28
04/26	418	12/25	748	08/25	436	Adjustments	\$0.00
03/26	350	11/25	850	07/25	760	Less Payments Received	-\$1,407.13
02/26	515	10/25	531	05/25	992	Penalties	\$0.00
Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.						Total Amount Due	\$2,362.28



City of Plant City

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

UTILITY BILL

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

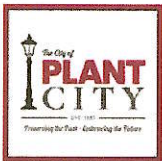
SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
4063 PARK RD	D	1008218830	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1731468	06/29/2026	\$2,362.28	

Remit and make checks in US funds payable to:

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

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

00006042026301731468300002362283



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	1008400715	3716 N MARYLAND AVE

BILL NUMBER	BILL DATE	BILLING PERIOD	DUE DATE
1731753	06/08/2026	05/08/2026 - 06/08/2026	06/29/2026

CHARGE DESCRIPTION	METER NUMBER	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	CHARGE AMOUNT
WATER COMMERCIAL	23054781	05/01/26	06/01/26	373	405	32	75.16
CONSUMPTION					RATE	USAGE	
WATER					2.870000	32	91.84
UTILITY TAX 10%							16.70
SEWER COMMERCIAL							162.36
CONSUMPTION					RATE	USAGE	
SEWER					6.990000	32	223.68
SOLID WASTE COMMERCIAL							53.76
STORMWATER COMMERCIAL							10.70

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

BILL HISTORY	USAGE	BILL HISTORY	USAGE	BILL HISTORY	USAGE	Previous Balance	\$522.58
05/26	21	01/26	5	09/25	9	Total Current Billing	\$634.20
04/26	14	12/25	6	08/25	18	Adjustments	\$0.00
03/26	10	11/25	14	07/25	13	Less Payments Received	-\$522.58
02/26	5	10/25	9	05/25	21	Penalties	\$0.00
						Total Amount Due	\$634.20

Public hearing on ordinance increasing Utility Water charges and penalties on Monday July 13th at 6:00 p.m., City Hall. Audiencia sobre la ordenanza para aumentar los cargos y multas del servicio de agua el lunes 13 de julio a las 6 p.m. en el Ayuntamiento.



City of Plant City

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

UTILITY BILL

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

SERVICE ADDRESS	CYCLE	ACCOUNT NUMBER	CUSTOMER NUMBER
3716 N MARYLAND AVE	D	1008400715	636117
BILL NUMBER	DUE DATE	TOTAL AMOUNT DUE	
1731753	06/29/2026	\$634.20	

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

00006042026301731753800000634204



INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: North Park Isle CDD
inframarkcms@payableslockbox.com
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship To: 2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Invoice # 7220
Date Jun 1, 2026
Terms Net 30
Due Date Jul 1, 2026
Amount Due: \$11,138.40

Item	Quantity	Price	Amount
Solar Equipment Lease Income	210	\$53.04	\$11,138.40
North Park Isle CDD - Ph 1_June 2026			

Subtotal \$11,138.40

Total \$11,138.40

Payments: \$0.00

Amount Due: \$11,138.40

Use this link to pay online: <https://app02.us.bill.com/p/streetleaf>

Notes

Make Payable to Gig Fiber LLC



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
4002 N PARK RD, MONUMENT
PLANT CITY, FL 33565

Statement Date: June 15, 2026

Amount Due: \$30.26

Due Date: July 06, 2026

Account #: 221009295389

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due	\$27.51
Payment(s) Received Since Last Statement	-\$27.51

Current Month's Charges	\$30.26
-------------------------	---------

Amount Due by July 06, 2026	\$30.26
-----------------------------	---------

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

Your Energy Insight

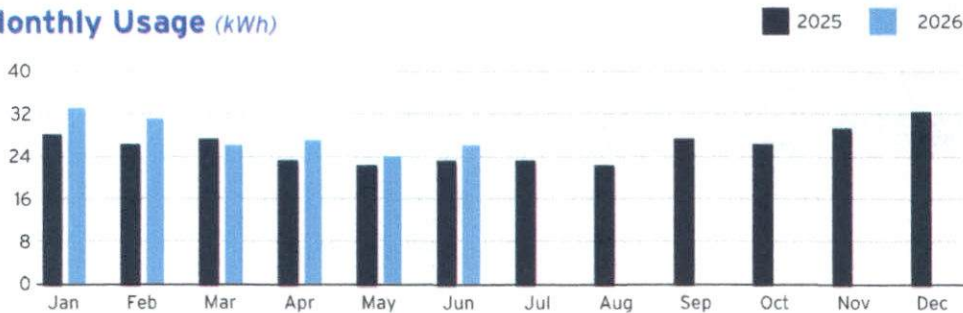
Your average daily kWh used was **14.29% higher** than the same period last year.

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



Scan here to view
your account online.

Monthly Usage (kWh)



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



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



Pay your bill online at TampaElectric.com

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

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

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

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

Account #: 221009295389

Due Date: July 06, 2026

Amount Due: \$30.26

Payment Amount: \$ _____

658791900829

Your account will be
drafted on July 06, 2026

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



Service For:
4002 N PARK RD
MONUMENT, PLANT CITY, FL 33565

Account #: 221009295389
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

Meter Location: MONUMENT

Service Period: May 09, 2026 - Jun 09, 2026

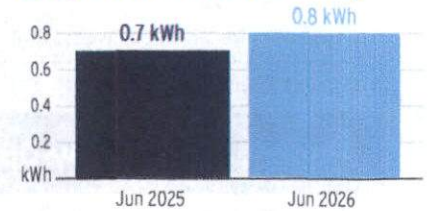
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916155	06/09/2026	541	515		26 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	26 kWh @ \$0.09202/kWh	\$2.39
	Fuel Charge	26 kWh @ \$0.03516/kWh	\$0.91
	Storm Protection Charge	26 kWh @ \$0.00568/kWh	\$0.15
	Clean Energy Transition Mechanism	26 kWh @ \$0.00418/kWh	\$0.11
	Storm Surcharge	26 kWh @ \$0.02121/kWh	\$0.55
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$25.88
	Franchise Fee		\$1.70
	Municipal Public Service Tax		\$2.68
	Total Electric Cost, Local Fees and Taxes		\$30.26

Avg kWh Used Per Day



Total Current Month's Charges

\$30.26

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
3556 N PARK RD
PLANT CITY, FL 33565

Statement Date: June 15, 2026

Amount Due: \$31.38

Due Date: July 06, 2026

Account #: 221009295371

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due \$28.44

Payment(s) Received Since Last Statement -\$28.44

Current Month's Charges \$31.38

Amount Due by July 06, 2026 \$31.38

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

Your Energy Insight



Your average daily kWh used was **25% higher** than the same period last year.

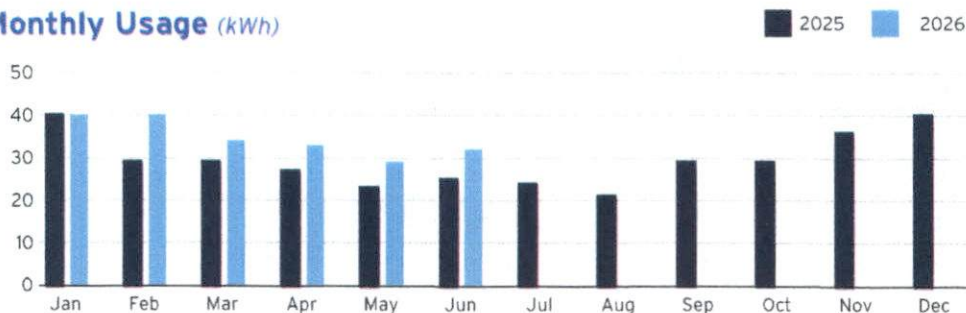


Your average daily kWh used was **0% higher** than it was in your previous period.

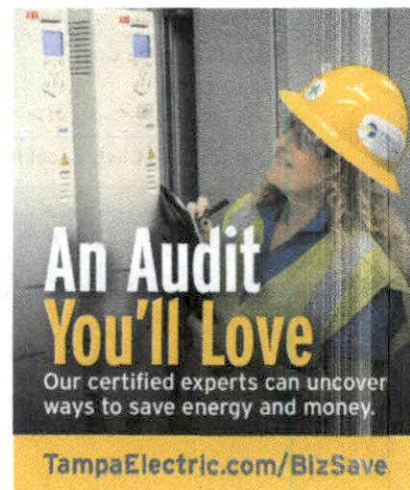


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009295371

Due Date: July 06, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$31.38

Payment Amount: \$ _____

658791900828

Your account will be
drafted on July 06, 2026

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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
3556 N PARK RD
PLANT CITY, FL 33565

Account #: 221009295371
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

Service Period: May 09, 2026 - Jun 09, 2026

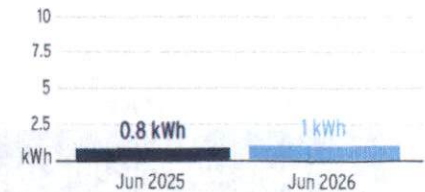
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916158	06/09/2026	699	667	32 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	32 kWh @ \$0.09202/kWh	\$2.94
	Fuel Charge	32 kWh @ \$0.03516/kWh	\$1.13
	Storm Protection Charge	32 kWh @ \$0.00568/kWh	\$0.18
	Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
	Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
	Florida Gross Receipt Tax		\$0.67
	Electric Service Cost		\$26.85
	Franchise Fee		\$1.76
	Municipal Public Service Tax		\$2.77
	Total Electric Cost, Local Fees and Taxes		\$31.38

Avg kWh Used Per Day



Total Current Month's Charges

\$31.38

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469			

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



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
3811 N PARK RD, MONU
PLANT CITY, FL 33565

Statement Date: June 15, 2026

Amount Due: \$28.57

Due Date: July 06, 2026

Account #: 221009295355

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due \$26.20

Payment(s) Received Since Last Statement -\$26.20

Current Month's Charges \$28.57

Amount Due by July 06, 2026 \$28.57

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

Your Energy Insight



Your average daily kWh used was **75% lower** than the same period last year.

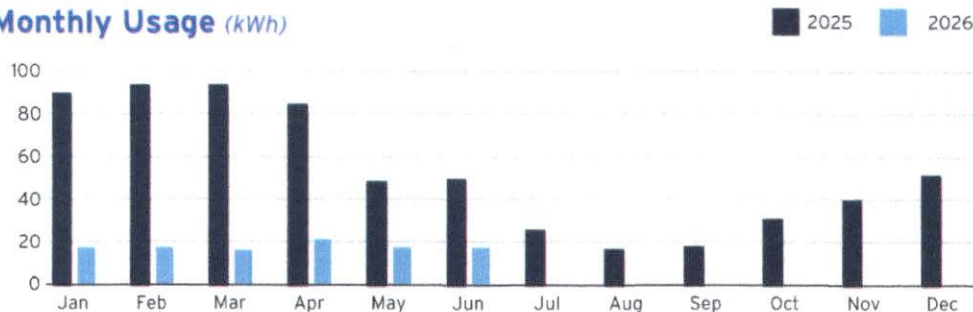


Your average daily kWh used was **16.67% lower** than it was in your previous period.

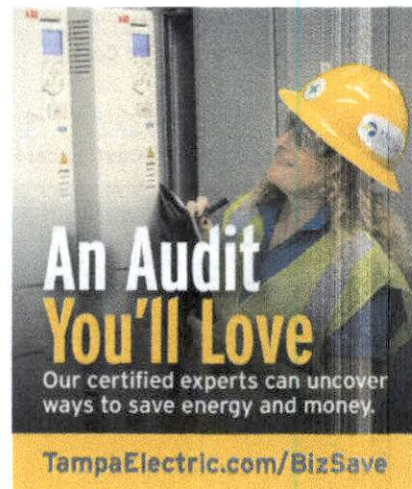


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009295355

Due Date: July 06, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$28.57

Payment Amount: \$ _____

658791900827

Your account will be
drafted on July 06, 2026

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

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

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



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

Account #: 221009295355
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

Service Period: May 09, 2026 - Jun 09, 2026

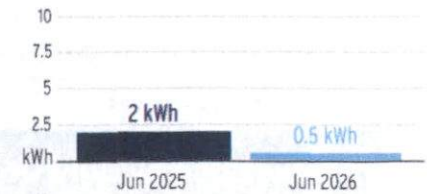
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916156	06/09/2026	889	872	17 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	17 kWh @ \$0.09202/kWh	\$1.56
	Fuel Charge	17 kWh @ \$0.03516/kWh	\$0.60
	Storm Protection Charge	17 kWh @ \$0.00568/kWh	\$0.10
	Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
	Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
	Florida Gross Receipt Tax		\$0.61
	Electric Service Cost		\$24.42
	Franchise Fee		\$1.60
	Municipal Public Service Tax		\$2.55
	Total Electric Cost, Local Fees and Taxes		\$28.57

Avg kWh Used Per Day



Total Current Month's Charges

\$28.57

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 15, 2026

Amount Due: \$38.87

Due Date: July 06, 2026

Account #: 221008673537

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due \$35.57

Payment(s) Received Since Last Statement -\$35.57

Current Month's Charges \$38.87

Amount Due by July 06, 2026 \$38.87

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

Your Energy Insight



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

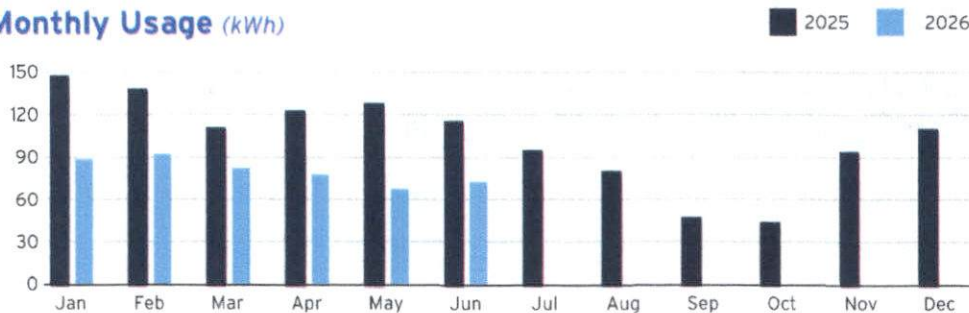


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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



Pay your bill online at TampaElectric.com

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

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

JUN 22 2026

Account #: 221008673537

Due Date: July 06, 2026

Amount Due: \$38.87

Payment Amount: \$ _____

660026458705

Your account will be
drafted on July 06, 2026

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

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

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



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

Account #: 221008673537
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

Meter Location: ENTRANCE

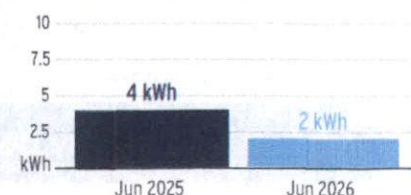
Service Period: May 09, 2026 - Jun 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000869434	06/09/2026	3,351	3,279		72 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	72 kWh @ \$0.09202/kWh	\$6.63
Fuel Charge	72 kWh @ \$0.03516/kWh	\$2.53
Storm Protection Charge	72 kWh @ \$0.00568/kWh	\$0.41
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh	\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh	\$1.53
Florida Gross Receipt Tax		\$0.83

Electric Service Cost **\$33.35**

Franchise Fee \$2.18

Municipal Public Service Tax \$3.34

Total Electric Cost, Local Fees and Taxes **\$38.87**

Total Current Month's Charges

\$38.87

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: June 15, 2026

Amount Due: \$37.20

Due Date: July 06, 2026

Account #: 221009295348

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due \$34.06

Payment(s) Received Since Last Statement -\$34.06

Current Month's Charges \$37.20

Amount Due by July 06, 2026 \$37.20

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

Your Energy Insight



Your average daily kWh used was
0% higher than the same period
last year.

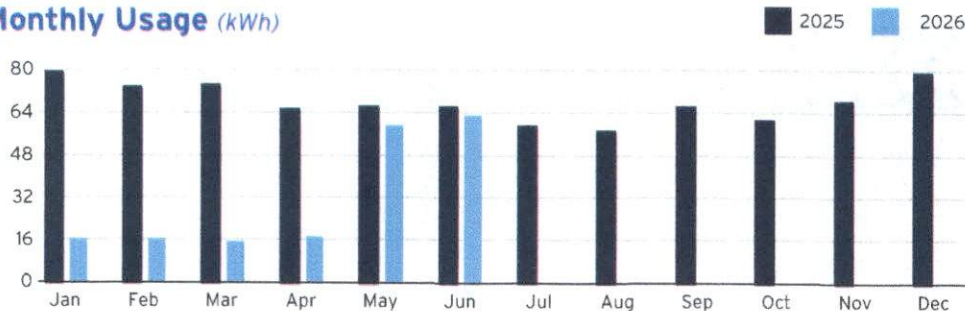


Your average daily kWh used was
0% higher than it was in your
previous period.

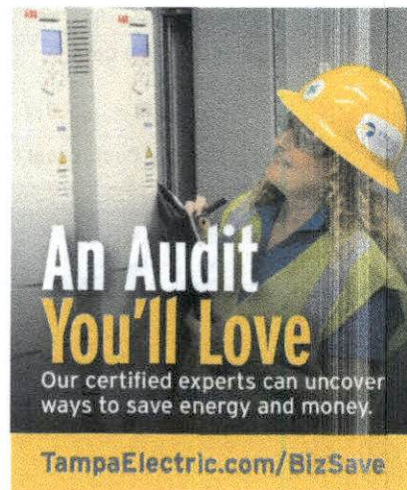


Scan here to view
your account online.

Monthly Usage (kWh)



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



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

Account #: 221009295348

Due Date: July 06, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$37.20

Payment Amount: \$ _____

658791900826

Your account will be
drafted on July 06, 2026

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

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

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



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

Account #: 221009295348
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

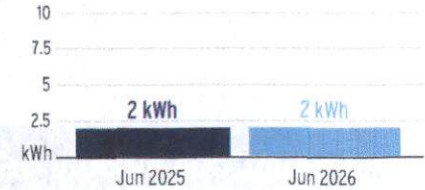
Service Period: May 09, 2026 - Jun 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916157	06/09/2026	1,248	1,185	63 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	63 kWh @ \$0.09202/kWh	\$5.80
Fuel Charge	63 kWh @ \$0.03516/kWh	\$2.22
Storm Protection Charge	63 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.80

Electric Service Cost **\$31.90**

Franchise Fee \$2.09

Municipal Public Service Tax \$3.21

Total Electric Cost, Local Fees and Taxes **\$37.20**

Total Current Month's Charges

\$37.20

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways to Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

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



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.



Phone

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

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

Contact Us

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

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

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

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



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Statement Date: June 15, 2026

Amount Due: \$1,342.76

Due Date: July 06, 2026

Account #: 221008971253

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due	\$1,147.05
Payment(s) Received Since Last Statement	-\$1,147.05
Miscellaneous Credits	-\$15.92
Credit balance after payments and credits	-\$15.92
Current Month's Charges	\$1,358.68

Amount Due by July 06, 2026

\$1,342.76

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

Your Energy Insight

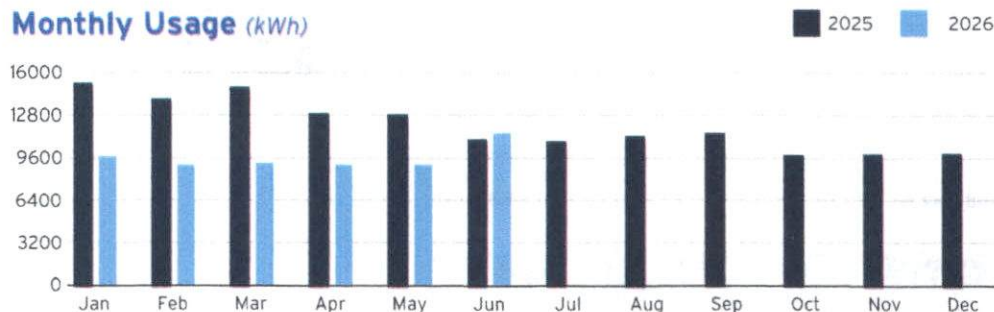
Your average daily kWh used was **4.68% higher** than the same period last year.

Your peak billing demand was **5% higher** than the same period last year.

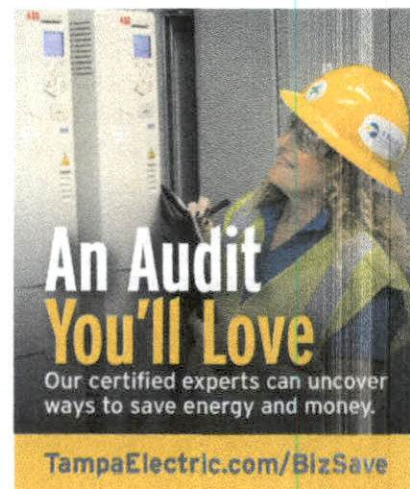


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008971253

Due Date: July 06, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,342.76

Payment Amount: \$ _____

657557336975

Your account will be
drafted on July 06, 2026

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

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

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



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

Account #: 221008971253
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

Meter Location: AMENITY CENTER

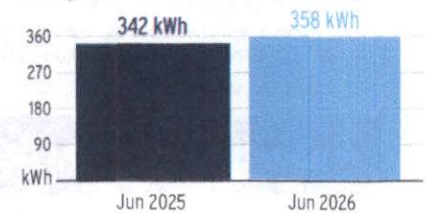
Service Period: May 09, 2026 - Jun 09, 2026

Rate Schedule: General Service Demand - Standard

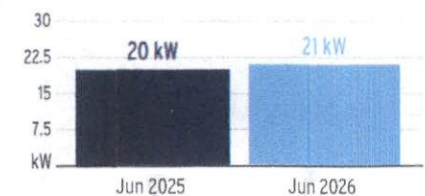
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	06/09/2026	4,368	92,898		11,470 kWh	1	32 Days
1000799286	06/09/2026	21.01	0		21.01 kW	1	32 Days

Charge Details

Avg kWh Used Per Day



Billing Demand (kW)



Electric Charges

Daily Basic Service Charge	32 days @ \$1.12000	\$35.84
Billing Demand Charge	21 kW @ \$19.06000/kW	\$400.26
Energy Charge	11,470 kWh @ \$0.00815/kWh	\$93.48
Fuel Charge	11,470 kWh @ \$0.03516/kWh	\$403.29
Capacity Charge	21 kW @ \$0.72000/kW	\$15.12
Storm Protection Charge	21 kW @ \$2.02000/kW	\$42.42
Energy Conservation Charge	21 kW @ \$0.79000/kW	\$16.59
Environmental Cost Recovery	11,470 kWh @ \$0.00072/kWh	\$8.26
Clean Energy Transition Mechanism	21 kW @ \$1.15000/kW	\$24.15
Storm Surcharge	11,470 kWh @ \$0.01035/kWh	\$118.71
Florida Gross Receipt Tax		\$29.70
Electric Service Cost		\$1,187.82
Franchise Fee		\$77.80
Municipal Public Service Tax		\$93.06
Total Electric Cost, Local Fees and Taxes		\$1,358.68

Total Current Month's Charges

\$1,358.68

Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Account #: 221008971253
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Charge Details Continued...



			Miscellaneous Credits	
			Interest for Cash Security Deposit - Electric	-\$15.92
			Total Current Month's Credits	-\$15.92

Load Factor



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

Important Messages

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



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
1603 BERMUDA BREEZE CT, IRR
PLANT CITY, FL 33563

Statement Date: June 15, 2026

Amount Due: \$120.92

Due Date: July 06, 2026

Account #: 221008636724

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due	\$120.23
Payment(s) Received Since Last Statement	-\$120.23

Current Month's Charges	\$120.92
-------------------------	----------

Amount Due by July 06, 2026	\$120.92
-----------------------------	----------

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

Your Energy Insight



Your average daily kWh used was **75% lower** than the same period last year.

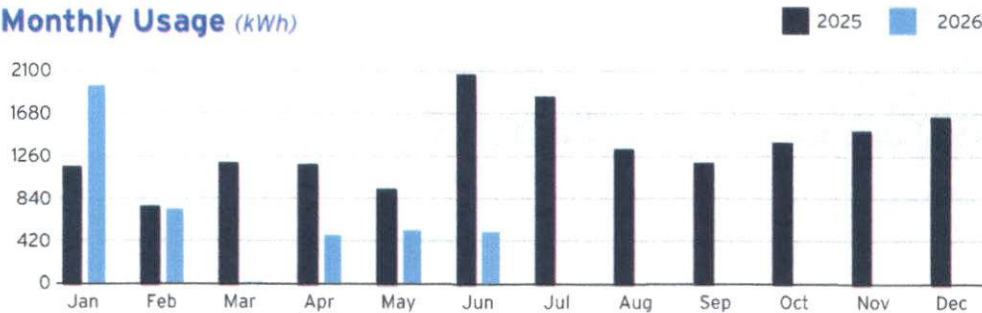


Your average daily kWh used was **11.11% lower** than it was in your previous period.

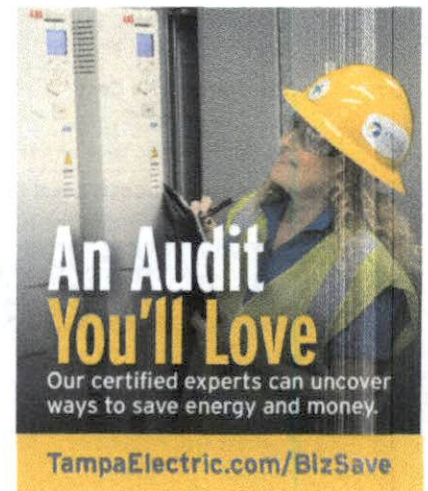


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008636724

Due Date: July 06, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$120.92

Payment Amount: \$ _____

660026458704

Your account will be
drafted on July 06, 2026

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

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

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



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

Account #: 221008636724
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

Meter Location: IRRIGATION

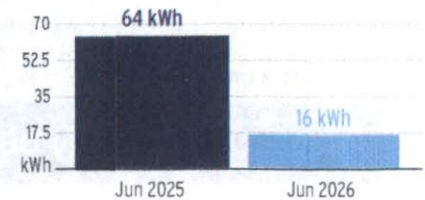
Service Period: May 09, 2026 - Jun 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000850100	06/09/2026	40,434	39,924	510 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	510 kWh @ \$0.09202/kWh	\$46.93
Fuel Charge	510 kWh @ \$0.03516/kWh	\$17.93
Storm Protection Charge	510 kWh @ \$0.00568/kWh	\$2.90
Clean Energy Transition Mechanism	510 kWh @ \$0.00418/kWh	\$2.13
Storm Surcharge	510 kWh @ \$0.02121/kWh	\$10.82
Florida Gross Receipt Tax		\$2.61
Electric Service Cost		\$104.44
Franchise Fee		\$6.84
Municipal Public Service Tax		\$9.64
Total Electric Cost, Local Fees and Taxes		\$120.92

Total Current Month's Charges

\$120.92

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
1582 E SAM ALLEN RD
PLANT CITY, FL 33565

Statement Date: June 05, 2026

Amount Due: \$208.76

Due Date: June 26, 2026

Account #: 221008226724

FINAL INVOICE

DO NOT PAY. Your account will be drafted on June 26, 2026

Account Summary

Current Service Period: May 09, 2026 - June 02, 2026

Previous Amount Due	\$424.79
Payment(s) Received Since Last Statement	-\$424.79
Miscellaneous Credits	-\$160.02
Credit balance after payments and credits	-\$160.02
Current Month's Charges	\$368.78

Amount Due by June 26, 2026 \$208.76

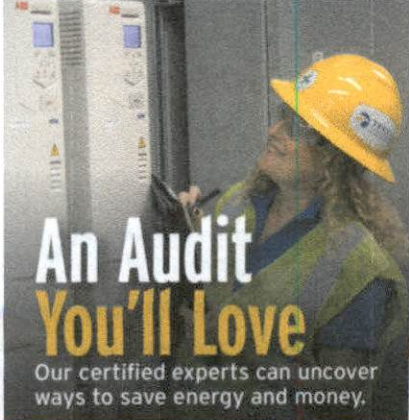
Your Energy Insight

 Your average daily kWh used was **17.19% higher** than the same period last year.

 Your average daily kWh used was **1.35% higher** than it was in your previous period.

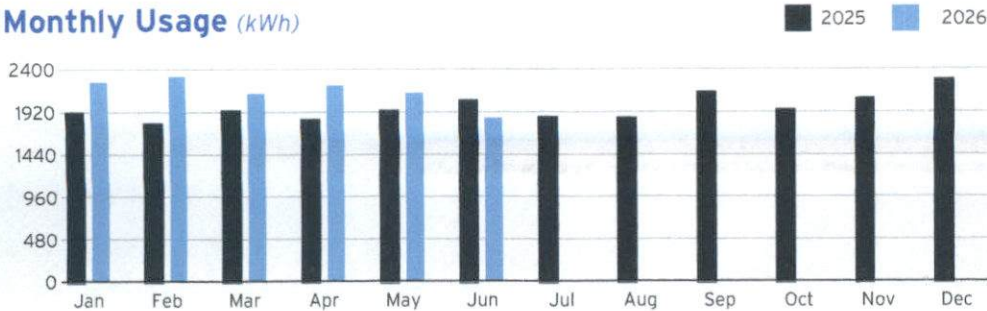


Scan here to view
your account online.



**An Audit
You'll Love**
Our certified experts can uncover
ways to save energy and money.
TampaElectric.com/BizSave

Monthly Usage (kWh)



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

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



Account #: 221008226724

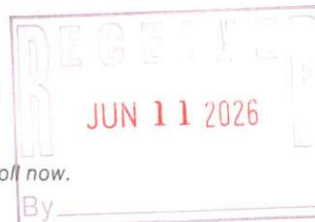
Due Date: June 26, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$208.76

Payment Amount: \$ _____

677310342504

Your account will be
drafted on June 26, 2026

00003095 FTECO106052622163210 00000 02 00000000 10243 002

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

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

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



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

Account #: 221008226724
Statement Date: June 05, 2026
Charges Due: June 26, 2026

Meter Read

Meter Location: RIGHT SIDE FRONT

Service Period: May 09, 2026 - Jun 02, 2026

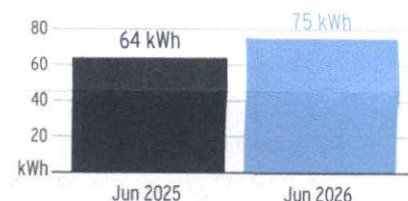
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852379	06/02/2026	66,664	64,801	1,863 kWh	1	25 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	25 days @ \$0.66000	\$16.50
	Energy Charge	1,863 kWh @ \$0.09202/kWh	\$171.43
	Fuel Charge	1,863 kWh @ \$0.03516/kWh	\$65.50
	Storm Protection Charge	1,863 kWh @ \$0.00568/kWh	\$10.58
	Clean Energy Transition Mechanism	1,863 kWh @ \$0.00418/kWh	\$7.79
	Storm Surcharge	1,863 kWh @ \$0.02121/kWh	\$39.51
	Florida Gross Receipt Tax		\$7.98
	Electric Service Cost		\$319.29
	Franchise Fee		\$20.91
	Municipal Public Service Tax		\$28.58
	Total Electric Cost, Local Fees and Taxes		\$368.78

Avg kWh Used Per Day



Important Messages

Final Invoice. Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.

Total Current Month's Charges

\$368.78

	Miscellaneous Credits	
	Deposit Refund	-\$158.00
	Interest for Cash Security Deposit - Electric	-\$2.02
	Total Current Month's Credits	-\$160.02

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>North Park Isle CDD</u>
Board Meeting Date:	<u>June 04, 2026</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>June 04, 2026</u>
District Manager Signature	Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: June 04, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>North Park Isle CDD</u>
Board Meeting Date:	<u>June 04, 2026</u>

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: June 04, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: June 04, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

North Park Isle

3716 N Maryland Ave
Plant City, FL 33578

INVOICE

Invoice Number: US_169742
Invoice Date: 2026-05-23
Due Date: 2026-06-07
Terms: NET15
Customer ID: 214488
Customer PO:

Amount Due: \$1,049.88

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2026-05-23- 2026-05-26	Dedicated Security Officer - Pool Security: : Service Location: North Park Isle	16	\$34.88	\$558.08
2026-05-23- 2026-05-26	Dedicated Security Officer - Pool Security - Holiday: : Service Location: North Park Isle	8	\$52.32	\$418.56

Subtotal	\$976.64
Sales tax	\$73.24
1) FLORIDA FL STATE TAX (6)	\$58.59
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$14.65
Total	\$1,049.88

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

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
24212	06/11/2026	\$619.00	07/11/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
FEEDER.	NEW CHEMICAL STENNER PUMP - PH FEEDER	1	559.00	559.00
INSTALLATION	PH FEEDER INSTALLATION	1	60.00	60.00

Ways to pay



SUBTOTAL	619.00
TAX	0.00
TOTAL	619.00
BALANCE DUE	\$619.00

View and pay



INVOICE

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

813-394-1444
www.coastalfence.co

BILL TO

Inframark - North Park East CDD

Arturo Gandarilla
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

656-245-3775
inframarkcms@payableslockbox.com

Invoice Number: 119

Invoice Date: June 2, 2026

Payment Due: June 2, 2026

Amount Due (USD): \$325.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Gate Repair broken screws on the tiger hinge gate located on the main entrance of the pool	1	\$325.00	\$325.00

Total: \$325.00

Amount Due (USD): \$325.00

[Pay Securely Online](#)



link.waveapps.com/brbezczdb2qxf

Notes / Terms

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

Clarifications

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



INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444

www.coastalfence.co

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

Exclusions

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



Frank Gay Commercial Services
3763 Mercy Star Ct.
Orlando, FL 32808
(407) 777-2256

BILL TO

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

INVOICE
393436102

INVOICE DATE
12/4/2025

JOB ADDRESS

North Park Isle CDD
3716 North Maryland Avenue
Plant City, FL 33565 USA

Completed Date 11/28/2025
Technician Osniel Gonzalez
Customer PO #
Payment Term COD
Due Date 12/4/2025

DESCRIPTION OF WORK

12/1/25 OSNIEL:

Work Summary – Diagnostic and Temporary Repair

Arrival and Initial Assessment

- Arrived at the client’s site and met with Brooke, who provided access to the indoor air handler and thermostat locations, as well as the outdoor condensing unit.
- Client reported that System #1 (a Goodman 5-ton, two-stage heat pump) has shut down twice in recent days. Each time, the client restored operation by cycling power at the main breaker panel.
- This symptom indicates that the control board is locking out the system due to an active fault alarm, and power cycling clears the alarm temporarily.

Diagnostic Procedure

- Verified system configuration:
- Air Handler Model: AVPTC49C14BC | Serial: 2207384803
- Heat Pump Model: GSZC160481CA | Serial: 2208250748
- Started the system and allowed both compressor stages to engage.
- Observed low suction pressure at 83 psig, which is below the freezing threshold for R-410A refrigerant. This condition leads to ice formation on the evaporator coil and TXV, triggering the control board’s protective shutdown.
- Measured refrigerant parameters:
- Subcooling: ~0 °F (indicates insufficient liquid refrigerant in the condenser)
- Superheat: >40 °F (indicates excessive heat at the evaporator outlet)
- These readings confirm no metering device restriction; the issue is due to low refrigerant charge, pointing to a leak in the system.

Leak Detection and Findings

- Performed a comprehensive leak search on the evaporator coil, condenser coil, and line set connections.
- Located the leak at the service valve on the outdoor unit. The valve is severely compromised and does not seal properly, even with the cap tightened.
- This type of damage typically occurs during brazing of the line set during installation.

- Client confirmed that refrigerant was added last May by another technician, likely due to the same leak.

Temporary Repair and Recommendations

- Added 2.5 lbs of R-410A refrigerant to restore system operation temporarily.
- Noted that the system requires additional refrigerant to reach proper charge, but the client requested minimal refrigerant addition to keep the unit cooling for a few weeks and avoid unnecessary expense until the permanent repair is completed.
- Recommended replacement of the defective service valve.
- Will verify if the valve is covered under manufacturer warranty (system is only 3 years old).
- Provided estimate request for permanent repair.

Current Status:

System is operational with temporary refrigerant charge. Permanent repair required to prevent future failures.

I closed the job with Brooke

TASK	DESCRIPTION	QTY	PRICE	TOTAL
TRIP-1	Trip Charge: Fee for Travel Time to the Customer's Location	1.00	\$60.00	\$60.00
MISC-1200	Misc. Consumables: Miscellaneous Material Consumables	1.00	\$15.00	\$15.00
Misc Service	Misc Service: Refrigerant R410A	2.00	\$125.00	\$250.00
LABOR-7	HVAC Technician: Labor rate for Commercial HVAC Technician (Per Hour)	3.50	\$140.00	\$490.00

SUB-TOTAL	\$815.00
TAX	\$0.00
TOTAL DUE	\$815.00
PAYMENT	\$0.00
BALANCE DUE	\$815.00

Thank you for choosing Frank Gay Commercial Services

CUSTOMER AUTHORIZATION

Customer(s) hereby jointly and severally agrees to purchase the products and services of Frank Gay Services, LLC dba Frank Gay Commercial Services ("Contractor") as listed herein, in accordance with the Additional Terms and Conditions described on the front and reverse (or additional pages) of this Agreement (collectively, "Agreement"). Customer(s) agrees and understands that this Agreement constitutes the entire understanding between the parties, and that there are no verbal understandings changing or modifying any of the Terms and Conditions of this Agreement. No alteration to or deviation from this Agreement will be valid without the written consent of both Customer(s) and Contractor. Customer(s) hereby acknowledges that Customer(s) has read this entire Agreement, understands the Additional Terms and Conditions of this Agreement, and has received a completed, signed, and dated copy of this Agreement.

Sign here 

Date 12/1/2025

CUSTOMER ACKNOWLEDGEMENT

Sign here

A stylized, handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Date 12/1/2025

ADDITIONAL TERMS AND CONDITIONS

Professional Conduct. At the completion of the project, Contractor will remove all waste materials and rubbish from the site, together with tools, construction equipment, machinery and surplus materials. Contractor shall supervise and direct the work at Customer's property, using reasonable skill and attention. Contractor shall be solely responsible for the construction means, methods, technique, sequences, and procedures for all work performed at Customer's property pursuant to this Agreement. Customer shall not interfere with Contractor's work forces. Extra materials left over upon completion shall be deemed Contractor's property.

Delays. Contractor's failure to perform any term or condition of this Agreement as a result of conditions beyond its control do not constitute abandonment and are not included in calculating time frames for performance by Contractor. Contractor and Customer(s) have determined that a definite completion date is not of the essence to this Agreement.

Force Majeure. Contractor shall not be responsible for delays or failure to perform caused by events beyond its reasonable control, including but not limited to acts of God, labor shortages, material shortages, supply chain disruptions, epidemics, governmental orders, weather conditions, or carrier delays. Contract time and pricing may be equitably adjusted.

Risk of Loss. Risk of loss or damage to materials and equipment shall pass to Customer upon delivery to the site. Customer shall maintain property and casualty insurance sufficient to cover the work and materials.

Zoning and Conditions. Customer agrees to timely furnish all information necessary for Contractor to secure plans and permits for the work called for under this Agreement, and Customer warrants the work as contracted for does not violate any applicable zoning, classification and building codes. Unless specified otherwise, Customer agrees to disclose to Contractor the location of all property lines, underground restriction or underground utilities, easements or rights of way, pipes, power lines, septic tanks, utility lines or drain fields that may impact or affect the planned project, and shall indemnify Contractor and hold Contractor harmless from any loss or liability, including attorney fees and costs, resulting from any suits, claims, disputes, losses or problems related to the above.

Additional Work and General Exclusions. Contractor's scope of work is limited solely to the items expressly stated in the Agreement. Contractor is not obligated to correct, repair, or upgrade pre-existing conditions, latent defects, structural deficiencies, code violations, or issues resulting from the age, condition, design, or installation of existing systems or the work of others.

Unless expressly included in the Agreement, Contractor shall not be responsible for restoration, repair, or replacement of finishes, surfaces, or surrounding areas, including but not limited to drywall, ceilings, flooring, painting, patching, roofing, concrete, asphalt, landscaping, irrigation, paving, broken cable retrievals, or other building components that may be disturbed, removed, or damaged in the normal course of performing the work.

Any repairs, modifications, upgrades, or additional work required due to concealed or unforeseen conditions, system failures, inspector or authority requirements, utility provider requirements, or existing conditions of the premises shall constitute additional work and shall require a written change order at additional cost to Customer.

Change Orders and Substitutions. During the progress of the work under this Agreement, if Customer should order extra work not specified in the Agreement, Contractor may require such extra work to be considered an agreement separate and aside from this Agreement and may require payment for said extra work in advance. Should Contractor be unable to obtain any material(s) specified in the Agreement or any Change Order, Contractor shall have the right at its sole discretion to substitute comparable materials and such substitution shall not affect the Purchase Price.

Hazardous Materials. Contractor shall have no responsibility for the discovery, handling, removal, or remediation of hazardous materials, including but not limited to asbestos, mold, lead, or other toxic substances, whether known or unknown. Discovery of hazardous materials shall constitute a change in scope.

Contractor's Right to Cancel. If Contractor determines that this Agreement cannot be performed as intended due, for example, to incorrect pricing, unforeseen structural defects, or pre-existing conditions to Customer's property, Contractor may cancel this Agreement, notify Customer(s) of such cancellation in writing, and return all monies paid by Customer(s).

Customer's Representations. Customer(s) represents and warrants that (a) Customer(s) is the owner of the premises where the products and services are being provided by Contractor, or is the duly authorized agent or representative of the owner with full authority to approve the work, bind the owner, and agree to the terms and conditions of this Agreement; (b) Customer(s) will provide Contractor with reasonable access to the premises, including access to electrical outlets as may be required by Contractor; and (c) Customer(s) shall be responsible for the preparation, moving, removal, and reinstalling of all items as required by Contractor under this Agreement.

Contractor's Responsibility. Contractor shall not be responsible for (a) any damages arising in whole or in part from strikes, fires, accidents, floods, governmental actions, or any other causes beyond control of Contractor; (b) any incidental or consequential damages including, without limitation, lost profits or reduction in value of Customer's property arising from Contractor's delay in performing under this Agreement or due to Contractor's breach of this Agreement; and (c) unintentional damage to flooring, window treatments, landscaping, driveways, sidewalks, telephone installations, collateral or incidental damage to interior walls and personal property, it being understood that Customer(s) is responsible at Customer's cost for all preparations, protection, and/or moving of such items prior to Contractor's commencement of work.

Subcontracting. Contractor may subcontract any portion of the work without Customer consent. Customer may not assign this Agreement without Contractor's written consent

Manufacturer's Warranties/Service Calls. Customer understands that manufacturers of products and appliances provide factory warranties governing repair and replacement of those items. Any warranties offered by the manufacturer of the products purchased shall be provided to Customer(s). Customer understands it is Customer's responsibility to refer to each specific manufacturer's warranty guidelines and that it may be necessary for Customer as the owner to register the equipment with the manufacturer and maintain it according to the manufacturer's specifications. Contractor will provide a one-year labor warranty for each installation and will perform all service and repairs covered under that labor warranty. Contractor shall have no liability concerning any manufacturer's warranty. Manufactured date of products and equipment are not guaranteed to be the current year. Customer shall pay for all service calls not otherwise covered under the terms of a service contract or deemed a warranty claim under Contractor's workmanship warranty regardless of whether Contractor performs any work (including equipment and labor that is under

the warranty period). Service call warranties unrelated to an installation are limited to ninety (90) days from the date the service is performed and apply solely to defects in workmanship directly attributable to Contractor. All warranties, whether manufacturer warranties or Contractor warranties, are void and not enforceable unless and until Contractor has been paid in full for all work performed.

Payment Terms. Customer shall pay Contractor according to the payment schedule set forth in the Agreement or estimate. Unless otherwise stated, payment is due upon 48 hours from invoice date. Contractor may require a deposit prior to commencement of work and progress payments for ongoing work. Amounts not paid when due shall accrue interest at the rate of 1.5% per month (or the maximum rate allowed by law), whichever is less. Customer shall be responsible for all costs of collection, including reasonable attorney's fees, court costs, and collection agency fees.

Title to Materials. Title to all materials furnished by Contractor shall remain with Contractor until payment in full is received.

Suspension for Non-Payment. Contractor may suspend or terminate performance of work upon written notice if Customer fails to make timely payment. Contractor shall not be liable for damages or delays resulting from such suspension. Work shall resume only upon receipt of all past-due amounts and any reasonable remobilization costs.

Lien Rights. Contractor reserves all rights to file and enforce construction liens, bond claims, and other remedies available under Florida law for non-payment. Customer acknowledges receipt of all notices required by Chapter 713, Florida Statutes, if applicable.

Dispute Resolution and Venue. Any dispute arising out of this Agreement shall be governed by Florida law and venued exclusively in the county where the work is performed. Contractor may elect to pursue claims in small claims court, arbitration, or court of competent jurisdiction. In any action arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

Miscellaneous. No waiver of any breach of this Agreement shall be construed as a waiver of any prior, concurrent, or subsequent breach hereof. The section headings contained in this Agreement are inserted for convenience only and shall not affect in any way the meaning or interpretation of this Agreement. In construing this Agreement, the gender and number of words used may be changed to meet the context. This Agreement shall be governed by and construed in accordance with the laws of the state in which it is performed, except as may be preempted by federal law. Any part of this Agreement contrary to the law of this state shall not invalidate other parts of this Agreement. If a provision of this Agreement is held to be invalid or unenforceable, this Agreement shall continue in full force and effect and shall be construed as if the invalid or unenforceable provision was omitted.



Inframark, LLC

2002 West Grand Parkway North, Suite 100

Katy, Texas 77449

(281) 578-4200

**To: North Park Isle CDD
2005 Pan Am Cir, Ste 300**

Tampa, FL 33607-6008

Client ID Number	
-------------------------	--

Invoice Number	1168119
Invoice Date	5/22/2026
Due Date	6/21/2026

Service Description	Total
Maintenance Services	\$275.00

Please Pay This Amount

Subtotal	\$275.00
Sales Tax	\$0.00
Total	\$275.00

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

22 May 2026 08:52:15AM CST

DISTRICT : NORTH PARK ISLE CDD

Go Green! Think before you print.

INVOICE NO. 1168119 - DETAIL

INVOICE DATE: 5/22/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/20/2026	4561620	NPICDD District Area	General Maintenance; Furniture Inspection and Hardware tightening as well as furniture cleaning.	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	
				BWO Total	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	
				Invoice Total	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 06/08/2026

Check Payable To: North Park Isle CDD

Total Check Amount: \$3,221.50

Check Description Series 2019 - FY 26 DS Portion of Collection Discount
\$2,530.86
200-103200-1000

Check Description Series 2021 - FY 26 DS Portion of Collection Discount
\$690.64
201-103200-1000

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

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

Hanna Yi

Authorization

NORTH PARK ISLE CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages	
Net O&M	659,436.09	43.07%	43.07%
Net DS 2019	684,902.28	44.73%	44.73%
Net DS 2021	186,900.62	12.21%	12.21%
Net Total	1,531,238.99	100.00%	100.00%

98.99%

Date Received	Amount Received	200	201					
		43.07%	44.73%	12.21%				
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Proof	Distribution Number & Date Transferred	Payments (CDD check#)	Notes (Excess or Interest)
11/3/2025	9,501.59	4,091.91	4,249.93	1,159.75	-	FNSD 00157 DD0157 11/11/2025	1738	Excess
11/7/2025	10,956.08	4,718.30	4,900.50	1,337.28	-	748 FNSD 00157 11/11/2025	1738	
11/14/2025	29,005.42	12,491.33	12,973.73	3,540.36	-	749 FNSD 00157 12/05/2025	1739	
11/21/2025	18,985.38	8,176.15	8,491.90	2,317.33	-	750 FNSD 00157 12/05/2025	1739	
12/1/2025	68,558.33	29,525.01	30,665.20	8,368.12	-	751 FNSD 00157 12/05/2025	1739	
12/4/2025	1,246,706.26	536,900.57	557,634.68	152,171.01	-	753 FNSD 00157 12/05/2025	1739	
12/19/2025	84,933.35	36,576.99	37,989.53	10,366.83	-	755 FNSD 00157 01/08/2026	1745	
1/6/2026	22,959.40	9,887.58	10,269.43	2,802.39	-	758 FNSD 00157 01/08/2026	1745	
1/16/2026	1,379.24	593.97	616.92	168.35	-	00157 Interest FY26 Q1 01/21/2026	1752	Interest
2/4/2026	8,075.36	3,477.69	3,612.00	985.67	-	761 FNSD 00157 02/04/2026	1753	
3/5/2026	9,260.10	3,987.91	4,141.92	1,130.27	-	765 FNSD 00157 03/06/2026	1762	
4/7/2026	\$10,627.10	4,576.61	4,753.36	1,297.13	-	769 FNSD 00157 04/08/2026	1775	
4/23/2026	96.66	96.66	-	-	-	DD00157 Interest FY26 Q2	N/A	Interest
6/5/2026	5,658.25	2,436.75	2,530.86	690.64	-	776 FNSD 00157 06/08/2026		
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
TOTAL	1,526,702.52	657,537.42	682,829.95	186,335.11				
Net Total on Roll	1,531,238.99	659,436.09	684,902.28	186,900.62				
Collection Surplus / (Deficit)	(15,513.96)	(6,681.20)	(6,939.18)	(1,893.61)				

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 06/17/2026

Check Payable To: North Park Isle CDD

Total Check Amount: \$152,739.32

Check Description Series 2019 - FY 26 DS Portion of Collection Discount
\$8,769.73
200-103200-1000

Check Description \$143,969.59
Series 2021 - FY 26 DS Portion of Collection Discount
\$2,393.14
201-103200-1000

Series 2021 - Portion of Off-Roll Assessments Collected
\$141,576.45
201-103200-1000

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

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

Hanna Yi

Authorization

NORTH PARK ISLE CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	659,436.09	43.07%	43.07%	
Net DS 2019	684,902.28	44.73%	44.73%	100.00%
Net DS 2021	186,900.62	12.21%	12.21%	
Net Total	1,531,238.99	100.00%	100.00%	

Date Received	Amount Received	200	201	Proof	Distribution Number & Date Transferred	Payments (CDD check#)	Notes (Excess or Interest)	
		43.07%	44.73%					12.21%
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue					Raw Numbers 2021 Debt Service Revenue
11/3/2025	9,501.59	4,091.91	4,249.93	1,159.75	-	FNSD 00157 DD0157 11/11/2025	1738	Excess
11/7/2025	10,956.08	4,718.30	4,900.50	1,337.28	-	748 FNSD 00157 11/11/2025	1738	
11/14/2025	29,005.42	12,491.33	12,973.73	3,540.36	-	749 FNSD 00157 12/05/2025	1739	
11/21/2025	18,985.38	8,176.15	8,491.90	2,317.33	-	750 FNSD 00157 12/05/2025	1739	
12/1/2025	68,558.33	29,525.01	30,665.20	8,368.12	-	751 FNSD 00157 12/05/2025	1739	
12/4/2025	1,246,706.26	536,900.57	557,634.68	152,171.01	-	753 FNSD 00157 12/05/2025	1739	
12/19/2025	84,933.35	36,576.99	37,989.53	10,366.83	-	755 FNSD 00157 01/08/2026	1745	
1/6/2026	22,959.40	9,887.58	10,269.43	2,802.39	-	758 FNSD 00157 01/08/2026	1745	
1/16/2026	1,379.24	593.97	616.92	168.35	-	00157 Interest FY26 Q1 01/21/2026	1752	Interest
2/4/2026	8,075.36	3,477.69	3,612.00	985.67	-	761 FNSD 00157 02/04/2026	1753	
3/5/2026	9,260.10	3,987.91	4,141.92	1,130.27	-	765 FNSD 00157 03/06/2026	1762	
4/7/2026	\$10,627.10	4,576.61	4,753.36	1,297.13	-	769 FNSD 00157 04/08/2026	1775	
4/23/2026	96.66	96.66	-	-	-	DD00157 Interest FY26 Q2	N/A	Interest
6/5/2026	5,658.25	2,436.75	2,530.86	690.64	-	776 FNSD 00157 06/08/2026		
6/17/2026	15,513.96	6,681.17	6,939.18	1,893.61	-	777 FNSD 00157 06/17/2026		
6/17/2026	4,092.57	1,762.49	1,830.55	499.53	-	777 FNSD 00157 06/17/2026		Excess
		-	-	-	-			
		-	-	-	-			
TOTAL	1,531,238.99	659,436.05	684,902.28	186,900.62				
Net Total on Roll	1,531,238.99	659,436.09	684,902.28	186,900.62				
Collection Surplus / (Deficit)	(0.00)	0.00	(0.00)	(0.00)				

***North Park Isle
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 12,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,157
Cash In Bank	388,180	-	-	-	-	-	-	388,180
Accounts Receivable - Off-Roll	352,126	-	555,109	-	-	-	-	907,235
Other Receivables	2,662	-	-	-	-	-	-	2,662
Due From Other Funds	-	7,687	13,601	-	-	-	-	21,288
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Master	-	-	-	-	67,841	-	-	67,841
Acquisition & Construction Account	-	-	-	1,992	2,399	-	-	4,391
Prepayment Account	-	225	-	-	-	-	-	225
Reserve Fund	-	340,834	406,196	-	-	-	-	747,030
Revenue Fund	-	364,139	951,222	-	-	-	-	1,315,361
Prepaid Trustee Fees	709	-	-	-	-	-	-	709
Deposits	21,760	-	-	-	-	-	-	21,760
Utility Deposits	1,797	-	-	-	-	-	-	1,797
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	-	-	-	-	-	-	2,621,445	2,621,445
Amount To Be Provided	-	-	-	-	-	-	20,473,555	20,473,555
TOTAL ASSETS	\$ 779,391	\$ 712,885	\$ 1,926,128	\$ 1,994	\$ 70,240	\$ 25,092,438	\$ 23,095,000	\$ 51,678,076
<u>LIABILITIES</u>								
Accounts Payable	\$ 94,013	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,013
Due to Other	19,073	-	-	-	-	-	-	19,073
Bonds Payable	-	-	-	-	-	-	23,095,000	23,095,000
Due To Other Funds	11,548	-	-	1,130	-	-	-	12,678
TOTAL LIABILITIES	124,634	-	-	1,130	-	-	23,095,000	23,220,764

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Nonspendable:								
Prepaid Trustee Fees	709	-	-	-	-	-	-	709
Restricted for:								
Debt Service	-	712,885	1,926,128	-	-	-	-	2,639,013
Capital Projects	-	-	-	864	70,240	-	-	71,104
Unassigned:	654,048	-	-	-	-	25,092,438	-	25,746,486
TOTAL FUND BALANCES	654,757	712,885	1,926,128	864	70,240	25,092,438	-	28,457,312
TOTAL LIABILITIES & FUND BALANCES	\$ 779,391	\$ 712,885	\$ 1,926,128	\$ 1,994	\$ 70,240	\$ 25,092,438	\$ 23,095,000	\$ 51,678,076

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,472	\$ 9,472	0.00%
Rental Income	-	2,150	2,150	0.00%
Special Assmnts- Tax Collector	614,505	665,981	51,476	108.38%
Special Assmnts- CDD Collected	518,064	922,616	404,552	178.09%
Special Assmnts- Discounts	-	(13,314)	(13,314)	0.00%
Other Miscellaneous Revenues	-	3,635	3,635	0.00%
Resident FOBs	-	450	450	0.00%
TOTAL REVENUES	1,132,569	1,590,990	458,421	140.48%

EXPENDITURES

Administration

Supervisor Fees	12,000	8,600	3,400	71.67%
Trustees Fees	8,100	11,991	(3,891)	148.04%
Field Management	18,000	17,500	500	97.22%
Disclosure Report	7,200	8,550	(1,350)	118.75%
District Counsel	15,000	27,104	(12,104)	180.69%
District Engineer	12,500	5,336	7,164	42.69%
District Manager	36,000	39,000	(3,000)	108.33%
Accounting Services	6,750	7,317	(567)	108.40%
Auditing Services	6,000	6,400	(400)	106.67%
Onsite Staff	70,000	73,166	(3,166)	104.52%
Website ADA Compliance	1,500	3,125	(1,625)	208.33%
Mailings	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	9	491	1.80%
General Liability	3,908	4,947	(1,039)	126.59%
Public Officials Insurance	3,697	3,120	577	84.39%
Property & Casualty Insurance	26,189	22,716	3,473	86.74%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,000	505	2,495	16.83%
Bank Fees	250	4,183	(3,933)	1673.20%
Website Admin Services	1,500	1,969	(469)	131.27%
Onsite Office Supplies	1,000	21	979	2.10%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	238,269	245,734	(7,465)	103.13%

Electric Utility Services

Water/Waste	40,000	38,769	1,231	96.92%
Electric Utility Services	170,000	72,977	97,023	42.93%
Street Lights	130,000	157,804	(27,804)	121.39%
Total Electric Utility Services	340,000	269,550	70,450	79.28%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>Other Physical Environment</u>				
Wildlife Control	1,500	-	1,500	0.00%
Debris Cleanup	5,000	2,080	2,920	41.60%
Landscape Maintenance - Contract	195,000	160,368	34,632	82.24%
Landscaping - Annuals	15,000	18,929	(3,929)	126.19%
Landscaping - Mulch	20,000	19,840	160	99.20%
Landscaping - Tree Trimming and Replacement	12,000	35,285	(23,285)	294.04%
Shared Landscape Maint Fr Entrance	1,500	-	1,500	0.00%
Landscaping - Plant Replacement Program	15,000	38,232	(23,232)	254.88%
Storm Cleanup	35,000	-	35,000	0.00%
Irrigation Maintenance	10,000	10,071	(71)	100.71%
Mitigation Area	2,500	-	2,500	0.00%
Aquatics - Contracts	51,900	54,325	(2,425)	104.67%
Aquatics - Plant Replacement	2,000	-	2,000	0.00%
Total Other Physical Environment	366,400	339,130	27,270	92.56%
<u>Parks and Recreation</u>				
Pool Monitor	12,000	3,200	8,800	26.67%
Pool Maintenance - Contract	24,000	18,200	5,800	75.83%
Amenity Pest Control	2,000	1,764	236	88.20%
Janitorial Services & Supplies	9,600	7,073	2,527	73.68%
Internet & Wifi	-	1,737	(1,737)	0.00%
R&M Drainage	25,000	-	25,000	0.00%
Pools R&M	10,000	2,388	7,612	23.88%
Amenity Maintenance & Repairs	10,000	9,166	834	91.66%
Janitorial - Maintenance	5,000	-	5,000	0.00%
Entrance Monuments, Gates, Walls R&M	2,800	2,060	740	73.57%
Security Monitoring Services	15,000	2,898	12,102	19.32%
Security System Monitoring and Maint	5,000	6,183	(1,183)	123.66%
Pool Treatments & Other R&M	5,000	400	4,600	8.00%
Garbage Dumpster - Rental/Collection	5,000	-	5,000	0.00%
Misc Maintenance	20,000	43,093	(23,093)	215.47%
Key Card Distribution	2,000	-	2,000	0.00%
Special Events	10,000	1,046	8,954	10.46%
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	1,508	2,992	33.51%
Amenity Furniture R&M	5,000	-	5,000	0.00%
Total Parks and Recreation	187,900	109,044	78,856	58.03%
TOTAL EXPENDITURES	1,132,569	963,458	169,111	85.07%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	-	627,532	627,532	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		27,225		
FUND BALANCE, ENDING		<u>\$ 654,757</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22,201	\$ 22,201	0.00%
Special Assmnts- Tax Collector	680,175	691,600	11,425	101.68%
TOTAL REVENUES	680,175	713,801	33,626	104.94%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	225,000	225,000	-	100.00%
Principal Prepayments	-	5,000	(5,000)	0.00%
Interest Expense	455,175	459,450	(4,275)	100.94%
Total Debt Service	680,175	689,450	(9,275)	101.36%
TOTAL EXPENDITURES	680,175	689,450	(9,275)	101.36%
Excess (deficiency) of revenues Over (under) expenditures	-	24,351	24,351	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(8,763)	(8,763)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(8,763)	(8,763)	0.00%
Net change in fund balance	\$ -	\$ 15,588	\$ 15,588	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		697,297		
FUND BALANCE, ENDING		\$ 712,885		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 32,203	\$ 32,203	0.00%
Special Assmnts- Tax Collector	809,429	188,728	(620,701)	23.32%
Special Assmnts- CDD Collected	-	958,219	958,219	0.00%
TOTAL REVENUES	809,429	1,179,150	369,721	145.68%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	330,000	325,000	5,000	98.48%
Interest Expense	479,429	483,410	(3,981)	100.83%
Total Debt Service	809,429	808,410	1,019	99.87%
TOTAL EXPENDITURES	809,429	808,410	1,019	99.87%
Excess (deficiency) of revenues Over (under) expenditures	-	370,740	370,740	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfers-Out	-	(10,436)	(10,436)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(10,436)	(10,436)	0.00%
Net change in fund balance	\$ -	\$ 360,304	\$ 360,304	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,565,824		
FUND BALANCE, ENDING		\$ 1,926,128		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 985	\$ 985	0.00%
TOTAL REVENUES	-	985	985	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	47,061	(47,061)	0.00%
Total Construction In Progress	-	47,061	(47,061)	0.00%
TOTAL EXPENDITURES	-	47,061	(47,061)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(46,076)	(46,076)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	8,763	8,763	0.00%
TOTAL FINANCING SOURCES (USES)	-	8,763	8,763	0.00%
Net change in fund balance	\$ -	\$ (37,313)	\$ (37,313)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		38,177		
FUND BALANCE, ENDING		\$ 864		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,114	\$ 4,114	0.00%
TOTAL REVENUES	-	4,114	4,114	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	105,681	(105,681)	0.00%
Total Construction In Progress	-	105,681	(105,681)	0.00%
TOTAL EXPENDITURES	-	105,681	(105,681)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(101,567)	(101,567)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	10,436	10,436	0.00%
TOTAL FINANCING SOURCES (USES)	-	10,436	10,436	0.00%
Net change in fund balance	\$ -	\$ (91,131)	\$ (91,131)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		161,371		
FUND BALANCE, ENDING		\$ 70,240		

Bank Account Statement

North Park Isle CDD

Thursday, July 9, 2026

Page 1

HYI

Bank Account No. 8942

Statement No. 26_06

Statement Date 06/30/2026

G/L Account No. 101001 Balance	450.42	Statement Balance	5,421.26
		Outstanding Deposits	6,897.53
Positive Adjustments	0.00		
Subtotal	450.42	Subtotal	12,318.79
Negative Adjustments	0.00	Outstanding Checks	-11,868.37
Ending G/L Balance	450.42	Ending Balance	450.42

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/01/2026	Payment	0002	HOLMES KAILAH BRIYANNA	HOLMES KAILAH BRIYANNA	1,000.00	1,000.00	0.00
06/05/2026		JE001165	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	2,031.81	2,031.81	0.00
06/30/2026		JE001175	Interest - Investments	Interest Revenue 06/26	17.84	17.84	0.00
Total Deposits					3,049.65	3,049.65	0.00
Checks							
							0.00
05/08/2026	Payment	1780	NICHOLAS J. DISTER	Check for Vendor V00017	-200.00	-200.00	0.00
05/08/2026	Payment	1781	RYAN MOTKO	Check for Vendor V00027	-200.00	-200.00	0.00
05/19/2026	Payment	300249	CITY OF PLANT CITY	Inv: 1716002-ACH	-1,270.05	-1,270.05	0.00
05/19/2026	Payment	300250	CITY OF PLANT CITY	Inv: 1716006-ACH	-524.94	-524.94	0.00
05/19/2026	Payment	300251	CITY OF PLANT CITY	Inv: 1716007-ACH	-1,407.13	-1,407.13	0.00
05/19/2026	Payment	300252	CITY OF PLANT CITY	Inv: 1716293-ACH	-522.58	-522.58	0.00
05/21/2026	Payment	300253	CHARTER COMMUNICATION S ACH	Inv: 0384991051126-ACH	-195.38	-195.38	0.00
06/05/2026		JE001165	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	-2,031.81	-2,031.81	0.00
06/16/2026		JE001173	Bank Fees	Bank Fees 06/16/2026	-448.65	-448.65	0.00
06/22/2026		JE001174	Bank Fees	Service Charges 06/26	-454.65	-454.65	0.00
05/26/2026		JE001179		Inv #051426-71253-ACH	-1,147.05	-1,147.05	0.00
05/26/2026		JE001179		Inv #051426-95348-ACH	-34.06	-34.06	0.00
05/26/2026		JE001179		Inv #051426-36724-ACH	-120.23	-120.23	0.00
05/26/2026		JE001179		Inv #051426-26724-ACH	-424.79	-424.79	0.00
05/26/2026		JE001179		Inv #051426-73537-ACH	-35.57	-35.57	0.00
05/26/2026		JE001179		Inv #051426-95371-ACH	-28.44	-28.44	0.00
05/27/2026		JE001180		Inv #051426-95389-ACH	-27.51	-27.51	0.00
05/27/2026		JE001180		Inv #051426-95355-ACH	-26.20	-26.20	0.00

Bank Account Statement

North Park Isle CDD

Thursday, July 9, 2026

Page 2

HYI

Bank Account No. 8942

Statement No. 26_06

Statement Date

06/30/2026

05/28/2026	JE001181	Inv #1716004-ACH Paid	-591.27	-591.27	0.00
05/29/2026	JE001182	Inv #051426-71600-ACH	-11,116.01	-11,116.01	0.00
06/26/2026	JE001183	Inv #060526-26724-ACH	-208.76	-208.76	0.00
06/26/2026	JE001183	Inv #0384991061126-ACH	-195.38	-195.38	0.00
05/28/2026	JE001184	Ck #100303 for Inv #49576	-27,300.00	-27,300.00	0.00
05/28/2026	JE001184	Ck #100304 for Inv	-9,677.00	-9,677.00	0.00
05/28/2026	JE001184	Ck #100306 for Inv	-1,359.98	-1,359.98	0.00
05/28/2026	JE001184	Ck #100308 for Inv #20155	-620.00	-620.00	0.00
Total Checks			-60,167.44	-60,167.44	0.00

Outstanding Checks

03/06/2026	Payment	300232	TECO	Inv: 021326-36724-ACH	-161.73
05/28/2026		JE001184		Ck #100305 for Inv	-11,621.33
05/28/2026		JE001184		Ck #100307 for Inv #26-	-85.31
Total Outstanding Checks					-11,868.37

Outstanding Deposits

01/20/2026	Payment	224121746		RUIZ LUIS ALFREDO	1,662.06
03/24/2026	Payment	046379633		JAMES CHARMAINE	5,235.47
Total Outstanding Deposits					6,897.53

Bank Account Statement

North Park Isle CDD

Thursday, July 9, 2026

Page 1

HYI

Bank Account No. 6208

Statement No. 26-06

Statement Date

06/30/2026

G/L Account No. 101002 Balance	388,179.92	Statement Balance	408,488.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	388,179.92	Subtotal	408,488.72
Negative Adjustments	0.00	Outstanding Checks	-20,308.80
Ending G/L Balance	388,179.92	Ending Balance	388,179.92

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/28/2026		JE001154		Ck #100307 for Inv #26-	85.31	85.31	0.00
05/28/2026		JE001155		Ck #100305 for Inv	11,621.33	11,621.33	0.00
06/02/2026		JE001156	Rental Income	Kyya S. Outlaw - Ck #1	100.00	100.00	0.00
06/02/2026		JE001157	Rental Income	Nicholas Alejandro &	200.00	200.00	0.00
06/02/2026		JE001158	Rental Income	Nicholas Alejandro &	100.00	100.00	0.00
06/02/2026		JE001159	Resident FOBs	Karla M. Carrion Cintron -	25.00	25.00	0.00
06/02/2026		JE001160	Resident FOBs	Alfredo Colmenares - MO	25.00	25.00	0.00
06/02/2026		JE001161	Resident FOBs	Ny'Quavious Brooks - MO	25.00	25.00	0.00
06/02/2026		JE001162	Resident FOBs	Tajuaha McDonald - MO	25.00	25.00	0.00
06/02/2026		JE001163	Resident FOBs	Ana L. Tavaréz - Ck #3377	25.00	25.00	0.00
06/02/2026		JE001164	Resident FOBs	Gabriela Gazier - MO #22-	25.00	25.00	0.00
06/05/2026		JE001166	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	5,658.25	5,658.25	0.00
06/17/2026		JE001171	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	15,513.96	15,513.96	0.00
06/17/2026		JE001172	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Excess	4,092.57	4,092.57	0.00
06/30/2026		JE001176	Interest - Investments	Interest Revenue 06/26	1,618.72	1,618.72	0.00
05/26/2026		JE001179		Inv #051426-71253-ACH	1,147.05	1,147.05	0.00
05/26/2026		JE001179		Inv #051426-95348-ACH	34.06	34.06	0.00
05/26/2026		JE001179		Inv #051426-36724-ACH	120.23	120.23	0.00
05/26/2026		JE001179		Inv #051426-26724-ACH	424.79	424.79	0.00
05/26/2026		JE001179		Inv #051426-73537-ACH	35.57	35.57	0.00
05/26/2026		JE001179		Inv #051426-95371-ACH	28.44	28.44	0.00
05/27/2026		JE001180		Inv #051426-95389-ACH	27.51	27.51	0.00
05/27/2026		JE001180		Inv #051426-95355-ACH	26.20	26.20	0.00
05/28/2026		JE001181		Inv #1716004-ACH Paid	591.27	591.27	0.00
05/29/2026		JE001182		Inv #051426-71600-ACH	11,116.01	11,116.01	0.00
06/26/2026		JE001183		Inv #060526-26724-ACH	208.76	208.76	0.00
06/26/2026		JE001183		Inv #0384991061126-ACH	195.38	195.38	0.00
05/28/2026		JE001184		Ck #100303 for Inv #49576	27,300.00	27,300.00	0.00
05/28/2026		JE001184		Ck #100304 for Inv	9,677.00	9,677.00	0.00
05/28/2026		JE001184		Ck #100305 for Inv	11,621.33	11,621.33	0.00
05/28/2026		JE001184		Ck #100306 for Inv	1,359.98	1,359.98	0.00

Bank Account Statement

North Park Isle CDD

Thursday, July 9, 2026

Page 2

HYI

Bank Account No. 6208

Statement No. 26-06

Statement Date

06/30/2026

05/28/2026	JE001184	Ck #100307 for Inv #26-	85.31	85.31	0.00
05/28/2026	JE001184	Ck #100308 for Inv #20155	620.00	620.00	0.00
Total Deposits			103,759.03	103,759.03	0.00

Checks

							0.00
05/26/2026	Payment	300254	TECO	Inv: 051426-71253-ACH	-1,147.05	-1,147.05	0.00
05/26/2026	Payment	300255	TECO	Inv: 051426-95348-ACH	-34.06	-34.06	0.00
05/26/2026	Payment	300256	TECO	Inv: 051426-36724-ACH	-120.23	-120.23	0.00
05/26/2026	Payment	300257	TECO	Inv: 051426-26724-ACH	-424.79	-424.79	0.00
05/26/2026	Payment	300258	TECO	Inv: 051426-73537-ACH	-35.57	-35.57	0.00
05/26/2026	Payment	300259	TECO	Inv: 051426-95371-ACH	-28.44	-28.44	0.00
05/27/2026	Payment	300260	TECO	Inv: 051426-95389-ACH	-27.51	-27.51	0.00
05/27/2026	Payment	300261	TECO	Inv: 051426-95355-ACH	-26.20	-26.20	0.00
05/28/2026	Payment	100303	EARTHSCAPES COMPLETE LANDSCAPING, INC RISK	Inv: 49576	-27,300.00	-27,300.00	0.00
05/28/2026	Payment	100304	MANAGEMENT ASSOCIATES INC	Inv: 24837491	-9,677.00	-9,677.00	0.00
05/28/2026	Payment	100305	INFRAMARK LLC	Inv: 179438	-11,621.33	-11,621.33	0.00
05/28/2026	Payment	100306	DOWN TO EARTH	Inv: 175874	-1,359.98	-1,359.98	0.00
05/28/2026	Payment	100307	BUSINESS OBSERVER	Inv: 26-01763H	-85.31	-85.31	0.00
05/28/2026	Payment	100308	CITY-WIDE CLEANING LLC	Inv: 20155	-620.00	-620.00	0.00
05/28/2026	Payment	300262	CITY OF PLANT CITY	Inv: 1716004-ACH	-591.27	-591.27	0.00
05/29/2026	Payment	300000	TECO	Inv: 051426-71600-ACH	-11,116.01	-11,116.01	0.00
06/04/2026	Payment	10002	FL DEPT OF HEALTH IN HILLSBOROUGH CO	Check for Vendor V00040	-400.00	-400.00	0.00
06/05/2026	Payment	10003	BLUE LIFE POOL SERVICE LLC	Payment of Invoice 001978	-2,000.00	-2,000.00	0.00
06/05/2026	Payment	10004	COASTAL FENCE SERVICES, LLC	Payment of Invoice 001979	-325.00	-325.00	0.00
06/05/2026	Payment	10005	DOWN TO EARTH	Payment of Invoice 001975	-3,848.45	-3,848.45	0.00
06/05/2026	Payment	10006	DOWN TO EARTH	Payment of Invoice 001980	-17,373.20	-17,373.20	0.00
06/05/2026	Payment	10007	INFRAMARK LLC	Payment of Invoice 001973	-347.32	-347.32	0.00
06/05/2026	Payment	10008	INFRAMARK LLC	Payment of Invoice 001974	-275.00	-275.00	0.00
06/05/2026	Payment	10009	MCCALL SERVICE NW, LLC	Payment of Invoice 001976	-50.00	-50.00	0.00
06/05/2026	Payment	10010	MCCALL SERVICE NW, LLC	Payment of Invoice 001977	-125.00	-125.00	0.00
06/05/2026	Payment	10011	SIGNAL 88, LLC	Payment of Invoice 001972	-976.64	-976.64	0.00
06/08/2026	Payment	10012	ALBERTO VIERA	Payment of Invoice 001984	-200.00	-200.00	0.00
06/08/2026	Payment	10013	CARLOS DE LA OSSA	Payment of Invoice 001981	-200.00	-200.00	0.00
06/08/2026	Payment	10014	KELLY ANN EVANS	Payment of Invoice 001985	-200.00	-200.00	0.00
06/08/2026	Payment	10015	NICHOLAS J. DISTER	Payment of Invoice 001983	-200.00	-200.00	0.00
06/09/2026	Payment	10017	NORTH PARK ISLE CDD	Check for Vendor V00028	-3,221.50	-3,221.50	0.00

Bank Account Statement

North Park Isle CDD

Thursday, July 9, 2026

Page 3

HYI

Bank Account No. 6208

Statement No. 26-06

Statement Date

06/30/2026

06/10/2026	Payment	10018	EARTHSCAPES COMPLETE LANDSCAPING, INC	Check for Vendor V00091	-800.00	-800.00	0.00
06/10/2026	Payment	10019	ECO-LOGIC SERVICES LLC FRANK GAY	Check for Vendor V00042	-6,000.00	-6,000.00	0.00
06/10/2026	Payment	10020	COMMERCIAL SERVICES DBA	Check for Vendor V00094	-815.00	-815.00	0.00
06/10/2026	Payment	10021	INFRAMARK LLC	Check for Vendor V00025	-754.00	-754.00	0.00
06/10/2026	Payment	10022	SAFETOUCH LLC	Check for Vendor V00085	-500.00	-500.00	0.00
06/10/2026	Payment	10023	STANTEC CONSULTING SERVICES	Check for Vendor V00005	-910.00	-910.00	0.00
06/10/2026	Payment	10024	STRALEY ROBIN VERICKER PACSCON	Check for Vendor V00013	-2,938.50	-2,938.50	0.00
06/12/2026	Payment	10025	GeoEnvironmental, Inc.	Payment of Invoice 001994	-1,000.00	-1,000.00	0.00
06/18/2026	Payment	10026	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00037	-619.00	-619.00	0.00
06/18/2026	Payment	10027	NORTH PARK ISLE CDD	Check for Vendor V00028	-152,739.32	-152,739.32	0.00
06/25/2026	Payment	10029	GIG FIBER LLC	Payment of Invoice 001998	-11,138.40	-11,138.40	0.00
06/25/2026	Payment	10030	INFRAMARK LLC	Payment of Invoice 002013	-11,621.33	-11,621.33	0.00
06/26/2026	Payment	300014	TECO CHARTER	Inv: 060526-26724-ACH	-208.76	-208.76	0.00
06/26/2026	Payment	300015	COMMUNICATION S ACH	Inv: 0384991061126-ACH	-195.38	-195.38	0.00
05/28/2026		JE001184		Ck #100305 for Inv	-11,621.33	-11,621.33	0.00
05/28/2026		JE001184		Ck #100307 for Inv #26-	-85.31	-85.31	0.00
Total Checks					-295,903.19	-295,903.19	0.00

Outstanding Checks

06/08/2026	Payment	10016	RYAN MOTKO	Payment of Invoice 001982		-200.00
06/22/2026	Payment	300002	CITY OF PLANT CITY	Inv: 1731463-ACH		-1,698.98
06/22/2026	Payment	300003	CITY OF PLANT CITY	Inv: 1731465-ACH		-945.03
06/22/2026	Payment	300004	CITY OF PLANT CITY	Inv: 1731467-ACH		-927.34
06/22/2026	Payment	300005	CITY OF PLANT CITY	Inv: 1731468-ACH		-2,362.28
06/22/2026	Payment	300006	CITY OF PLANT CITY	Inv: 1731753-ACH		-634.20
06/24/2026	Payment	300007	TECO	Inv: 061526-95389-ACH		-30.26
06/24/2026	Payment	300008	TECO	Inv: 061526-95355-ACH		-28.57
06/24/2026	Payment	300009	TECO	Inv: 061526-73537-ACH		-38.87
06/24/2026	Payment	300010	TECO	Inv: 061526-95371-ACH		-31.38
06/24/2026	Payment	300011	TECO	Inv: 061526-36724-ACH		-120.92
06/24/2026	Payment	300012	TECO	Inv: 061526-95348-ACH		-37.20
06/24/2026	Payment	300013	TECO	Inv: 061526-71253-ACH		-1,342.76
06/25/2026	Payment	10028	CITY-WIDE CLEANING LLC	Payment of Invoice 001997		-620.00
06/25/2026	Payment	10031	MCCALL SERVICE NW, LLC	Payment of Invoice 002004		-50.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 6208

Statement No. 26-06

Statement Date 06/30/2026

06/25/2026	Payment	10032	MCCALL SERVICE NW, LLC	Payment of Invoice 002005	-125.00
06/29/2026	Payment	300016	TECO	Inv: 061526-71600-ACH	-11,116.01
Total Outstanding Checks					-20,308.80

Outstanding Deposits

Total Outstanding Deposits

Payment Register by Fund
For the Period from 06/01/2026 to 06/30/2026
(Sorted by Check / ACH No.)

	Fund Total	\$144,660.23
--	------------	--------------

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026
(Sorted by Check / ACH No.)

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

Total Checks Paid	\$240,290.60
-------------------	--------------



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | nmontagna@inframark.com |
www.inframark.com/maintenance

RECIPIENT:

Jayna Cooper
North Park Isle CDD
Tampa, Florida 33607

Estimate #400

Sent on Jul 09, 2026

Total \$675.00

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Scope of Work – North Park Isle CDD The chain-link fence located adjacent to the basketball hoop has sustained damage, causing the fence fabric to become crushed and protrude from the bottom of the fence line. To repair the fence, a new bottom rail will be installed along the damaged section. The existing chain-link fabric will then be secured to the new rail using fence ties to stabilize the fence and prevent further movement or damage. Note: This proposal is limited to repairs on the basketball hoop side of the court only. Cost Includes: Mobilization Labor Materials Installation of one new bottom rail Securing damaged fence fabric to the new rail with fence ties This repair is intended to restore the fence to a safe and functional condition without full replacement of the damaged fence section.	1	\$675.00	\$675.00

Total \$675.00

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Jul 09, 2026

Date

Kristee Cole

Client Signature

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Estimate



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

ESTIMATE #	DATE	
6630	07/09/2026	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
POOL LIGHT WEDGE.	POOL: LIGHT WEDGE.	1	33.00	33.00
INSTALLATION	INSTALLATION	1	120.00	120.00

SUBTOTAL	153.00
TAX	0.00
TOTAL	\$153.00

Accepted By *Kristee Cole*

Accepted Date 7.9.26



North Park Isle CDD July 2026

Green is complete

Yellow is in progress

Red is not complete

Landscape Inspection Report

Wednesday, July 15 2026

Prepared For Board of Directors

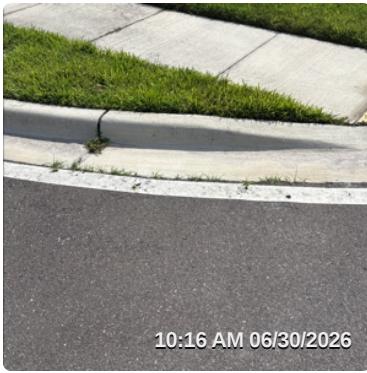
N Park Rd. Plant City, Fl

13 ITEM Identified

4 ITEM Incomplete

Daniel Haines

Inframark



Blue Orchid And N Park

High

Assigned To: Down To Earth

Items Completed: Yes

Crack weeds should be treated with herbicide every week to maintain site standards.

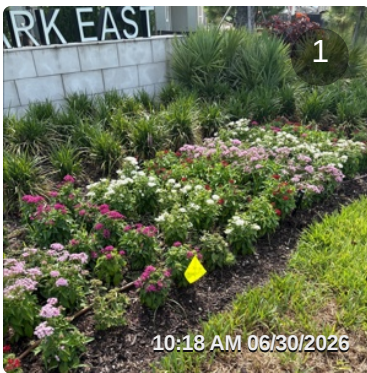
Blue Orchid Entrance

High

Assigned To: Down to Earth

Items Completed: Yes

Annual beds contain visible weed growth; schedule removal and follow-up maintenance.



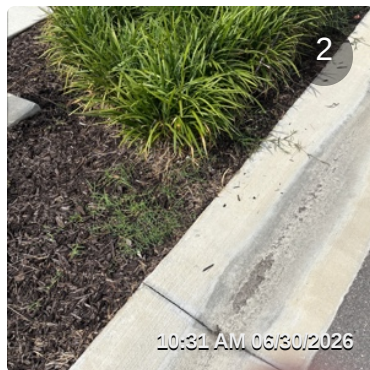
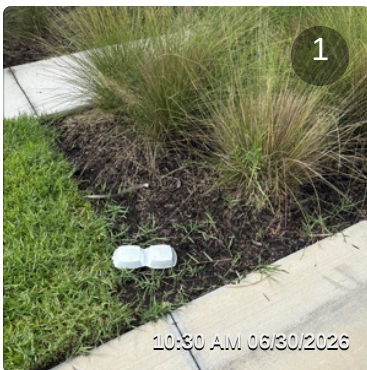
Key northern Key And North Park

High

Assigned To: Down To Earth

Items Completed: Yes

Annual beds contain weeds and debris. Soft edging is needed to restore defined bed lines.



Amenity Center

Medium

Due By: Friday, July 31 2026

Assigned To: Down 2 Earth

Dead plant material present; prune and remove to maintain proper bed standards.



Maryland & Tahitian Sunrise

Medium

Assigned To: Down 2 Earth

Dead plants present; remove and prepare a proposal for suitable replacements to restore planting quality.

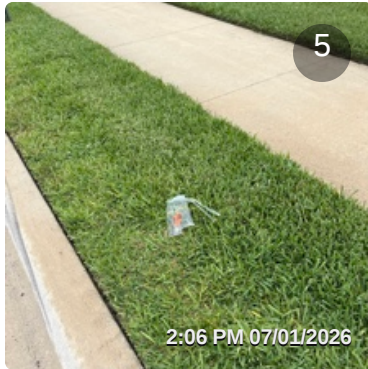
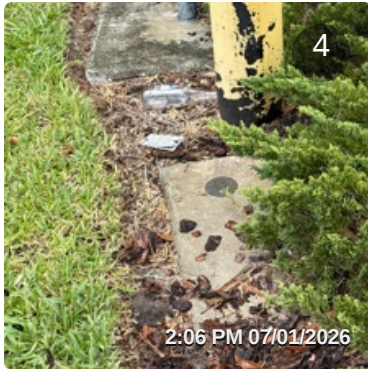
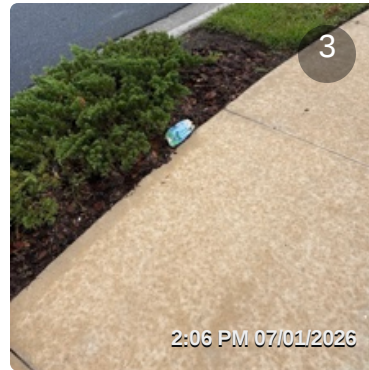
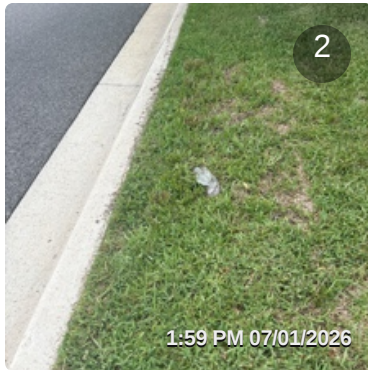
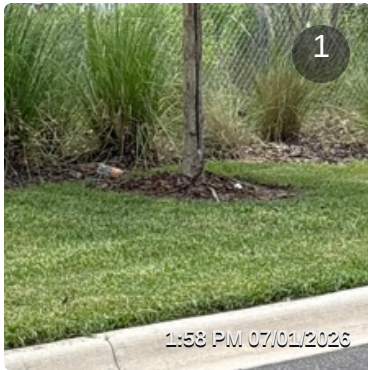


Maryland Ave

High

Items Completed: Yes

Mowing completed, however visible trash remains in the area and requires cleanup.



Monuments

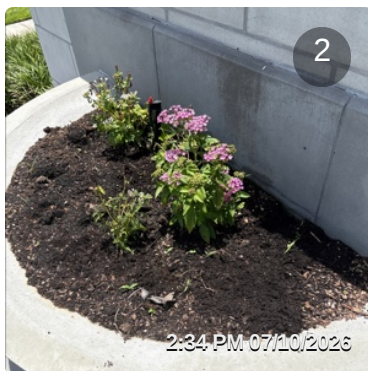
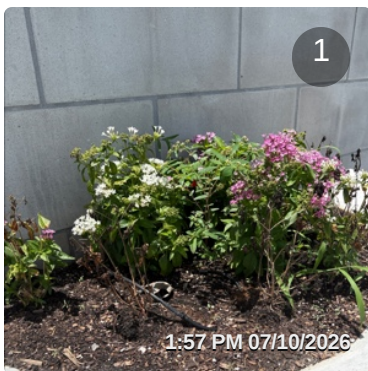
High

Due By: Friday, July 31 2026

Assigned To: Down To Earth

Items Completed: Yes

Annual beds contain visible weed growth; schedule removal to maintain bed standards.



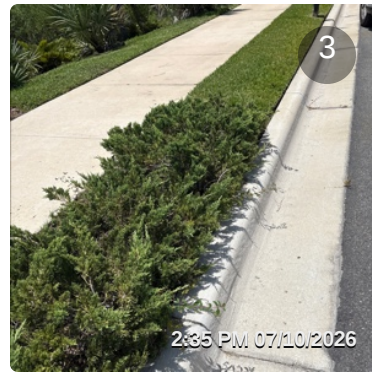
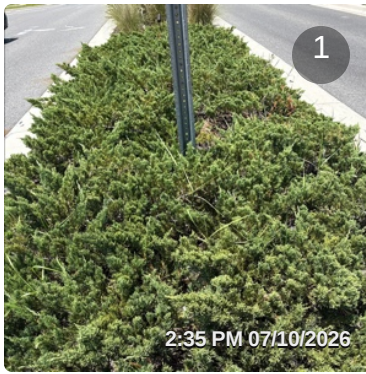
Bull Nose Maryland And Sam Allen

High

Assigned To: Down To Earth

Items Completed: Yes

Juniper beds contain visible weed growth; schedule removal to maintain bed standards.

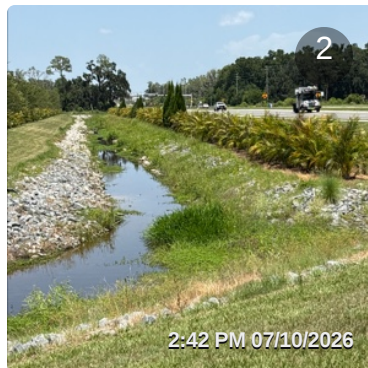
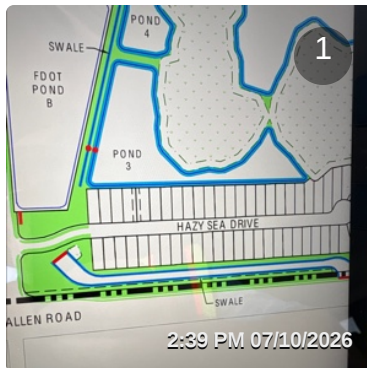


Swale On Sam Allen At Maryland

High

Assigned To: Down To Earth

Both sides require string trimming according to Engineering map maintenance responsibilities. Weed-control spraying is also needed to prevent regrowth.



Hazy Sea Common

N/A

Assigned To: Down To Earth

Items Completed: Yes

Winter damage has resulted in patchy turf areas. Recommend assessment and corrective measures to restore coverage.

Trash On Site

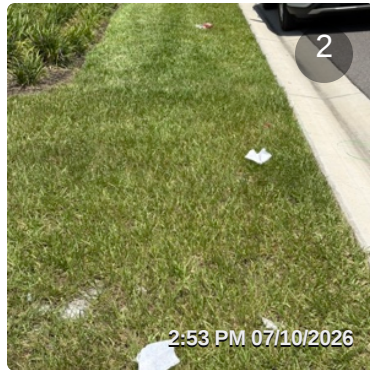
High

Assigned To: Down To Earth

Items Completed: Yes

A consistent effort to pick up trash is required. Trash is being left in place while mowing and weeding occur around it. The debris collected today at N Park Isle—much of it water bottles

shredded by mowers—shows the need for improved attention to detail.

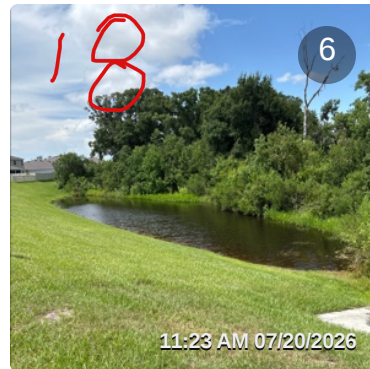
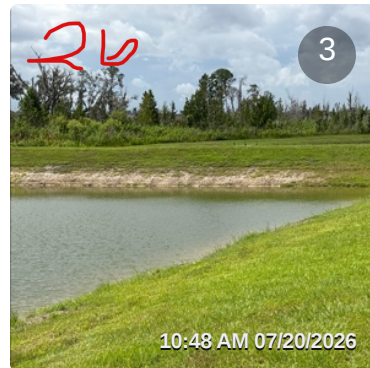
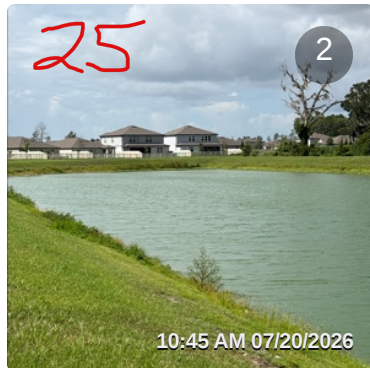
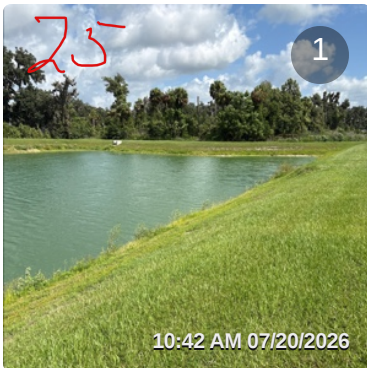


PONDS

Assigned To: Eco Logic

Ponds continue to fill with each day of rain and have been monitored by the pond the vender.

Pond 9 had some weeds growing below the water line sprayed and are browning out.



Trees at Pond 26

Medium

Due By: Friday, July 31 2026

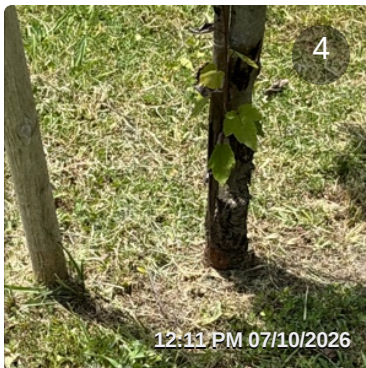
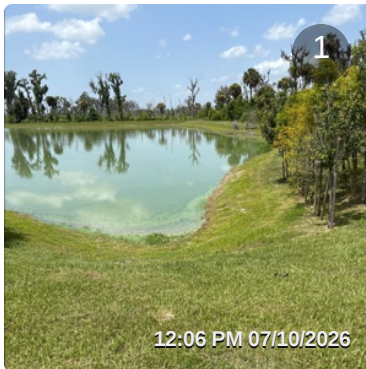
Assigned To: Eco-Logic /Down to Earth

Items Completed: Yes

Pond 26 signs of new algae

Trash in pond 26

Weed trimmer are cutting the bases of the trees. Please watch that the trimmer does not cut the bark.



Landscape Inspection Report -July

Please find the inspection report for July 2026



Lake Maintenance Service Report

Date: Monday, July 13, 2026

Lead Technician: Gabriel Pacheco

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
6		✓							
5		✓							
11		✓							
10		✓							
20		✓							
9		✓							
8		✓							
16		✓					✓		
28		✓							
29		✓							
30		✓							
31		✓							
32		✓							
4		✓							

Notes:

Water levels low on lakes 6,16, and 11, normal on the rest. Torpedo grass and dog fennel throughout site



Lake Maintenance Service Report

Date: Wednesday, August 5, 2026

Lead Technician: Gabriel Pacheco

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
35		✓							
21		✓							
12		✓							
11		✓							
13		✓							
15		✓							
10		✓							
20		✓	✓						
9		✓							
8		✓							
31		✓							

Notes:

Torpedo grass and alligator weed throughout site water levels high