INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

## September 03, 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



# 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, September 03, 2026 at 2:00 p.m.

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The continued Public Hearing & Regular Meeting of the **North Park Isle Community Development District** will be held on **September 03, 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 CONTINUED 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 2026-16; Designation of Officers
   - **B.** Consideration Brown & Brown Insurance Proposal October 01, 2026 – October 01, 2027
   - **C.** Consideration Pool Masters Proposals
     - **i.** 3 Day Quote – $2,098.00
     - **ii.** 4 Day Quote – $2,707.00
5. **CONSENT AGENDA**
   - **A.** Approval of Minutes of August 06, 2026, Public Hearing & Regular Meeting
   - **B.** Consideration of Operation and Maintenance July 2026
   - **C.** Acceptance of the Financials and Approval of the Check Register for July 2026
   - **D.** Ratification of Grau & Associates Audit Engagement Letter
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**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

**FISCAL YEAR 2027**

**PROPOSED BUDGET**

**September 03, 2026**

CLEAR PARTNERSHIPS



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# North Park Isle

Community Development District

## Budget Overview

FY 2027

# 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

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 6/30/2026 | PROJECTED July-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $0.00 | $9,472.00 | $0.00 | $9,472.00 | 0% | $0.00 |
| Special Assmnts- CDD Collected | $518,064.00 | $922,616.00 | $0.00 | $922,616.00 | 78% | $0.00 |
| Special Assmnts- Tax Collector | $614,505.00 | $665,981.00 | $0.00 | $665,981.00 | 8% | $1,335,461.70 |
| Special Assmnts- Discounts | $0.00 | -$13,314.00 | $13,314.00 | $0.00 | 0% | -$53,418.47 |
| Rental Income | $0.00 | $2,150.00 | $0.00 | $2,150.00 | 0% | $0.00 |
| Other Miscellaneous Revenues | $0.00 | $3,635.00 | $0.00 | $3,635.00 | 0% | $0.00 |
| Resident FOBs | $0.00 | $450.00 | $0.00 | $450.00 | 0% | $0.00 |
| **TOTAL REVENUES** | **$1,132,569.00** | **$1,590,990.00** | **$13,314.00** | **$1,604,304.00** | **42%** | **$1,282,043.23** |
| **EXPENDITURES** | | | | | | |
| ***Financial and Administrative*** | | | | | | |
| Supervisor Fees | $12,000.00 | $8,600.00 | $3,400.00 | $12,000.00 | 0% | $12,000.00 |
| ProfServ-Trustee Fees | $8,100.00 | $11,991.00 | $0.00 | $11,991.00 | 48% | $8,700.00 |
| Field Services | $18,000.00 | $17,500.00 | $500.00 | $18,000.00 | 0% | $18,000.00 |
| Disclosure Report | $7,200.00 | $8,550.00 | $0.00 | $8,550.00 | 19% | $7,200.00 |
| District Counsel | $15,000.00 | $27,104.00 | $0.00 | $27,104.00 | 81% | $15,000.00 |
| District Engineer | $12,500.00 | $5,336.00 | $7,164.00 | $12,500.00 | 0% | $12,500.00 |
| District Manager | $36,000.00 | $39,000.00 | $0.00 | $39,000.00 | 8% | $36,000.00 |
| Accounting Services | $6,750.00 | $7,317.00 | $0.00 | $7,317.00 | 8% | $6,750.00 |
| Auditing Services | $6,000.00 | $6,400.00 | $0.00 | $6,400.00 | 7% | $5,000.00 |
| Onsite Staff | $70,000.00 | $73,166.00 | $0.00 | $73,166.00 | 5% | $70,000.00 |
| Website Compliance | $1,500.00 | $3,125.00 | $0.00 | $3,125.00 | 108% | $1,613.00 |
| Annual Mailing | $2,500.00 | $0.00 | $2,500.00 | $2,500.00 | 0% | $2,500.00 |
| Postage, Phone, Faxes, Copies | $500.00 | $9.00 | $491.00 | $500.00 | 0% | $500.00 |
| Legal Advertising | $3,000.00 | $505.00 | $2,495.00 | $3,000.00 | 0% | $3,000.00 |
| Bank Fees | $250.00 | $4,183.00 | $0.00 | $4,183.00 | 1573% | $0.00 |
| Website Administration | $1,500.00 | $1,969.00 | $0.00 | $1,969.00 | 31% | $1,500.00 |
| Office Supplies | $1,000.00 | $21.00 | $979.00 | $1,000.00 | 0% | $0.00 |
| Dues, Licenses, Subscriptions | $175.00 | $175.00 | $0.00 | $175.00 | 0% | $175.00 |
| Misc-Assessment Collection Cost | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $26,709.23 |
| DTS - Continuing Disclosure Software Subscription | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $2,625.00 |
| Arbitrage Reporting | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $800.00 |
| ***Total Financial and Administrative*** | **$201,975.00** | **$214,951.00** | **$17,529.00** | **$232,480.00** | **15%** | **$230,572.23** |
| ***Insurance*** | | | | | | |
| Insurance - General Liability | $3,908.00 | $4,947.00 | $0.00 | $4,947.00 | 27% | $0.00 |
| Public Officials Insurance | $3,697.00 | $3,120.00 | $577.00 | $3,697.00 | 0% | $0.00 |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 6/30/2026 | PROJECTED July-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| Insurance -Property & Casualty | $26,189.00 | $22,716.00 | $3,473.00 | $26,189.00 | 0% | $0.00 |
| Insurance Deductible | $2,500.00 | $0.00 | $2,500.00 | $2,500.00 | 0% | $2,500.00 |
| ***Total Premium*** | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $23,688.00 |
| ***Total Insurance*** | **$36,294.00** | **$30,783.00** | **$6,550.00** | **$37,333.00** | **3%** | **$26,188.00** |
| | | | | | | |
| ***Utility Services*** | | | | | | |
| Water/Waste | $40,000.00 | $38,769.00 | $13,255.58 | $52,024.58 | 30% | $57,000.00 |
| Utility - Electric | $170,000.00 | $72,977.00 | $24,951.69 | $97,928.69 | -42% | $210,000.00 |
| Utility - StreetLights | $130,000.00 | $157,804.00 | $53,955.04 | $211,759.04 | 63% | $142,000.00 |
| Utility - Internet | $0.00 | $1,737.00 | $0.00 | $1,737.00 | 0% | $1,380.00 |
| ***Total Utility Services*** | **$340,000.00** | **$271,287.00** | **$92,162.32** | **$363,449.32** | **7%** | **$410,380.00** |
| | | | | | | |
| ***Amenity*** | | | | | | |
| Payroll-Pool Monitors | $12,000.00 | $3,200.00 | $8,800.00 | $12,000.00 | 0% | $10,000.00 |
| Contracts-Pools | $24,000.00 | $18,200.00 | $5,800.00 | $24,000.00 | 0% | $24,500.00 |
| Amenity Center Pest Control | $2,000.00 | $1,764.00 | $236.00 | $2,000.00 | 0% | $2,100.00 |
| R&M-Pools | $10,000.00 | $2,388.00 | $7,612.00 | $10,000.00 | 0% | $8,000.00 |
| Amenity Maintenance & Repairs | $10,000.00 | $9,166.00 | $3,133.96 | $12,299.96 | 23% | $15,000.00 |
| Janitorial Maintenance- Contract | $5,000.00 | $0.00 | $5,000.00 | $5,000.00 | 0% | $8,000.00 |
| R&M-Monument, Entrance & Wall | $2,800.00 | $2,060.00 | $740.00 | $2,800.00 | 0% | $10,000.00 |
| R&M-Security Cameras | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $3,000.00 |
| Pool Maintenance- Misc Services | $5,000.00 | $400.00 | $4,600.00 | $5,000.00 | 0% | $8,000.00 |
| Misc-Access Cards | $2,000.00 | $0.00 | $2,000.00 | $2,000.00 | 0% | $2,000.00 |
| Special Events | $10,000.00 | $1,046.00 | $8,954.00 | $10,000.00 | 0% | $10,000.00 |
| Holiday Lighting & Decorations | $15,000.00 | $8,328.00 | $6,672.00 | $15,000.00 | 0% | $10,000.00 |
| Janitorial Supplies | $1,000.00 | $0.00 | $1,000.00 | $1,000.00 | 0% | $1,500.00 |
| Dog Waste Station Supplies | $4,500.00 | $1,508.00 | $2,992.00 | $4,500.00 | 0% | $4,500.00 |
| Amenities Furniture & Fixtures | $5,000.00 | $0.00 | $5,000.00 | $5,000.00 | 0% | $5,000.00 |
| Security Monitoring Services | $15,000.00 | $2,898.00 | $12,102.00 | $15,000.00 | 0% | $6,000.00 |
| Pool Permit | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $275.00 |
| Pressure Washing | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $10,000.00 |
| Onsite Maintenance | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $7,728.00 |
| ***Total Amenity*** | **$187,900.00** | **$107,307.00** | **$107,168.96** | **$214,475.96** | **14%** | **$145,603.00** |
| | | | | | | |
| ***Landscape and Pond Maintenace*** | | | | | | |
| Debris Removal | $5,000.00 | $2,080.00 | $2,920.00 | $5,000.00 | 0% | $5,000.00 |
| Contracts - Landscape | $195,000.00 | $160,368.00 | $34,632.00 | $195,000.00 | 0% | $195,000.00 |
| Landscape - Annuals | $15,000.00 | $18,929.00 | $0.00 | $18,929.00 | 26% | $21,000.00 |
| Landscape - Mulch | $20,000.00 | $19,840.00 | $160.00 | $20,000.00 | 0% | $35,000.00 |
| Tree Trimming | $12,000.00 | $35,285.00 | $0.00 | $35,285.00 | 194% | $12,000.00 |
| R&M-Shared Landsc Maint Fr Ent | $1,500.00 | $0.00 | $1,500.00 | $1,500.00 | 0% | $5,700.00 |
| Plant Replacement Program | $15,000.00 | $38,232.00 | $13,071.97 | $51,303.97 | 242% | $50,000.00 |
| Landscape- Storm Clean Up & Tree Removal | $35,000.00 | $0.00 | $35,000.00 | $35,000.00 | 0% | $35,000.00 |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 6/30/2026 | PROJECTED July-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| Irrigation Maintenance | $10,000.00 | $10,071.00 | $0.00 | $10,071.00 | 1% | $10,000.00 |
| Aquatic Maintenance | $51,900.00 | $54,325.00 | $0.00 | $54,325.00 | 5% | $75,600.00 |
| Erosion | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $10,000.00 |
| Water Trucks | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $10,000.00 |
| Aquatics R&M | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $2,500.00 |
| Playground R&M | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $2,500.00 |
| ***Total Landscape and Pond Maintenace*** | **$366,400.00** | **$339,130.00** | **$93,283.97** | **$432,413.97** | **18%** | **$469,300.00** |
| ***Contingency*** | | | | | | |
| Misc-Contingency | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $0.00 |
| ***Total Contingency*** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **0%** | **$0.00** |
| **TOTAL EXPENDITURES** | **$1,132,569.00** | **$963,458.00** | **$316,694.25** | **$1,280,152.25** | **$0.57** | **$1,282,043.23** |
| Excess (deficiency) of revenues Over (under) expenditures | $0.00 | $627,532.00 | -$303,380.25 | $324,151.75 | 0% | $0.00 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | |
| Contribution to (Use of) Fund Balance | $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 | $627,532.00 | -$303,380.25 | $324,151.75 | 0% | $0.00 |
| **FUND BALANCE, BEGINNING** | $27,225.00 | $27,225.00 | $0.00 | $27,225.00 | 0% | $351,376.75 |
| **FUND BALANCE, ENDING** | **$27,225.00** | **$654,757.00** | **-$303,380.25** | **$351,376.75** | 1191% | **$351,376.75** |

**Budget Narrative**
Fiscal Year 2027

## REVENUES

### Interest-Investments
The District earns interest on its operating accounts.

### Special 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 services 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.

### 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.

### Insurance 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 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 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 acquisition and upkeep of playground equipment for CDD parks.

# 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 BUDGET FY 2026 | ACTUAL THRU 6/30/2026 | PROJECTED July-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $0.00 | $22,201.00 | $0.00 | $22,201.00 | 0% | $0.00 |
| Special Assmnts- Tax Collector | $680,175.00 | $691,600.00 | $0.00 | $691,600.00 | 2% | $728,619.45 |
| Special Assmnts- Discounts | $0.00 | $0.00 | $0.00 | $0.00 | 0% | -$29,144.78 |
| **TOTAL REVENUES** | **$680,175.00** | **$713,801.00** | **$0.00** | **$713,801.00** | **5%** | **$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 | $225,000.00 | $0.00 | $225,000.00 | 0% | $235,000.00 |
| Interest Expense | $455,175.00 | $459,450.00 | $0.00 | $459,450.00 | 1% | $459,675.00 |
| ***Total Debt Service*** | **$680,175.00** | **$684,450.00** | **$0.00** | **$684,450.00** | **1%** | **$694,675.00** |
| **TOTAL EXPENDITURES** | **$680,175.00** | **$684,450.00** | **$0.00** | **$684,450.00** | | **$709,247.39** |
| Excess (deficiency) of revenues Over (under) expenditures | $0.00 | $29,351.00 | $0.00 | $29,351.00 | 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 | -$8,763.00 | $0.00 | -$8,763.00 | 0% | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **-$8,763.00** | **$0.00** | **-$8,763.00** | | **$0.00** |
| Net change in fund balance | $0.00 | $20,588.00 | $0.00 | $20,588.00 | 0% | -$9,772.72 |
| **FUND BALANCE, BEGINNING** | $0.00 | $0.00 | $0.00 | $0.00 | 0% | $20,588.00 |
| **FUND BALANCE, ENDING** | **$0.00** | **$20,588.00** | **$0.00** | **$20,588.00** | 0% | **$10,815.28** |

| 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 |

**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 BUDGET FY 2026 | ACTUAL THRU 6/30/2026 | PROJECTED July-9/30/2026 | TOTAL PROJECTED FY 2026 | % +/(-) Budget | ANNUAL BUDGET FY 2027 |
|---|---|---|---|---|---|---|
| **REVENUES** | | | | | | |
| Interest - Investments | $0.00 | $32,203.00 | $0.00 | $32,203.00 | 0% | $0.00 |
| Special Assmnts- Tax Collector | $809,429.00 | $188,728.00 | $620,701.00 | $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** | **$1,179,150.00** | **$620,701.00** | **$1,799,851.00** | **122%** | **$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 | $483,410.00 | $0.00 | $483,410.00 | 1% | $483,410.01 |
| ***Total Debt Service*** | **$809,429.00** | **$808,410.00** | **$5,000.00** | **$813,410.00** | **0%** | **$823,410.01** |
| **TOTAL EXPENDITURES** | **$809,429.00** | **$808,410.00** | **$5,000.00** | **$813,410.00** | | **$840,695.17** |
| Excess (deficiency) of revenues Over (under) expenditures | $0.00 | $370,740.00 | $615,701.00 | $986,441.00 | 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 | -$10,436.00 | $0.00 | -$10,436.00 | 0% | $0.00 |
| **TOTAL OTHER SOURCES (USES)** | **$0.00** | **-$10,436.00** | **$0.00** | **-$10,436.00** | | **$0.00** |
| Net change in fund balance | | $360,304.00 | $615,701.00 | $976,005.00 | 0% | -$11,007.30 |
| **FUND BALANCE, BEGINNING** | | $0.00 | $0.00 | $0.00 | 0% | $976,005.00 |
| **FUND BALANCE, ENDING** | **$0.00** | **$360,304.00** | **$615,701.00** | **$976,005.00** | 0% | **$964,997.70** |

| 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 |

**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** |

**Budget Narrative**
Fiscal Year 2027

**REVENUES**

### Interest-Investments
The District earns interest on its operating accounts.

### Special Assessments – Tax Collector
The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the debt service 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 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | General Fund | | | Debt Service Series 2019 | | | Total Assessments per Unit | | | |
| Product | | Units | 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 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | O&M Per Unit | | | Debt Service Series 2021 | | | Total Assessments per Unit | | | |
| Product | | Units | 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 2026-12**

**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 | $_____ |
| *Total Reserve Fund [if Applicable]* | $_____ |
| 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 September 03, 2026.**

| | |
|---|---|
| Attested By: | **North Park Isle**<br>**Community Development District** |
| _____ | _____ |
| Name:_____ | Name: Carlos de la Ossa |
| Title: ☐Secretary/☐Assistant Secretary | Title: Chair of the Board of Supervisors |

**Exhibit A: FY 2026-2027 Adopted Budget**

**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 September 03, 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 2026-16**

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

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. District Officers.** The District officers are as follows:

Carlos de la Ossa _____ is appointed Chairperson.

Nicholas Dister _____ is appointed Vice-Chairperson.

Brian Lamb _____ is appointed Secretary.

Albert Vierra _____ is appointed Assistant Secretary.

Kelly Evans _____ is appointed Assistant Secretary.

Ryan Motko _____ is appointed Assistant Secretary.

Angel Montagna _____ is appointed Assistant Secretary.

Charlotte Sonetirot _____ is appointed Assistant Secretary.

Eric Davidson _____ is appointed Treasurer.

**2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. Effective Date.** This Resolution shall become effective immediately upon its adoption. Adopted this 3rd day of September 2026.

Attest: **North Park Isle Community Development District**

_____ _____

Secretary/Assistant Secretary Chair of the Board of Supervisors

Brown & Brown

PUBLIC SECTOR

# Insurance Proposal

## October 1, 2026 – October 1, 2027

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT



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## Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.



We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.

- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
    - 22 Counties
    - 70 Cities
    - 20 Public Airports
    - 7 Public School Districts
    - State of Florida

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# An Introduction to Your Service Team

| Account Executives | | |
|---|---|---|
| **Matt Montgomery**<br>Executive Vice President | (386) 239-7245 | Matt.Montgomery@bbrown.com |
| **Michelle Martin, CIC**<br>Senior Vice President / Public Risk Advisor | (386) 239-4047 | Michelle.Martin@bbrown.com |
| **Stephen Scullian, CPCU, ARM**<br>Senior Vice President / Insurance Broker | (386) 239-7211 | Stephen.Scullian@bbrown.com |
| **Justin Anselmo, CRIS**<br>Senior Vice President / Insurance Broker | (386) 239-8821 | Justin.Anselmo@bbrown.com |
| **Tiffany Hill, GBDS**<br>Vice President / Client Services Leader | (386) 281-6846 | Tiffany.Hill@bbrown.com |
| **Michelle Perry**<br>Vice President / Business Development | (386) 366-6378 | Michelle.Perry@bbrown.com |
| **Robin Russell, ARM-P, CISR, CSRM**<br>Vice President / Account Executive | (386) 239-4044 | Robin.Russell@bbrown.com |
| **Kyle Stoekel, ARM-P, CIC, CRM**<br>Public Risk Advisor | (386) 944-5805 | Kyle.Stoekel@bbrown.com |
| **Bill Wilson**<br>Public Risk Advisor | (386) 333-6058 | Bill.Wilson@bbrown.com |
| **Devyn Donley**<br>Public Risk Advisor | (386) 239-4070 | Devyn.Donley@bbrown.com |
| **Ethan Reedy**<br>Insurance Broker | (386) 239-7264 | Ethan.Reedy@bbrown.com |
| **Victoria "Tori" Reedy**<br>Executive Coordinator | (386) 239-4043 | Tori.Reedy@bbrown.com |
| **Service Representatives** | | |
| **Emily Bailey**<br>Public Risk Specialist | (386) 333-6085 | Emily.Bailey@bbrown.com |
| **Melody Blake, ACSR**<br>Senior Public Risk Specialist | (386) 239-4050 | Melody.Blake@bbrown.com |
| **Taylor Brodeur**<br>Public Risk Specialist | (386) 361-5225 | Taylor.Brodeur@bbrown.com |
| **Jessica Conway**<br>Public Risk & Claims Specialist | (386) 333-6001 | Jessica.Conway@bbrown.com |
| **Megan Feinberg**<br>Public Risk Specialist Assistant | (386) 281-6836 | Megan.Feinberg@bbrown.com |
| **Patricia "Trish" Jenkins, CPSR**<br>Senior Public Risk Specialist | (386) 239-4042 | Trish.Jenkins@bbrown.com |
| **Mallory Colucci**<br>Public Risk & Claims Specialist | (386) 800-1164 | Mallory.Colucci@bbrown.com |
| ***Certificate Requests:*** 179.certificates@bbrown.com<br>***Claim Reporting:*** 179.claims@bbrown.com | | |

***Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.***

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

*Preferred*'s history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

| ***Preferred*'s Member Types** | | |
|---|---|---|
| Municipalities | Counties | Special Districts |
| Public Schools | Charter Schools | Sheriff Departments |
| Housing Authorities | Aviation Authorities | Transit, Port & Utility Authorities |

| ***Preferred*'s Comprehensive Coverages** | | |
|---|---|---|
| Property | Workers' Compensation | General Liability |
| Automobile Liability | Automobile Physical Damage | Law Enforcement Liability |
| Public Officials Liability | Employment Practices Liability | Educators' Legal Liability |

## The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred*'s sole focus on government ensures that members' unique needs are met.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

## Underwriting and Administration

Behind *Preferred*'s underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.

Public Risk Underwriters of Florida
*Insurance Solutions for Public Entities*

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

PGCS℠ Claim Services

Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

## *Preferred*'s Expert Boards Know Your Business

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# *Preferred* Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to $10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# *Preferred* Safety and Risk Management Services

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred*'s Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

*Preferred* is dedicated to meeting the challenge of the complex issues facing public sector organizations Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred*'s approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.

- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.

- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.

- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.

- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

*Preferred*'s Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred*'s dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Property – Inland Marine

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

| Covered Property (Per Schedule Provided) | |
|---|---|
| $2,219,945 | Blanket Value Buildings and Contents |

| Special Property Coverages | |
|---|---|
| $1,000,000 | Flood |
| $1,000,000 | Earth Movement |
| Not Included | TRIA Terrorism |

| Inland Marine (Per Schedule Provided) | |
|---|---|
| $100,000 | Blanket Unscheduled Inland Marine*** |
| Included in Blanket | Communication Equipment*** |
| Included in Blanket | Contractor's / Mobile Equipment*** |
| Included in Blanket | Electronic Data Processing Equipment*** |
| Included in Blanket | Emergency Portable Service Equipment*** |
| Included in Blanket | Fine Arts*** |
| $20,500 | Other Inland Marine |
| Included in Blanket | Rented, Leased or Borrowed Equipment♦♦ |
| Included in Blanket | Valuable Papers |
| Not Included | Watercraft, Not Including Hull Coverage** |

Deductibles: $2,500 per Occurrence – Buildings and Contents, Earth Movement

5% of TIV per Occurrence / Per Location for "Named Storm" subject to minimum of $10,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine.

$2,500 any one occurrence for Flood, except:
Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

$1,000 per Occurrence – Inland Marine

***Unscheduled items are subject to a maximum value of $25,000 or less per item. Items valued above this amount must be scheduled.**

****Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.**

**♦♦Unscheduled items are subject to a maximum value of $250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above $250,000 must be scheduled.**

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Property – Inland Marine

Coverage:

1. Special form (formerly "All Risk"), subject to policy exclusions.
2. Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
3. Inland Marine coverage paid at "Agreed Value" if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule**.** See policy for complete details.
4. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
    a. At the location shown on the Schedule of the Declarations,
    **b. Property in the open within 1,000 feet of locations described in a. above,**
    c. With respects to Inland Marine, at or away from your covered location.
5. No Coinsurance Clause.
6. Certain coverages subject to sub-limits stated in policy.
7. During the current Coverage Agreement period, *Preferred* will not charge an additional premium for **new locations** if the value of a **new location** or total value of all **new locations** at the same physical address that are acquired or newly constructed during the coverage agreement period **is less than $15,000,000** and if the location is acquired after the inception date of the Coverage Agreement. If the newly added location was owned or acquired prior to the inception date of the Coverage Agreement then premium is due at the time the location is added.
8. The *Preferred* Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by *Preferred* on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
9. ***Preferred* will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect. In addition, trending will be provided every 3 years to ensure adequate Replacement values are insured.**

# Property – Inland Marine

| Sublimits of Coverage<br>Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit. | |
|---|---|
| $1,000,000 | Accounts Receivable, per occurrence |
| $1,000,000 | Additional Expense |
| $40,000 | Animals, annual aggregate |
| $1,000,000 | Business Income |
| $500,000, or 25% of loss whichever is greater | Debris Removal, per occurrence |
| $1,000,000 | Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence |
| $500,000 | Errors and Omissions, per occurrence |
| $250,000 | Expediting Expense, per occurrence |
| $50,000 | Fire Department Charges, per occurrence |
| $250,000 | Fungus Cleanup Expense, annual aggregate |
| $1,000,000 | Golf Course Tees to Greens |
| $50,000 Per Occurrence<br>$1,000 Max per Tree | Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions) |
| $4,000,000 | New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details. |
| $250,000 | Personal Property of Employees, per occurrence |
| $250,000 | Pollution Cleanup Expense, annual aggregate |
| $500,000 | Preservation of Property, per occurrence |
| $50,000 | Professional Fees, per occurrence |
| $250,000 | Property at Miscellaneous Unnamed Locations |
| $25,000 | Recertification, per occurrence |
| $250,000 | Service Interruption Coverage, per occurrence |
| $500,000 | Transit, per occurrence |
| $1,000,000 | Track and Fields |

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Property – Inland Marine
# Major Exclusions

Property **Not** Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the "Extensions of Coverage" section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
11. **Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Dune walkovers, unless loss is at a covered location and from a specified peril other than collapse. **No wind coverage is afforded for dune walkovers.**
15. Electrical or communication lines, towers, and poles you own that are not located on a "covered location" insured under this policy.
16. Personal property of volunteers.
17. Underground pipes, unless loss is from a specified peril.
18. If building has been vacant for more than 90 consecutive days before a loss or damage, the following perils will be excluded: Vandalism, Sprinkler leakage, unless the system has been protected against freezing, building glass breakage, water damage, theft or attempted theft.
19. Loss or damage to any portion of the roof, roof surfacing, awnings, or covered walkways that alters only the appearance of any portion of the roof, roof coverings, awnings or covered walkways (including but not limited to marring, pitting, scratches, or dents) but does not result in damage that allows the penetration of water through the roof covering or result in the failure of the roof covering to perform its intended function to keep out elements over an extended period of time. Roof coverings means shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof, and includes all materials used in securing the roof surface and all materials applied to or used under the roof surface for moisture protection.

# Property – Inland Marine
# Major Exclusions

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Date Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under "Extensions of Coverage"
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under "Extensions of Coverage"
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill

**"Named Storm"** Definition: "…*the direct action of wind**, including wind driven water and storm surge** when associated with or occurring in conjunction with a storm or weather disturbance which is named*…" Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be $1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

# Equipment Breakdown

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

| Coverage | Limit |
|---|---|
| Property Damage / Loss of Business Income / Additional Expense per accident | $2,219,945 |
| Water Damage | $1,000,000 |
| Ammonia Contamination | $1,000,000 |
| Hazardous Substance Coverage | $1,000,000 |
| Utility Interruption (24 Hour Waiting Period) | $2,000,000 |
| Spoilage Damage | $250,000 |
| Ordinance or Law | $1,000,000 |
| Expediting Expenses | $1,000,000 |
| Data or Media | $250,000 |
| Fungus, Wet Rot, Dry Rot | $15,000 |

Deductibles: Same as Property – Building and Contents
24 Hours – Utility Interruption

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

| Coverage | Limit | Deductible |
|---|---|---|
| Employee Dishonesty, Including Faithful Performance | $100,000 | $1,000 |
| Forgery or Alteration Coverage | $100,000 | $1,000 |
| Theft, Disappearance and Destruction Coverage<br>Inside<br>Outside | <br>$100,000<br>$100,000 | <br>$1,000<br>$1,000 |
| Computer Fraud Coverage (Including Funds Transfer) | $100,000 | $1,000 |

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

| Coverage | Limit | Deductible |
|---|---|---|
| **General Liability** | | |
| Bodily Injury and Property Damage, per Occurrence | $1,000,000 | $0 Per Occurrence |
| Personal Injury and Advertising Injury, per Person/Occurrence | Included | |
| Products/Completed Operations, Aggregate | Included | |
| Fire Damage, per Occurrence | Included | |
| Medical Payments | $5,000 | |
| Employee Benefits Liability, per Occurrence | $1,000,000 | |
| **Sublimits** | | |
| Vicarious Law Enforcement Liability, per Occurrence | $1,000,000 | Same as General Liability |
| Principle of Eminent Domain Including Inverse Condemnation, "Bert J. Harris, Jr., Private Property Rights Protection Act" per Occurrence / Annual Aggregate. | $100,000 | |
| Sewer Backup and Water Damage:<br>Non-Negligent Claims<br>Negligent Claims. | <br>$10,000/$200,000<br>$200,000/$200,000 | |
| Herbicide and Pesticide, per Occurrence | $1,000,000 | |

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to $2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - $300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

# Deadly Weapon Protection

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made

| Deadly Weapon Protection – Claims Made<br>Retroactive Date: 5/1/2026 | | |
|---|---|---|
| **Coverage** | **Limit** | **Deductible** |
| Deadly Weapon Event (Including Claims Expenses), per event | $1,000,000 | $0<br>Per Event |
| **Deadly Weapon Protection – Sublimits** | | |
| Business Interruption | Included | $0<br>Per Event |
| Demolition, Clearance, and Memorialization, per event | $250,000 | |
| Extra Expense, per event | $250,000 | |
| Crisis Management | Included | |
| Property Damage Extension, per event | Included | |
| Counseling Services, per event | $250,000 | |
| Funeral Expenses, per event | $250,000 | |
| Claims Expenses | Included | |
| Medical Expense, per person | $25,000 | |
| Accidental Death & Dismemberment, per person | $50,000 | |

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

**Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.**

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
    - owned, leased, rented or occupied by the Covered Party.
    - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.
- Swatting and any other fictitious event of hoax.

# Deadly Weapon Protection

Claims Made Policy:
When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:
*Preferred* provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

**Automatic Extended Reporting Period** – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

# Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

| Coverage | Limit | Deductible |
|---|---|---|
| **Public Officials Liability**<br>Retroactive Date: Full Prior Acts | | |
| Per Claim | $1,000,000 | $0<br>Per Claim |
| **Employment Practices Liability**<br>Retroactive Date: Full Prior Acts | | |
| Per Claim | $1,000,000 | $0<br>Per Claim |
| **Sublimits** | | |
| Employee Pre-Termination Legal Consultation Services<br>Per Employee<br>Aggregate | <br>$2,500<br>$5,000 | |
| Non-Monetary Claims Defense Costs, Aggregate | $100,000 | |

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of “Who is an Insured.”
4. Limits of Liability are subject to Florida Statute 768.28.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

# Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

*Preferred* provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

**Automatic Extended Reporting Period** – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

**Optional Extended Reporting Period** – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

# Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

| Cyber Liability<br>Retroactive Date: 5/1/2026 | | |
|---|---|---|
| **Coverage** | **Limit** | **Deductible** |
| **Policy Limit – Annual Aggregate** | **$2,000,000** | **Per Below** |
| **Third Party Liability Coverage** | | |
| Privacy & Security Liability, each claim | $2,000,000 | $25,000 |
| Media Content Services Liability, each claim | $2,000,000 | $25,000 |
| PCI DSS, sublimit | $1,000,000 | $25,000 |
| **First Party Liability Coverage** | | |
| Cyber Extortion & Ransomware, each claim | $500,000 | $25,000 |
| Data Breach & Crisis Management, each claim | $2,000,000 | $25,000 |
| Data Recovery, each claim | $2,000,000 | $25,000 |
| Business Interruption / Extra Expense, each claim | $2,000,000 | $25,000/12 Hr. |
| **Cyber Crime, refer to form for sublimits – Annual Aggregate**<br>Social Engineering Financial Fraud*<br>Funds Transfer Fraud<br>Invoice Manipulation | **$500,000**<br>$500,000<br>$500,000<br>$500,000 | $25,000<br>$25,000<br>$25,000<br>$25,000 |
| **Utility Fraud, refer to form for sublimits – Annual Aggregate**<br>Crypto Jacking<br>Telecommunications Fraud | **$500,000**<br>$500,000<br>$500,000 | $25,000<br>$25,000<br>$25,000 |
| System Failure – BI/EE, sublimit | $2,000,000 | $25,000/12 Hr. |
| Dependent Business Interruption – System Failure, BI/EE, sublimit | $2,000,000 | $25,000/12 Hr. |
| Bricking Coverage, sublimit | $1,000,000 | $25,000 |
| Consequential Reputation Loss<br>Period of Restoration | $1,000,000<br>6 Months | 14 Days |

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity or the request prior to acting upon any transfer instructions.

# Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

# Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

*Preferred* provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

**Automatic Extended Reporting Period** – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

**Optional Extended Reporting Period** – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

# Automobile Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

| Coverage | Limit | Symbol | Deductible |
|---|---|---|---|
| **Automobile Liability** | | | |
| Primary Bodily Injury and Property Damage Liability – Combined Limit | $1,000,000 | 8,9 | $0 Each Accident |
| Personal Injury Protection | Statutory | 5 | $0 Per Person |
| Medical Payments | N/A | N/A | N/A |
| Uninsured Motorist | N/A | N/A | N/A |

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

**This proposal is intended to give a brief overview. Higher limits may be available. Please refer to coverage forms for complete details regarding definition of terms, exclusions and limitations.**

# Automobile Liability

Description of Covered Auto Designation Symbols:

| SYMBOL | | DESCRIPTION |
|---|---|---|
| **1** | = | ANY "AUTO" |
| **2** | = | ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins. |
| **3** | = | OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins. |
| **4** | = | OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins. |
| **5** | = | OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged. |
| **6** | = | OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement. |
| **7** | = | SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE). |
| **8** | = | HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households. |
| **9** | = | NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business. |

# Premium Recapitulation

| | Annual Premium | Check Option Accept | Reject |
|---|---|---|---|
| ***Preferred* Package** | | | |
| Property including Equipment Breakdown | $14,583.00 | ☑ | ☐ |
| Inland Marine | $103.00 | ☑ | ☐ |
| Crime / Employee Dishonesty | $500.00 | ☑ | ☐ |
| General Liability | $5,000.00 | ☑ | ☐ |
| Deadly Weapon Protection* | Included | | |
| Public Officials / Employment Practices Liability | $2,400.00 | ☑ | ☐ |
| Cyber Liability | $501.00 | ☑ | ☐ |
| Automobile Liability | $600.00 | ☐ | ☐ |
| Package Payment Plan: | Annual | | |

***Deadly Weapon Protection Coverage: Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.**

**I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.**

SIGN HERE

_____
(Signature)

_____
(Name & Title)

_____
(Date)

**Notes of Importance:**

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.

2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.

3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.

4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.

5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**

6. Not all coverages requested may be provided in this quotation.

7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.

8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.

9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.

10. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**

11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.

12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.

13. Higher limits of liability may be available. Please consult with your agent.

14. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.

15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

# Retail Compensation Disclosure

**Compensation:** As a licensed insurance producer/broker/agent, Brown & Brown entities ("we") are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at https://www.bbrown.com/us/contact/contact-general/

## *PREFERRED* Compensation Disclosure

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

*Preferred* has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

*Preferred* also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

# Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated "A-" or better by AM Best Company. However, we cannot predict whether a company's financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated "A-" or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust ("Preferred"), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.

- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.

- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

| | |
|---|---|
| **Named Insured:** | North Park Isle Community Development District |
| **Line of Coverage(s):** | Property/Equipment Breakdown, Inland Marine, Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability, Deadly Weapon |
| **Policy Number(s):** | PK FL1 0294052 26-02 01 |
| **Policy Period(s):** | 10/01/2026 to 10/01/2027 |
| **Date of Notice:** | 8/13/2026 |

*** AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating**
**Financial Size Category: XV to I - Largest to smallest rating**

| Guide to Bests Ratings | | |
|---|---|---|
| **Best Category** | **Rating** | **Description** |
| Secure | A++ | Superior |
| Secure | A+ | Superior |
| Secure | A | Excellent |
| Secure | A- | Excellent |
| Secure | B++ | Very Good |
| Secure | B+ | Very Good |
| Vulnerable | B | Fair |
| Vulnerable | B- | Fair |
| Vulnerable | C++ | Marginal |
| Vulnerable | C+ | Marginal |
| Vulnerable | C | Weak |
| Vulnerable | C- | Weak |
| Vulnerable | D | Poor |
| Vulnerable | E | Under Regulatory Supervision |
| Vulnerable | F | In Liquidation |
| Vulnerable | S | Rating Suspended |
| Not Rated | NR-1 | Insufficient Data |
| Not Rated | NR-2 | Insufficient Size and/or operating experience |
| Not Rated | NR-3 | Rating Procedure Inapplicable |
| Not Rated | NR-4 | Company Request |
| Not Rated | NR-5 | Not Formally Followed |
| Rating Modifier | u | Under Review |
| Rating Modifier | q | Qualified |
| Affiliation Code | g | Group |
| Affiliation Code | p | Pooled |
| Affiliation Code | r | Reinsured |

| Guide to Best's Financial Size Categories | | |
|---|---|---|
| Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars. | **I** | Less than $1,000,000 |
| | **II** | $1,000,000 - $2,000,000 |
| | **III** | $2,000,000 - $5,000,000 |
| | **IV** | $5,000,000 - $10,000,000 |
| | **V** | $10,000,000 - $25,000,000 |
| | **VI** | $25,000,000 - $50,000,000 |
| | **VII** | $50,000,000 - $100,000,000 |
| | **VIII** | $100,000,000 - $250,000,000 |
| | **IX** | $250,000,000 - $500,000,000 |
| | **X** | $500,000,000 - $750,000,000 |
| | **XI** | $750,000,000 - $1,000,000,000 |
| | **XII** | $1,000,000,000 - $1,250,000,000 |
| | **XIII** | $1,250,000,000 - $1,500,000,000 |
| | **XIV** | $1,500,000,000 - $2,000,000,000 |
| | **XV** | Greater than $2,000,000,000 |

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.

Public Entity Application
PO Box 958455
Lake Mary, FL 32795-8455
Phone: 321-832-1450
Fax: 321-832-1496

Public Entity Application
Renewal Application Muni
Coverage Term: 10/01/2026 to 10/01/2027

| General Member Information | |
|---|---|
| Name: North Park Isle Community Development District | |
| Mailing: c/o Inframark Management Services - Tampa | |
| 2005 Pan Am Circle, Suite 300 | |
| City/State/Zip: Tampa, Florida 33607 | |
| Physical: 2005 Pan Am Circle, Suite 300 | |
| | |
| City/State/Zip: Tampa, Florida 33607 | |
| | |
| Member Contact Information<br>Contact: Jayna Cooper | Additional Member Information<br>FEIN: NCCI Risk ID: |
| Title: District Manager | Population: 0 |
| Phone#: 813-608-8242 Fax#: | County: Hillsborough |
| Email: jayna.cooper@inframark.com | Member Type: Community Development District |
| Agency Information | Agency Contact Information |
| Agency: Risk Management Associates, Inc. | Contact: Devyn Donley |
| Address: 300 North Beach Street | Phone#: 3862394070 |
| City/State/Zip: Daytona Beach , Florida 32114 | Fax#: |
| Phone#: (386) 252-6176 Fax#: (386) 239-4049 | Email: devyn.donley@bbrown.com |

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____ SIGN HERE

TITLE: _____

DATE: _____

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

## Coverages Selected:

| | | | |
|---|---|---|---|
| Auto Liability | Y | Auto Physical Damage | N |
| Boiler & Machinery | Y | Crime | Y |
| Flood | Y | Garage Keepers | N |
| General Liability | Y | Inland Marine | Y |
| Professional Liability | Y | Property | Y |
| Cyber Liability | Y | | |

## Coverage/Exposure Summary:

| Line of Business | Exposure Coverage | Applicable/Not Applicable |
|---|---|---|
| General Question | Application general Information | |
| General Question | Excess WC (Standards Limits are $1M/$1M/$1M | Not Applicable |
| General Question | SIR – TPA Information | Not Applicable |
| General Question | Stop Loss | Not Applicable |
| Auto Liability | Coverage | Applicable |
| Auto Physical Damage | Coverage | Not Applicable |
| Crime | Coverage | Applicable |
| Cyber Liability | Coverage | Applicable |
| Garage Keepers | Coverage | Not Applicable |
| General Liability | Coverage | Applicable |
| General Liability | Operations: Elder Care/Respite Care | Not Applicable |
| General Liability | Operations: Special Events, Fairs or Carnivals | Not Applicable |
| General Liability | Operations: Supervision Abuse Prevention (Required) | Applicable |
| Professional Liability | Law Enforcement | Not Applicable |
| Professional Liability | POL/ELL/EPLI | Applicable |
| Property | Coverage | Applicable |



Initial_____Date_____

INITIAL HERE

**Public Entity Application**
**Coverage Term:** 10/01/2026 to 10/01/2027
**Member Name:** North Park Isle Community Development District
**Agency:** Risk Management Associates, Inc.

## APPLICATION GENERAL INFORMATION

| General Questions | Response |
|---|---|
| Account CSR: | Jessica Conway |
| Agent Name: | Devyn Donley |
| Primary Member Contact: | Jayna Cooper |
| If New Primary Contact include name, phone and email address: | Jayna Cooper<br>813-608-8242<br>jayna.cooper@inframark.com |
| Requested Effective Date: | 10/01/2026 |
| Requested Termination Date: | 10/01/2027 |
| Bid Date (if Applicable, Attach RFP copy): | |
| Need by Date: | |
| Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information). | No |
| Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information). | Yes |
| Member's FEIN | |
| NCCI Risk Id # | |
| Population | 0 |
| Have you attached the most recent audited financials/budget? | |
| Please Enter Full Detail Description of Operations | |
| Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill) | Annual |
| Do you have a Risk Manager? (If yes, please provide name and number in comment box) | No |
| Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box) | No |
| Number of Full Time Police? | 0 |
| Number of Full Time Fire? | 0 |
| Number of Full Time all other Personnel? | 0 |
| Number of Part Time Police? | 0 |
| Number of Part Time Fire? | 0 |
| Number of Part Time All Other Personnel including Seasonal personnel? | 0 |
| Number of Volunteers Police? | 0 |
| Number of Volunteers Fire? | 0 |
| Number of Volunteers All Others? | 0 |
| Police - Estimated Payroll | $0 |
| Fire - Estimated Payroll | $0 |
| All Other - Estimated Payroll | $0 |



Initial_____Date_____ INITIAL HERE

**Public Entity Application**
**Coverage Term:** 10/01/2026 to 10/01/2027
**Member Name:** North Park Isle Community Development District
**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES**

**THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE**

| POL/EPLI General Questions | Response |
|---|---|
| 1 - POL Limit: | $1,000,000 |
| 2 - POL Deductible: | $0 |
| 3 - EPLI Limit: | $1,000,000 |
| 4 - EPLI Deductible: | $0 |
| 5 - POL Retro Date | |
| 6 - EPLI Retro Date | |
| 7 - If New Business - Who is your current POL/EPLI carrier? | EGIS |
| 8 - If new business - What is your current POL/EPLI Limit? | $1,000,000 |
| 9 - If new business - What is your current POL/EPLI Deductible? | $0 |
| 10 - If new business, is your current coverage claims made or occurrence? | Claims Made |
| 11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box) | No |
| 12 - Total Number of Board Members? | |
| 13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box) | |
| 14 - Number of employees who hold professional designations | 0 |
| 15 - Has any bond issue been defeated within the past three years? | No |
| 16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted? | No |
| 17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box) | No |
| 18 - Do you have a zoning commission? (Y/N) | No |
| 19 - Does your legal counsel attend all meetings of the planning and zoning board? | Yes |
| 20 - Do officials receive training with respect to open meetings and hearing regulations? | Yes |
| 21 - Do you have a written master plan for economic development? (If yes, please select the year) | |
| 22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel? | Yes |
| 23 - Do you have a formal procedure to file for a variance to land use statutes? | Yes |
| 24 - Do you have a formal process for application and approval of permits and licenses? | Yes |
| 25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest? | Yes |
| 26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim. | No |
| 27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim | No |



Initial_____Date_____ INITIAL HERE

| | |
|---|---|
| 28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.) | No |
| 29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements | 0 |
| 30 - Total % of involuntary turnover during the last 3 years (Ex. 2) | 0% |
| 31 - Total % of voluntary turnover during the last 3 years (Ex. 5) | 0% |
| 32 - Average # of years of employment for all employees (Ex. 4) | 0 |
| 33 - Do supervisors receive training in the proper implementation of your policies and procedures? | Yes |
| 34 - Is training documented in their personnel file? | Yes |
| 35 - Enter 4 digit year employment manual written or last updated. | |
| 36 - Is employment manual reviewed by counsel experienced and qualified in employment law? | Yes |
| 37 - Do policies and procedures comply with state and federal guidelines? | Yes |
| 38 - Is this manual distributed to all employees upon hiring? | Yes |
| 39 - Do you have a written policy with respect to both sexual and non-sexual harassment? | Yes |
| 40 - Do you follow a formal written procedure for employee disputes/complaints? | Yes |
| 41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel? | Yes |
| 42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension? | Yes |
| 43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee? | Yes |
| 44 - Have job descriptions been drafted for regular full-time positions? | Yes |
| 45 - Are you an Equal Opportunity Employer? | Yes |
| 46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim. | No |
| 47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim. | No |
| 48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim. | No |



Initial_____Date_____

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## COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

**THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE**

| Cyber Liability | Response |
|---|---|
| 1 - Cyber Retro Date | 5/1/2026 |
| 2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis? | Yes |
| 3 - Do you have firewalls installed on all external gateways? | Yes |
| 4 - Do you take regular backups (at least weekly) of all critical data? | Yes |
| 5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format? | No |
| 6 - Is data "at rest" (servers, etc.) stored in an encrypted format? | No |
| 7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service? | Yes |
| 8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers? | Yes |
| IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS: | |
| 9 - All internal and remote admin access to directory services | Yes |
| 10 - All internal and remote admin access to network backup environments | Yes |
| 11 - All internal and remote admin access to network infrastructure | Yes |
| 12 - All internal and remote admin access to the organization’s endpoints/servers | Yes |
| 13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe: | No |
| 14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim) | No |



Initial_____Date_____

INITIAL HERE

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed_____Title_____Date_____ SIGN HERE

*This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.*

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.


Initial_____Date_____ INITIAL HERE

**COVERAGE INFORMATION - Auto Liability**

| Coverage | Response |
|---|---|
| 1 - AL Limit: | $1,000,000 |
| 2 - AL Territory: | Gulf Coast |
| 3 - AL Deductible: | $0 |
| 4 - Medical Payment limit: | |
| 5 - Uninsured/Underinsured motorist limit (Maximum $100,000): | |
| 6 - Hired and Non-Owned Liability? (Y/N) | Y |
| 7 - If symbol 10 for AL is required, provide definition: | |
| 8 - How often do you inspect vehicles for safety hazards? | |
| 9 - Are safety inspection records maintained? | |
| 10 - Are vehicles assigned to specific drivers with back up drivers? | |
| 11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations? | |
| 12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.) | |
| 13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.: | |
| PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN,LAST UPDATED OR "NONE" for the next 5 questions | |
| 14 - Fleet Management Safety Manual: | |
| 15 - Driver Training Program: | |
| 16 - MVR Criteria: | |
| 17 - Formal Written Accident Reporting Procedure: | |
| 18 - Employee Disciplinary Program for Driver Safety | |



Initial_____Date_____

INITIAL HERE

**COVERAGE INFORMATION- CRIME**

| Coverage | Response |
|---|---|
| 1 - Employee Dishonesty Blanket Limit (faithful performance included): | $100,000 |
| 2 - Employee Dishonesty Deductible: | $1,000 |
| 3 - Theft, Disappearance or Destruction Limit | $100,000 |
| 4 - Theft, Disappearance or Destruction Deductible | $1,000 |
| 5 - Computer Fraud Limit | $100,000 |
| 6 - Computer Fraud Deductible | $1,000 |
| 7 - Forgery or Alteration Limit | $100,000 |
| 8 - Forgery or Alteration Deductible | $1,000 |
| 9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees? | Yes |
| 10 - How frequently are audits performed? (weekly, monthly, quarterly, annually) | Annually |
| 11 - Who performs the audit? | CPA |
| 12 - Is countersignature of checks required? | No |
| 13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw? | No |
| 14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.): | 0 |
| 15 - Number of messengers: | 0 |
| 16 - Number of guards accompanying messenger: | 0 |
| 17 - Is banking done by your internal staff or by other outside professionals? | Other |



Initial_____Date_____

INITIAL HERE

**Public Entity Application**
**Coverage Term:** 10/01/2026 to 10/01/2027
**Member Name:** North Park Isle Community Development District
**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION - General Liability**

| Coverage | Response |
|---|---|
| 1 - GL Occurrence Limit | $1,000,000 |
| 2 - GL Deductible | $0 |
| 3 - Employee Benefits Occurrence Limit | $1,000,000 |
| 4 - Medical Expense Limit (Max $5,000) | $5,000 |
| 5 - Total number of Housing Authority units | 0 |
| 6 - If Housing Authority, please give number of section 8 units (including USDA units) | 0 |
| 7 - Number of hotel units owned/operated by member | 0 |
| 8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance. | Yes |
| 9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance? | Yes |
| 10 - Do you require groups using your facilities to make you an additional insured on their insurance policy? | Yes |
| 11 - Do you have an ADA coordinator? If so please provide name.: | District Manager |
| 12 - If you are a special district, are you responsible for sidewalk maintenance? | No |
| CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES | |
| 13 - Athletic Fields & Activities | Yes |
| 14 - Airports/Aircraft (Coverage limited to Premises Liability Only) | No |
| 15 - Bleachers/Auditoriums/Stadiums | No |
| 16 - Do you sponsor/operate Children/Youth Programs? | No |
| 17 - Do you sponsor/operate Sr. Adult Program? | No |
| 18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals? | No |
| 19 - Electric Power Distribution(Power Generation excluded) | No |
| 20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders) | No |
| 21 - Exhibition/Convention Center | No |
| 22 - Gas Utility Distribution (Generation Excluded) | No |
| 23 - Golf Course | No |
| 24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded) | No |
| 25 - Law Enforcement(See Law Enforcement section for coverage questions) | No |
| 26 - Marinas (Premises Liability only excludes Marina Operators Liability) | No |
| 27 - Detention Facilities (See Law Enforcement section for coverage questions) | No |
| 28 - Restaurants/Snack Bars/Food Beverage Carts | No |
| 29 - Skate Parks | No |
| 30 - Swimming Pools/Water Parks/Splash Parks | Yes |
| 31 - Wastewater Treatment | No |
| 32 - Water Utility | No |
| 33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers) | No |
| 34 - Wharves/Piers/Docks (Excluding Marina Ops Liability) | No |

| | |
|---|---|
| 35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents) | No |
| 36 – Trampolines, inflatables, or bounce houses? | No |
| | |

**COVERAGE INFORMATION- General Liability**

| Operations: Elder Care/ Respite Care | Response |
|---|---|
| 1 - Number of Elder Care/Respite Care locations | |
| 2 - Ratio of clients to care providers | |

**COVERAGE INFORMATION- General Liability**

| Operations: Special Events, Fairs, or Carnivals | Response |
|---|---|
| 1 - If you have fireworks displays, how many a year do you have? | |
| 2 - Do you contract out the fireworks display to a licensed Pyrotechnician? | |



Initial_____Date_____

INITIAL HERE

**Public Entity Application**
**Coverage Term:** 10/01/2026 to 10/01/2027
**Member Name:** North Park Isle Community Development District
**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION- General Liability**

| Supervision Abuse Prevention (Required) | Response |
|---|---|
| 1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)? | District Manager |
| 2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information? | Yes |
| ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW | |
| 3 – Camps (Residential): (Yes/No) | No |
| 4 - Camps with overnight stays: (Yes/No) | No |
| 5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No) | No |
| 6 - Juvenile Detention Centers: (Yes/No) | No |
| 7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No) | No |
| 8 - Mental Institutions: (Yes/No) | No |
| 9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No) | No |
| 10 - Religious/Clergy/Church Organizations | No |
| 11 - Schools - public or private elementary, junior high or high school: (Yes/No) | No |
| 12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No) | No |
| 13 - Special Needs Educational Facilities: (Yes/No) | No |
| 14 - Substance Abuse Facilities with overnight stays: (Yes/No) | No |
| 15 - Substance Abuse Facilities without overnight stays: (Yes/No) | No |
| 16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field | No |
| 17 - Is there a Sexual Abuse Prevention Program in effect? | No |
| 18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention? | No |
| 19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence? | No |
| 20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization? | No |
| 21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management? | Yes |
| 22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program? | Yes |
| 23 - Do policies and procedures include an incident reporting and follow-up mechanism? | Yes |
| 24 - Are standard applications used for all prospective employees or volunteers? | Yes |
| 25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file? | No |
| 26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable) | No |
| 27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior? | No |

| | |
|---|---|
| 28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures? | Yes |
| 29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes,explain in the comment box.(Please note providing details here does not qualify as reporting a claim) | No |
| 30 - Have any members of the staff been transferred because of allegations of sexual abuse? | No |



Initial_____Date_____

INITIAL HERE

**Public Entity Application**
**Coverage Term:** 10/01/2026 to 10/01/2027
**Member Name:** North Park Isle Community Development District
**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION - Property**

| Coverage | Response |
|---|---|
| 1 - ISO Protection Class: | 4 |
| 2 - AOP Property Deductible: | $2,500 |
| 3 - Excess Flood Limit (primary for zones other than A & V) - Maximum Limit $5,000,000 | $1,000,000 |
| 4 - Earth movement Limit - Maximum Limit $5,000,000 | $1,000,000 |
| 5 - Equipment Breakdown Coverage requested (Y/N) | Yes |
| 6 - Do any of the buildings have unrepaired damage from a recent loss? If so, please describe the extent of the damage and location. | No |
| 7 - Date of last property valuation: (4 digit year) | |
| 8 - If new business, have you attached a copy of your most recent appraisal? | No |
| 9 - Does the member own any structures not listed on the Property Application Schedule of Locations? If yes, provide description in the comment box. | No |
| 10 - Are these structures insured with another carrier? | No |


Initial_____Date_____ INITIAL HERE

**Named Covered Party:** North Park Isle Community Development District
**Term:** 10/01/2026 to 10/01/2027
**Coverage Provided by:** Preferred Governmental Insurance Trust
**Quote Number:** PK FL1 0294052 26-02 01

## YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

[X] a. I hereby reject Uninsured Motorist coverage.

[ ] b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

[ ] c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

### ELECTION OF NON-STACKED COVERAGE

(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

[ ] I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

SIGN HERE

**Signature** _____ **Title** _____
**Name** _____ **Date** _____

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

**Named Covered Party:** North Park Isle Community Development District
**Term:** 10/01/2026 to 10/01/2027
**Coverage** Provided by: Preferred Governmental Insurance Trust
**Quote Number:** PK FL1 0294052 26-02 01

# Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

| | | |
|---|---|---|
| **X** | **Property** | **TIV: $2,219,945 Building and Contents Combined** |
| **X** | **Inland Marine** | **Blanket Unscheduled IM: $100,000**<br>**Scheduled Inland Marine: $20,500**<br>**Total All Inland Marine: $120,500** |
| **N/A** | **Property TRIA (Terrorism Risk Insurance Act) coverage** | |
| **X** | **Crime** | |
| **X** | **General Liability** | **Ratable Payroll: Not Included** |
| **N/A** | **Law Enforcement Liability** | **Officers: Not Included** |
| **X** | **Professional Liability** | **Employees: Not Included** |
| **X** | **Automobile** | **0 Units - Auto Liability**<br>**0 Units - Comprehensive**<br>**0 Units – Collision** |
| **N/A** | **Stop Loss Aggregate:**<br>**Applies to:** | **Not Included** |
| **N/A** | **Excess Workers' Compensation** | **Payroll: Not Included** |
| **N/A** | **I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).** | |
| **N/A** | **I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).** | |

**A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.**

SIGN HERE

**Signature** _____ **Title** _____
**Name** _____ **Date** _____

**Coverage is provided by Preferred Governmental Insurance Trust**

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# Commercial Service, Sales & Repairs

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At Pool Masters, we know that managing a commercial property means juggling many responsibilities, and we're here to make pool maintenance the easiest part of your job. We build strong, long-lasting relationships with our clients by delivering reliable, professional service that keeps them coming back. As a full-service pool company, we handle everything from cleaning and maintenance to repairs—so you never have to worry about your pool's upkeep again.

We're proud to be a local business with a storefront that's open 7 days a week. That means we keep a deep inventory of parts, so you won't be stuck waiting for repairs. Plus, our team is fully licensed, certified, and insured, giving you peace of mind that you're working with true professionals.

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Pool Masters
117 W Prosser Dr
Plant City, FL
33563
813 754 9073
www.poolmasters-cfl.com

**Why Choose Us for Your Commercial Pool Needs?**

- Certified, experienced, and background-checked technicians
- 24/7 service availability
- A dedicated commercial service team that understands your needs
- Compliance with all local, state, and federal regulations

We're here to ensure your pool always looks great and meets all health standards. You'll have a sparkling clean, healthy pool for your clients all year round.

**Our Service Area:**

We proudly serve properties across Hillsborough, Pasco, and Polk counties, including gyms, hospitals, apartments, country clubs, HOAs, rehab centers, hotels, RV parks, and more.

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Our dedicated commercial pool repair team is ready to handle any repair or replacement needs, from pool filtration systems, motors, pumps, and chemical controllers to pool lighting and equipment modifications.

**Ready to Get Started?**

If you're looking for a reliable partner to handle all your commercial pool cleaning, maintenance, and repair needs, Pool Masters is here for you. Contact us today for a tailored quote at 813-754-9073 or fill out our online form at www.poolmasters-cfl.com/commercial-pool-services/

We've been a trusted name since 1980, and we're committed to providing you with the very best in pool care—every day of the year.

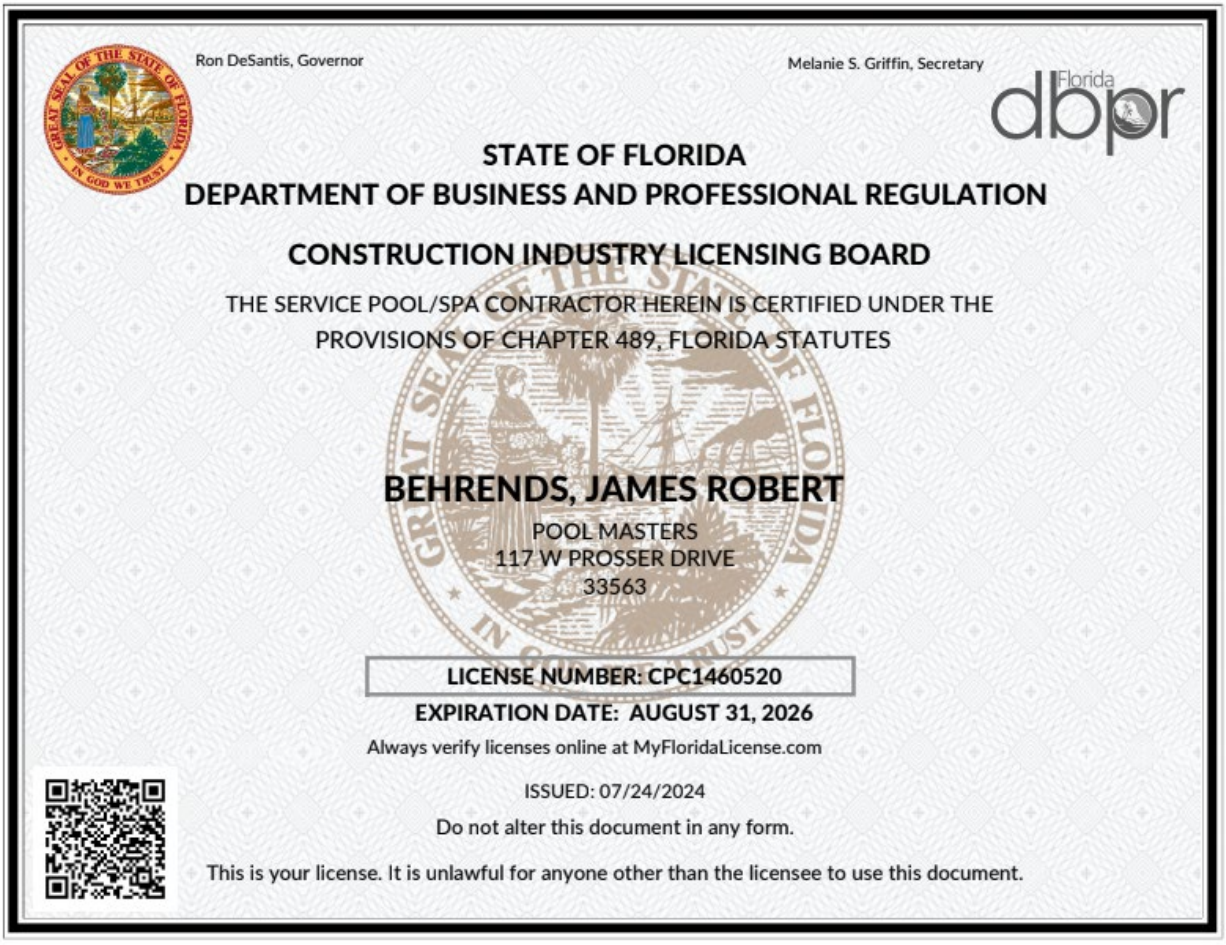
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# License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE SERVICE POOL/SPA CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

BEHRENDS, JAMES ROBERT
POOL MASTERS
117 W PROSSER DRIVE
33563

LICENSE NUMBER: CPC1460520
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/24/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

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813 754 9073
www.poolmasters-cfl.com



CPO
CERTIFIED POOL & SPA OPERATOR™
Pool & Hot Tub Professionals Assoc.

## Certified Pool & Spa Operator Certification

for

**Jeffrey Silen**

as an Operator of Aquatic Facilities
issued by the

**Pool & Hot Tub Alliance**

on

Certification Date: 8/1/2023
Expiration Date: 8/31/2028
Certification Number: C-055708

**Instructor Name(s)**
Katrina Campbell

Sabeena Hickman, CAE
President & CEO
*Pool & Hot Tub Alliance*

POOL & HOT TUB ALLIANCE

For verification, telephone PHTA at 719-540-9119 or email service@phta.org

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Florida Department of Agriculture and Consumer Services
Division of Consumer Services
2005 Apalachee Pkwy
Tallahassee, Florida 32399-6500

April 15, 2024

JAMES BEHRENDS
117 W PROSSER DR
PLANT CITY, FL 33563-6961

SUBJECT: Registration Number: LQ36620, Exams: M5, Expiration Date: April 15, 2027

This Master Certificate is issued pursuant to Chapter 527, Florida Statutes. This certificate is valid only for the person and business licensed holder listed. Any changes to the qualifier status (such as transfer or termination of employment) must be reported to the Bureau of Compliance.

The Master Certificate is valid only through the date noted on the Certificate. A notice of renewal will be sent in advance of your expiration date. A Master Certificate may be renewed if certification of a minimum of 16 (sixteen) hours continuing education is provided along with the renewal form. If training cannot be documented, an examination must be taken.

If there are any errors on the certificate, please submit all changes in writing to the department. If you have any questions, please call the Division of Consumer Services toll free at (800) HELP-FLA (435-7352), or 850-410-3800 if calling from outside Florida.

Cut Here

**State of Florida**
**Department of Agriculture and Consumer Services**
**Division of Consumer Services**
**2005 Apalachee Pkwy**
**Tallahassee, Florida 32399-6500**

Registration No.: **LQ36620**
Issue Date: April 15, 2024
Expiration Date: April 15, 2027

## Master Qualifier Certificate

This certificate is issued under the authority of Section 527.02, Florida Statutes.

**JAMES BEHRENDS**

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE




Allow us the opportunity to earn your business
price matching will always be considered

- All our technicians go through a rigid training process
- Our team works hard to communicate all concerns
- Being proactive on all health dept regulations
- Validating the work that's done daily, to save you money
- Providing expert knowledge and assistance
- We conduct monthly audits to yield consistent results
- Fast response time on all repair issues
- Providing commercial discounts on product and repairs
- On site training for property staff
- Reliable consistent service that ensures pool safety
- Regularly scheduled visits to review your equipment
- Free delivery of pool chemicals

We pride our self's on the quality work we do everyday!

North Park Isle North Park Isle Clubhouse
3716 North Maryland Avenue
Plant City, FL 33565

Estimate #3631
Estimate Date 8/12/2026
Estimate Expiration Date 9/11/2026

Hello North Park Isle,

Thank you for contacting Pool Masters for your commercial pool maintenance needs. Based on our evaluation of your pool and equipment, the following service level is suitable for you. If more than one service frequency exists, please select one.

If you are interested in moving forward with pool maintenance, we will prepare and send a Maintenance Agreement for your review and execution.

Pool Masters is licensed, FL DBPR qualified, CPO certified, and insured as required.

We look forward to working with you soon.

Pool Masters

| Service Name | Estimate Description | Quantity | Amount |
|---|---|---|---|
| PM COM-3 | **Pool Masters Commercial Pool Maintenance 3 times per week service: Service is generally provided on Mondays, Wednesdays, and Fridays.**<br>• Base Chemicals: Test and adjust Residual Chlorine, pH, and Alkalinity on every visit.<br>• Document: Record chemical levels and flow rate on Department of Health form, and record visit details in electronic form.<br>• Other Chemicals: Test and adjust Calcium Hardness and Cyanuric Acid (Stabilizer) monthly.<br>• Filters: Clean DE, Cartridge, or Sand Filters as needed based on debris, filter pressure, and bather load.<br>• Baskets: Remove debris from pump baskets (and skimmer baskets if applicable)<br>• Clean Pool: Remove surface debris (net pool), brush walls, and remove debris from pool floor (brush, leaf net, or vacuum) every visit<br>• Tiles: Brush tiles at waterline.<br>• Commercial customers are responsible for testing and recording the applicable chemical readings and flow meter rate on the State of Florida Department of Health Monthly Swimming Pool Report on days when no service is provided by Pool Masters. Customers are also responsible for removing debris from pool floor that cannot be lifted out with a net without tearing the net or breaking the pole.<br><br>Price quoted is for MONTHLY Service Fee only.<br>All chemicals are billed separately. | 1 | 2098.00 |
| Discount | | 1 | 0.00 |
| | | **Subtotal** | $2,098.00 |

| | |
|---|---|
| **Sales Tax** | $0.00 |
| **Total** | $2,098.00 |

Please sign below

## Thank you for your business!

117 W Prosser Dr
Plant City, FL 33563
813-754-9073 | storesupport@poolmasterscfl.com

`

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We've been a trusted name since 1980, and we're committed to providing you with the very best in pool care—every day of the year.

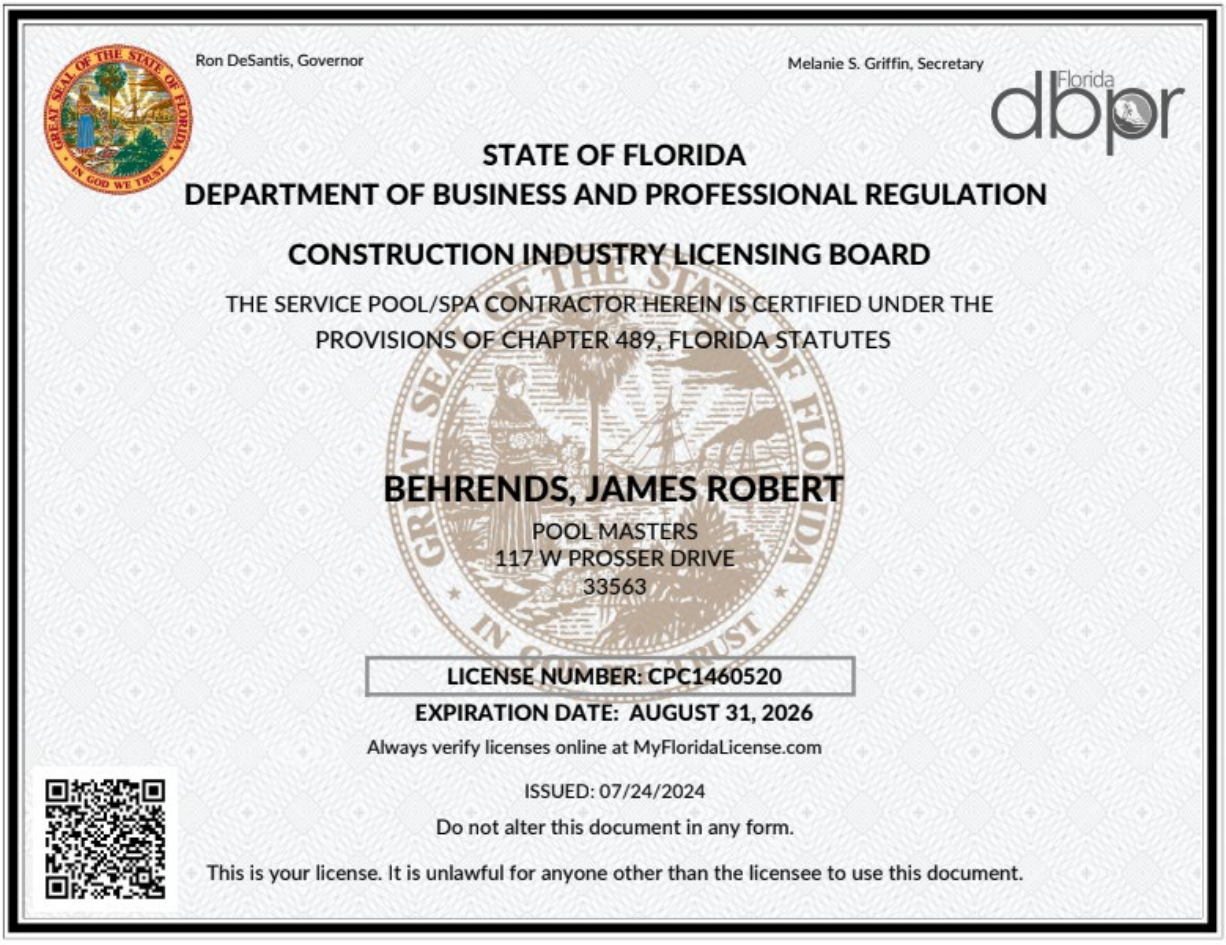
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**BEHRENDS, JAMES ROBERT**

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**LICENSE NUMBER: CPC1460520**

**EXPIRATION DATE: AUGUST 31, 2026**

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ISSUED: 07/24/2024

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## Certified Pool & Spa Operator Certification

for

**Jeffrey Silen**

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POOL & HOT TUB ALLIANCE

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**2005 Apalachee Pkwy**
**Tallahassee, Florida 32399-6500**

Registration No.: **LQ36620**
Issue Date: April 15, 2024
Expiration Date: April 15, 2027

## Master Qualifier Certificate

This certificate is issued under the authority of Section 527.02, Florida Statutes.

**JAMES BEHRENDS**

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE




Allow us the opportunity to earn your business
price matching will always be considered

- All our technicians go through a rigid training process
- Our team works hard to communicate all concerns
- Being proactive on all health dept regulations
- Validating the work that's done daily, to save you money
- Providing expert knowledge and assistance
- We conduct monthly audits to yield consistent results
- Fast response time on all repair issues
- Providing commercial discounts on product and repairs
- On site training for property staff
- Reliable consistent service that ensures pool safety
- Regularly scheduled visits to review your equipment
- Free delivery of pool chemicals

We pride our self's on the quality work we do everyday!

North Park Isle North Park Isle Clubhouse
3716 North Maryland Avenue
Plant City, FL 33565

Estimate #3631
Estimate Date 8/12/2026
Estimate Expiration Date 9/11/2026

Hello North Park Isle,

Thank you for contacting Pool Masters for your commercial pool maintenance needs. Based on our evaluation of your pool and equipment, the following service level is suitable for you. If more than one service frequency exists, please select one.

If you are interested in moving forward with pool maintenance, we will prepare and send a Maintenance Agreement for your review and execution.

Pool Masters is licensed, FL DBPR qualified, CPO certified, and insured as required.

We look forward to working with you soon.

Pool Masters

| Service Name | Estimate Description | Quantity | Amount |
|---|---|---|---|
| PM COM-4 | **Pool Masters Commercial Pool Maintenance 4 times per week service: Service is generally provided on Mondays, Wednesdays, Thursdays and Fridays.**<br>• Base Chemicals: Test and adjust Residual Chlorine, pH, and Alkalinity on every visit.<br>• Document: Record chemical levels and flow rate on Department of Health form, and record visit details in electronic form.<br>• Other Chemicals: Test and adjust Calcium Hardness and Cyanuric Acid (Stabilizer) monthly.<br>• Filters: Clean DE, Cartridge, or Sand Filters as needed based on debris, filter pressure, and bather load.<br>• Baskets: Remove debris from pump baskets (and skimmer baskets if applicable)<br>• Clean Pool: Remove surface debris (net pool), brush walls, and remove debris from pool floor (brush, leaf net, or vacuum) every visit<br>• Tiles: Brush tiles at waterline.<br>• Commercial customers are responsible for testing and recording the applicable chemical readings and flow meter rate on the State of Florida Department of Health Monthly Swimming Pool Report on days when no service is provided by Pool Masters. Customers are also responsible for removing debris from pool floor that cannot be lifted out with a net without tearing the net or breaking the pole.<br><br>Price quoted is for MONTHLY Service Fee only. All chemicals are billed separately. | 1 | 2707.00 |
| Discount | | 1 | 0.00 |

| | |
|---|---|
| **Subtotal** | $2,707.00 |
| **Sales Tax** | $0.00 |

| | |
|---|---|
| **Total** | $2,707.00 |

Please sign below

## Thank you for your business!

117 W Prosser Dr
Plant City, FL 33563
813-754-9073 | storesupport@poolmasterscfl.com

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

The Public Hearing and regular meeting of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, August 6, 2026 and called to order at 2:42 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 |
| Kelly Evans | Assistant Secretary |
| Alberto Viera | Assistant Secretary |
| Ryan Motko | Assistant Secretary |

Also present were:

| | |
|---|---|
| Angel Montagna | VP District Services |
| Brian Lamb | VP Developer Services |
| Brooke Chapman | District Manager |
| Vivek Babbar | District Counsel |
| Daniel Haines | Field Manager |
| Residents | |

***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. Montagna called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS** **Public Comments**

The Board received comments/concerns regarding CDD fees/payments; area maintenance operations, street lighting, poor pool maintenance; vendor contracts.

**THIRD ORDER OF BUSINESS** **Public Hearing on Adopting FY 2027 Final Budget**

**A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget**

**B. Discussion on Fiscal Year 2027 Budget**

Ms. Montagna presented the FY 2027 Final Budget indicating an increase of 15% for a total of $1,282,043.00 and recommended the Board **CONTINUE/TABLE** to further date in order to factor in additional payments received to finalize and adopt. Mr. Lamb provided additional information. Discussion ensued. The Board agreed to **TABLE** to the September meeting.

**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**
Items 3C through 3E were **TABLED** to September meeting.

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, to **CONTINUE/TABLE** Adopting FY 2027 Final Budget to the September 03, 2026 meeting, as agreed was approved, was approved. 5-0

**FOURTH ORDER OF BUSINESS Business Items**

**A. Consideration of Resolution 2026-14; Setting the Fiscal Year 2027 Meeting Schedule**
The FY 2027 meeting schedule is as follows:

- 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.*

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-14; Setting the Fiscal Year 2027 Meeting Schedule, as detailed above, was adopted. 5-0

**B. Consideration of Resolution 2026-15; Goals & Objectives**

> On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-15; Goals & Objectives, was adopted. 5-0

**FIFTH ORDER OF BUSINESS 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)**

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

**SIXTH 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/statuses pending/completed items.

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

- Mr. de la Ossa requested follow up on pool maintenance concern; street lighting.

**Additional Resident Comments:** Regarding trash; landscaping; pond/aquatic maintenance; erosion. In addition a resident raised concern regarding the FY 2027 Budget/CDD Fees assessments. Mr. Lamb addressed.

**EIGHTH ORDER OF BUSINESS** **Adjournment**

There being no further business,

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

| | |
|---|---|
| Angel Montagna | Carlos de la Ossa |
| District Manager | Chairperson |

# NORTH PARK ISLE CDD

## Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|---|---|---|---|---|---|---|
| **Monthly Contract** | | | | | | |
| BLUE LIFE POOL SERVICE LLC | 7/2/2026 | 24615 | $2,000.00 | | | Pool Maintenance 07/26 |
| CITY-WIDE CLEANING LLC | 7/15/2026 | 20284 | $620.00 | | | Cleaning Services 07/26 |
| DOWN TO EARTH | 7/1/2026 | 179097 | $17,373.20 | | | Landscape Maintenance 07/26 |
| ECO-LOGIC SERVICES LLC | 6/30/2026 | 6799 | $5,825.00 | | | Lake Maintenance 06/26 |
| ECO-LOGIC SERVICES LLC | 6/30/2026 | 6799 | $175.00 | $6,000.00 | $6,000.00 | Ditch Maintenance (Area 39) 06/26 |
| MCCALL SERVICE NW, LLC | 7/13/2026 | 59641437 | $125.00 | | | Pest Control 07/26 |
| MCCALL SERVICE NW, LLC | 7/13/2026 | 59641482 | $50.00 | | $175.00 | Pest Control - Wasp Services 07/26 |
| SAFETOUCH LLC | 7/1/2026 | 21959 | $500.00 | | | Monthly Monitoring Service 07/26 |
| **Monthly Contract Subtotal** | | | **$26,668.20** | | | |
| | | | | | | |
| **Variable Contract** | | | | | | |
| BLUE LIFE POOL SERVICE LLC | 7/23/2026 | 24725 | $153.00 | | | Install Pool Light Wedge 07/26 |
| CITY OF PLANT CITY | 7/7/2026 | 1747240 | $593.61 | | | 3716 N. Maryland Avenue 06/09/26 - 07/07/26 |
| DOWN TO EARTH | 7/10/2026 | 180644 | $6,271.46 | | | Site Enhancements Improvements 07/26 |
| GATE PROS, INC. | 3/6/2026 | 11648 | $250.00 | | | Service Call - Pool Gate Repairs 02/26 |
| INFRAMARK LLC | 7/21/2026 | 1169236 | $754.00 | | | General Porter Services 07/26 |
| STRALEY ROBIN VERICKER | 7/14/2026 | 28664 | $978.00 | | | District Counsel 06/26 |
| **Variable Contract Subtotal** | | | **$9,000.07** | | | |
| | | | | | | |
| **Utilities** | | | | | | |
| CHARTER COMMUNICATIONS ACH | 7/11/2026 | 0384991071126-ACH | $195.38 | | | 3716 N. Maryland Avenue Internet 07/11/26-08/10/26 |
| CITY OF PLANT CITY | 7/7/2026 | 1746955 | $770.36 | | | 3897 N. Park Road 06/09/26 - 07/07/26 |
| CITY OF PLANT CITY | 7/7/2026 | 1746956 | $2,094.75 | | | 4063 Park Road 06/09/26-07/07/26 |
| CITY OF PLANT CITY | 7/7/2026 | 1746951 | $1,071.06 | | | 3431 N. Park Road 06/09/26 - 07/07/26 |
| CITY OF PLANT CITY | 7/7/2026 | 1746953 | $757.10 | | $4,693.27 | 3625 N. Park Road 06/09/26 - 07/07/26 |
| GIG FIBER LLC | 7/1/2026 | 7505A | $11,138.40 | | | Solar Equipment Lease - North Park Isle Phase 1 07/26 |
| TECO | 7/15/2026 | 071526-95389-ACH | $28.48 | | | 4002 N. Park Road, Monument 06/10/26-07/09/26 |
| TECO | 7/15/2026 | 071526-95371-ACH | $29.43 | | | 3556 N. Park Road 06/10/26-07/09/26 |

# NORTH PARK ISLE CDD

## Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|---|---|---|---|---|---|---|
| TECO | 7/15/2026 | 071526-73537-ACH | $30.53 | | | 1620 E. Sam Allen Road, Entrance 06/10/26-07/09/26 |
| TECO | 7/15/2026 | 071526-95348-ACH | $34.67 | | | 3505 N. Park Road 06/10/26-07/09/26 |
| TECO | 7/15/2026 | 071526-36724-ACH | $179.84 | | | 1603 Bermuda Breeze Court, Irrigation 06/10/26-07/09/26 |
| TECO | 7/15/2026 | 071526-71253-ACH | $1,357.28 | | | 3716 N. Maryland Avenue 06/10/26-07/09/26 |
| TECO | 7/15/2026 | 071526-95355-ACH | $26.99 | | | 3811 N. Park Road, Monument 06/10/26-07/09/26 |
| TECO | 7/15/2026 | 071526-71600-ACH | $11,116.01 | | $12,803.23 | Tropical Oasis Avenue, Solar Lights 06/10/26-07/09/26 |
| **Utilities Subtotal** | | | **$28,830.28** | | | |
| | | | | | | |
| **Regular Services** | | | | | | |
| ALBERTO VIERA | 7/2/2026 | AV-070226 | $200.00 | | | BOARD 07/02/2026 |
| BUSINESS OBSERVER | 7/3/2026 | 26-02271H | $350.00 | | | 26-02271H - Notice of Public Hearing 07/03/2026 |
| BUSINESS OBSERVER | 7/10/2026 | 26-02357H | $76.56 | | $426.56 | Legal Ad #26-02357H - Notice of Public Hearing 07/10/2026 |
| CARLOS DE LA OSSA | 7/2/2026 | CO-070226 | $200.00 | | | BOARD 07/02/2026 |
| KELLY ANN EVANS | 7/2/2026 | KE-070226 | $200.00 | | | BOARD 7/2/26 |
| KELLY ANN EVANS | 7/2/2026 | KE-070226 | ($2.90) | | | MED TAXES |
| KELLY ANN EVANS | 7/2/2026 | KE-070226 | ($12.40) | $184.70 | $184.70 | SS TAXES |
| NICHOLAS J. DISTER | 7/2/2026 | ND-070226 | $200.00 | | | BOARD 07/02/2026 |
| OFF DUTY MANAGEMENT, INC | 1/29/2026 | INV304403 | $377.88 | | | Security Monitoring Services 01/22/26 |
| OFF DUTY MANAGEMENT, INC | 6/29/2026 | INV369474 | $5.67 | | $383.55 | Overdue Payment Charge for INV304403 - 02/28/2026 |
| RYAN MOTKO | 7/2/2026 | RM-070226 | $200.00 | | | BOARD 07/02/2026 |
| SIGNAL 88, LLC | 6/22/2026 | US 180147 | $2,223.60 | | | Pool Security Monitoring 05/22/26-06/21/26 |
| **Regular Services Subtotal** | | | **$4,018.41** | | | |
| | | | | | | |
| **Additional Services** | | | | | | |
| BLUE LIFE POOL SERVICE LLC | 7/2/2026 | 24608 | $211.00 | | | Water Level Control Valve Vakpak System & Install 07/26 |
| BLUE LIFE POOL SERVICE LLC | 7/2/2026 | 24615 | $100.00 | | $311.00 | CYA Maintenance Fee 07/26 |
| GATE PROS, INC. | 3/6/2026 | 11648 | $25.00 | | | Fuel Surcharge 02/26 |

# NORTH PARK ISLE CDD

## Summary of Operations and Maintenance Invoices

| Vendor | Invoice Date | Invoice/Account Number | Amount | Invoice Total | Vendor Total | Comments/Description |
|---|---|---|---|---|---|---|
| **Additional Services Subtotal** | | | **$336.00** | | | |
| | | | | | | |
| **TOTAL** | | | **$68,852.96** | | | |

**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<br>2005 PAN AM CIRCLE<br>STE 300<br>TAMPA, FL 33607 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
| --- | --- | --- | --- | --- | --- |
| 24615 | 07/02/2026 | $2,100.00 | 08/01/2026 | Net 30 | |

| ITEM | DESCRIPTION | QTY | RATE | AMOUNT |
| --- | --- | --- | --- | --- |
| **Hillsborough - Commercial** | Regular Pool Service | 1 | 2,000.00 | 2,000.00 |
| **CYA MAINTENANCE** | CYA Fee per pool. | 1 | 100.00 | 100.00 |

## Ways to pay

View and pay

| | |
| --- | --- |
| SUBTOTAL | 2,100.00 |
| TAX | 0.00 |
| TOTAL | 2,100.00 |
| BALANCE DUE | **$2,100.00** |

# City-Wide Cleaning LLC

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

**INVOICE NO.** 20284

TO: North Park Isles
2005 San Ann
Tampa, FL
C/O Intramark

DATE: 7/15/26

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Month of July 26 | | | | | |
| | | Cleaning Services | | | | | |
| | | North Park Isles | | | 620 | 00 | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | Sub Total | | | | |
| | | | Tax | | | | |
| | | | Total | | 620 | 00 | |

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

# Invoice: #179097
July 2026

**Customer**
North Park Isles CDD
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

**Property / Project Address**
North Park Isles CDD
3716 N Maryland Ave
Plant City, FL 33565

| Project/Job | Invoice Date | Date Due | Terms | Customer PO # |
|---|---|---|---|---|
| North Park Isle CDD Contract (2026)<br>Estimate # 150469 | 7/1/2026 | 8/15/2026 | Net 45 | |

## Invoice Details

| Description of Services & Items | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| **#150469 - North Park Isle CDD Contract (2026) July 2026** | | | | **$17,373.20** |

**Billing Questions**
rhonda.culotta@down2earthinc.com
(904) 780-2257

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

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.

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

DOWN TO EARTH
LANDSCAPE & IRRIGATION

# 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 #** 6799
**DATE** 06/30/2026
**DUE DATE** 07/30/2026
**TERMS** Net 30

| DESCRIPTION | AMOUNT |
|---|---|
| Lake Maintenance Services for June 2026 | 5,825.00 |
| Maintenance of ditch (Area 39) for June 2026 | 175.00 |

| | |
|---|---|
| SUBTOTAL | 6,000.00 |
| TAX | 0.00 |
| TOTAL | 6,000.00 |
| BALANCE DUE | **$6,000.00** |

# Service Slip/Invoice

McCall PEST & WILDLIFE

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

| | |
|---|---|
| **INVOICE:** | 59641437 |
| **DATE:** | 07/13/2026 |
| **ORDER:** | 59641437 |

**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 |
|---|---|---|---|---|---|
| 07/13/2026 | 11:23 AM | | LHUDSON | Leon Hudson | 11:23 AM |

| Purchase Order | Terms | Last Service | Map Code | | Time Out |
|---|---|---|---|---|---|
| | NET 30 | 07/13/2026 | | Lic:JE333952 | 12:07 PM |

| Service | Description | Price |
|---|---|---|
| FL COMM PM | FL COMMERCIAL PEST MGMT | $125.00 |
| RODENT SERVICE | RODENT SERVICE | $0.00 |

Hello….I spoke with Sade on arrival….I inspected all for rodent boxes cleaned them and refreshed the bait there was heavy activity in all of the boxes today….I brushed the window frames eaves walk ways and patio area with a spider repellent I removed spiders and webs today….I sprayed a liquid residual along the foundation of the building for pest prevention….I applied granules in the mulch around the building and pool for ants and other general pests….for the wasp treatment I inspected and brushed around the picnic table area and the playground equipment I used an aerosol treatment to eliminate a wasp nest by the pool….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

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* 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

# Service Slip/Invoice

McCall PEST & WILDLIFE

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

| | |
|---|---|
| **INVOICE:** | 59641482 |
| **DATE:** | 07/13/2026 |
| **ORDER:** | 59641482 |

**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 |
|---|---|---|---|---|---|
| 07/13/2026 | 11:23 AM | WASP | LHUDSON | Leon Hudson | 11:23 AM |

| Purchase Order | Terms | Last Service | Map Code | | Time Out |
|---|---|---|---|---|---|
| | NET 30 | 07/13/2026 | | Lic:JE333952 | 11:23 AM |

| Service | Description | Price |
|---|---|---|
| FL COMM PM | WASP SERVICE | $50.00 |

Hello….I spoke with Sade on arrival….I inspected all for rodent boxes cleaned them and refreshed the bait there was heavy activity in all of the boxes today….I brushed the window frames eaves walk ways and patio area with a spider repellent I removed spiders and webs today….I sprayed a liquid residual along the foundation of the building for pest prevention….I applied granules in the mulch around the building and pool for ants and other general pests….for the wasp treatment I inspected and brushed around the picnic table area and the playground equipment I used an aerosol treatment to eliminate a wasp nest by the pool….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

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* 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

# Invoice

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

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

| P.O/Project ID | Date | Invoice # | Due Date | Acct # |
|---|---|---|---|---|
| | 07/01/2026 | 21959 | 07/31/2026 | |

| 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!***

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

# Invoice

BLUE LIFE POOL SERVICE

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

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
|---|---|---|---|---|---|
| 24725 | 07/23/2026 | $153.00 | 08/22/2026 | Net 30 | |

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

## Ways to pay

View and pay

| | |
|---|---|
| SUBTOTAL | 153.00 |
| TAX | 0.00 |
| TOTAL | 153.00 |
| BALANCE DUE | **$153.00** |

7720 2010 DY11 SIN 0709 NNNNYNNN 003538 T:0010 235420 (1of5)

90037_1008218830 1008218830

RECEIVED
JUL 14 2026
By

# UTILITY BILL

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

## City of Plant City

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

| 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 |
|---|---|---|---|
| 1747240 | 07/07/2026 | 06/09/2026 - 07/07/2026 | 07/28/2026 |

| CHARGE DESCRIPTION | METER NUMBER | PREVIOUS READ DATE | CURRENT READ DATE | PREVIOUS READING | CURRENT READING | USAGE | CHARGE AMOUNT |
|---|---|---|---|---|---|---|---|
| WATER COMMERCIAL | 23054781 | 06/01/26 | 06/30/26 | 405 | 433 | 28 | 75.16 |
| CONSUMPTION | | | | | RATE | USAGE | |
| WATER | | | | | 2.870000 | 28 | 80.36 |
| UTILITY TAX 10% | | | | | | | 15.55 |
| SEWER COMMERCIAL | | | | | | | 162.36 |
| CONSUMPTION | | | | | RATE | USAGE | |
| SEWER | | | | | 6.990000 | 28 | 195.72 |
| 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 |
|---|---|---|---|---|---|
| 06/26 | 32 | 02/26 | 5 | 10/25 | 9 |
| 05/26 | 21 | 01/26 | 5 | 09/25 | 9 |
| 04/26 | 14 | 12/25 | 6 | 08/25 | 18 |
| 03/26 | 10 | 11/25 | 14 | 07/25 | 13 |

| | |
|---|---|
| Previous Balance | **$634.20** |
| Total Current Billing | **$593.61** |
| Adjustments | **$0.00** |
| Less Payments Received | **-$634.20** |
| Penalties | **$0.00** |
| **Total Amount Due** | **$593.61** |

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

# UTILITY BILL

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

| SERVICE ADDRESS | CYCLE | ACCOUNT NUMBER | CUSTOMER NUMBER |
|---|---|---|---|
| 3716 N MARYLAND AVE | D | 1008400715 | 636117 |

| BILL NUMBER | DUE DATE | TOTAL AMOUNT DUE |
|---|---|---|
| 1747240 | **07/28/2026** | **$593.61** |

## City of Plant City

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

003538

***AUTO**MIXED AADC 750 3538 T10:11 3538 2 MB 0.667

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

Remit and make checks in US funds payable to:

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



00006042026301747240800000593616

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

# Invoice: #180644
July 2026

**Customer**
North Park Isles CDD
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

**Property / Project Address**
North Park Isles CDD
3716 N Maryland Ave
Plant City, FL 33565

| Project/Job | Invoice Date | Date Due | Terms | Customer PO # |
|---|---|---|---|---|
| North Park Isle – Site Enhancement Improvements<br>Estimate # 149534 | 7/10/2026 | 7/25/2026 | Net 15 | |

## Invoice Details

| Description of Services & Items | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| #149534 - North Park Isle – Site Enhancement Improvements | | | | **$6,271.46** |

Provide all labor, materials, equipment, and supervision necessary to complete the following landscape improvements throughout the North Park Isle community.

At Pocket Park/Pond 3, remove and replace ten (10) 3-gallon Viburnum suspensum shrubs that have declined beyond recovery due to the prolonged drought conditions and extreme temperatures experienced throughout Central Florida. New plant material will be installed to restore the appearance and uniformity of the landscape bed.

At the main entrance, install approximately 2,550 square feet of Floratam St. Augustine sod in designated areas to enhance curb appeal and improve the overall appearance of the community entrance. Areas will be prepared as necessary prior to sod installation to promote successful establishment.

At the Amenity Center, furnish and install one professional tree staking kit for the existing 4-inch caliper pine tree located near the entrance. The staking system will provide additional support and stabilization to help correct the tree's lean and encourage proper growth.

All work will be performed in accordance with industry best practices, and all work areas will be cleaned and left in a neat, professional condition upon completion.

| **LCE025: Tree/Plant Installation** | | | | **$6,271.46** |
|---|---|---|---|---|
| Site Prep, Removal, & Disposal (E) (Labor) | | | | $1050.00 |
| Pocket Park/ Pond 3 - Viburnum Suspensum (Kit) | 3 Gallon Plant | 10.00 | $36.75 | $367.50 |
| Amernity Center - Install tree kit - 4" Caliper Tree (Kit) | | | | $136.46 |
| Maryland Ave "Main Entrance " - St. Augustine "Floratam" Sod installed (E) (Kit) | Square Foot | 2550.00 | $1.85 | $4717.50 |

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

**Billing Questions**
rhonda.culotta@down2earthinc.com
(904) 780-2257

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 | $6,271.46 |
| Sales Tax | $0.00 |
| **Total** | **$6,271.46** |
| Credits/Payments | ($0.00) |
| **Balance Due** | **$6,271.46** |

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.

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

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

# Estimate: #149534

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

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

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

| Job | Estimated Job Start Date | Proposed By | Due Date |
|---|---|---|---|
| North Park Isle – Site Enhancement Improvements | July 27, 2026 | Greg Pittman | June 3, 2026 |

## Estimate Details

| Description of Services & Materials | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| **Tree/Plant Installation** | | | | |
| Site Prep, Removal, & Disposal (E) | | | | $1,050.00 |
| Amernity Center - Install tree kit - 4" Caliper Tree | | | | $136.46 |
| Pocket Park/ Pond 3 - Viburnum Suspensum | 3 Gallon Plant | 10 | $36.75 | $367.50 |
| Maryland Ave "Main Entrance " - St. Augustine "Floratam" Sod installed (E) | Square Foot | 2550 | $1.85 | $4,717.50 |
| | | | **Subtotal** | **$6,271.46** |
| | | | Estimated Tax | $0.00 |
| | | | **Job Total** | **$6,271.46** |

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

Provide all labor, materials, equipment, and supervision necessary to complete the following landscape improvements throughout the North Park Isle community.

At Pocket Park/Pond 3, remove and replace ten (10) 3-gallon Viburnum suspensum shrubs that have declined beyond recovery due to the prolonged drought conditions and extreme temperatures experienced throughout Central Florida. New plant material will be installed to restore the appearance and uniformity of the landscape bed.

At the main entrance, install approximately 2,550 square feet of Floratam St. Augustine sod in designated areas to enhance curb appeal and improve the overall appearance of the community entrance. Areas will be prepared as necessary prior to sod installation to promote successful establishment.

At the Amenity Center, furnish and install one professional tree staking kit for the existing 4-inch caliper pine tree located near the entrance. The staking system will provide additional support and stabilization to help correct the tree's lean and encourage proper growth.

All work will be performed in accordance with industry best practices, and all work areas will be cleaned and left in a neat, professional condition upon completion.

| Proposed By: | | Agreed & Accepted By: | |
|---|---|---|---|
| **Greg Pittman**<br>Down to Earth | 06/04/2026<br>Date | Jayna Cooper<br>Inframark | June 9, 2026<br>Date |

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

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

# Estimate: #149534

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

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

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

| Job | Estimated Job Start Date | Proposed By | Due Date |
|---|---|---|---|
| North Park Isle – Site Enhancement Improvements | July 27, 2026 | Greg Pittman | June 3, 2026 |

## Estimate Details

| Description of Services & Materials | Unit | Quantity | Rate | Amount |
|---|---|---|---|---|
| **Tree/Plant Installation** | | | | |
| Site Prep, Removal, & Disposal (E) | | | | $1,050.00 |
| Amernity Center - Install tree kit - 4" Caliper Tree | | | | $136.46 |
| Pocket Park/ Pond 3 - Viburnum Suspensum | 3 Gallon Plant | 10 | $36.75 | $367.50 |
| Maryland Ave "Main Entrance " - St. Augustine "Floratam" Sod installed (E) | Square Foot | 2550 | $1.85 | $4,717.50 |
| | | | **Subtotal** | **$6,271.46** |
| | | | Estimated Tax | $0.00 |
| | | | **Job Total** | **$6,271.46** |

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| Proposed By: | | Agreed & Accepted By: | |
|---|---|---|---|
| **Greg Pittman** | 06/04/2026 | Jayna Cooper | June 9, 2026 |
| Down to Earth | Date | Inframark | Date |

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

**GATE PROS INC**
2550 US Highway 17 S
Wauchula, FL 33873-8450
863.474.3090
accounting@gate-pros.com

# INVOICE

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

SHIP TO
NORTH PARK ISLES
POOL GATE

| | |
|---|---|
| INVOICE | 11648 |
| DATE | 03/06/2026 |
| TERMS | Net 30 |
| DUE DATE | 04/05/2026 |

| ACTIVITY | DESCRIPTION | AMOUNT |
|---|---|---|
| SERVICE | SERVICE CALL ON 2/27/2026<br>POOL GATE IS NOT LOCKING.<br>ADJUST HINGES AND TEST. | 250.00 |
| FUEL SURCHARGE | FUEL SURCHARGE | 25.00 |

BALANCE DUE **$275.00**

INFRAMARK

**Inframark, LLC**
**2002 West Grand Parkway North, Suite 100**
**Katy, Texas 77449**
**(281) 578-4200**

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

| Invoice Number | 1169236 |
|---|---|
| Invoice Date | 7/21/2026 |
| Due Date | 8/20/2026 |

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

**Tampa, FL 33607-6008**

| Service Description | Total |
|---|---|
| Maintenance Services | $754.00 |

| | |
|---|---|
| Subtotal | $754.00 |
| Sales Tax | $0.00 |
| Total | $754.00 |

**Please Pay This Amount**

**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**

**21 Jul 2026 01:19:42PM CST**

**DISTRICT : NORTH PARK ISLE CDD**

**Go Green! Think before you print.**

**INVOICE NO. 1169236 - DETAIL**

**INVOICE DATE: 7/21/2026**

| 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 | | | | | | | | | | |
| | 7/15/2026 | 4623130 | NPICDD District Area | General Porter Service; Porter Services July 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** | |

Spectrum BUSINESS®

July 11, 2026
Invoice Number: 0384991071126
Account Number: **8337 12 001 0384991**
Security Code: **0843**
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

**Auto Pay Notice**

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

## NEWS AND INFORMATION

**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 07/11/26 through 08/10/26 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 07/28/26* | |
| **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.

Spectrum BUSINESS®

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 11 07122026 NNNNNNNN 01 000699 0003

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

RECEIVED
JUL 20 2026
By

July 11, 2026
**NORTH PARK ISLE CDD**
Invoice Number: 0384991071126
Account Number: 8337 12 001 0384991
Service At: 3716 N MARYLAND AVE
PLANT CITY FL 33565

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

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

83371200103849910019538 8

NORTH PARK ISLE CDD
Invoice Number: 0384991071126
Account Number: 8337 12 001 0384991
Security Code: **0843**

Spectrum BUSINESS

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

8633 2390 DY RP 11 07122026 NNNNNNNN 01 000699 0003

## Charge Details

| | | |
|---|---|---|
| Previous Balance | | 195.38 |
| EFT Payment | 06/28 | -195.38 |
| **Remaining Balance** | | **$0.00** |

**Payments received after 07/11/26 will appear on your next bill.**

**Service from 07/11/26 through 08/10/26**

## 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

Spectrum BUSINESS

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

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By

**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 |
|---|---|---|---|
| 1746955 | 07/07/2026 | 06/09/2026 - 07/07/2026 | 07/28/2026 |

| CHARGE DESCRIPTION | METER NUMBER | PREVIOUS READ DATE | CURRENT READ DATE | PREVIOUS READING | CURRENT READING | USAGE | CHARGE AMOUNT |
|---|---|---|---|---|---|---|---|
| WATER RECLAIM COMI | 23123604 | 06/01/26 | 06/30/26 | 9004 | 9339 | 335 | 38.18 |
| CONSUMPTION | | | | | RATE | USAGE | |
| RECLAIM | | | | | 1.450000 | 20 | 29.00 |
| RECLAIM | | | | | 2.010000 | 315 | 633.15 |
| UTILITY TAX 10% | | | | | | | 70.03 |

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 |
|---|---|---|---|---|---|
| 06/26 | 406 | 02/26 | 289 | 10/25 | 178 |
| 05/26 | 224 | 01/26 | 223 | 09/25 | 224 |
| 04/26 | 132 | 12/25 | 252 | 08/25 | 168 |
| 03/26 | 132 | 11/25 | 259 | 07/25 | 408 |

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

| | |
|---|---|
| Previous Balance | **$927.34** |
| Total Current Billing | **$770.36** |
| Adjustments | **$0.00** |
| Less Payments Received | **-$927.34** |
| Penalties | **$0.00** |
| **Total Amount Due** | **$770.36** |

# 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 |
|---|---|---|
| 1746955 | **07/28/2026** | **$770.36** |

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

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

Remit and make checks in US funds payable to:

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



0000604202630174695520000770362

7720 2010 DY11 SIN 0709 NNNNYNNN 003538 T:0010 235420 (5of5)


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


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# UTILITY BILL

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

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

| BILL NUMBER | BILL DATE | BILLING PERIOD | DUE DATE |
|---|---|---|---|
| 1746956 | 07/07/2026 | 06/09/2026 - 07/07/2026 | 07/28/2026 |

| CHARGE DESCRIPTION | METER NUMBER | PREVIOUS READ DATE | CURRENT READ DATE | PREVIOUS READING | CURRENT READING | USAGE | CHARGE AMOUNT |
|---|---|---|---|---|---|---|---|
| WATER RECLAIM COMI | 23123604 | 06/01/26 | 06/30/26 | 18115 | 19049 | 934 | 38.18 |
| CONSUMPTION | | | | | RATE | USAGE | |
| RECLAIM | | | | | 1.450000 | 20 | 29.00 |
| RECLAIM | | | | | 2.010000 | 914 | 1837.14 |
| UTILITY TAX 10% | | | | | | | 190.43 |

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 |
|---|---|---|---|---|---|
| 06/26 | 1055 | 02/26 | 515 | 10/25 | 531 |
| 05/26 | 623 | 01/26 | 629 | 09/25 | 788 |
| 04/26 | 418 | 12/25 | 748 | 08/25 | 436 |
| 03/26 | 350 | 11/25 | 850 | 07/25 | 760 |

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

| | |
|---|---|
| Previous Balance | **$2,362.28** |
| Total Current Billing | **$2,094.75** |
| Adjustments | **$0.00** |
| Less Payments Received | **-$2,362.28** |
| Penalties | **$0.00** |
| **Total Amount Due** | **$2,094.75** |

# 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 |
|---|---|---|
| 1746956 | **07/28/2026** | **$2,094.75** |


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


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

127 00006042026301746956000002094753

20 2010 DY11 SIN 0709 NNNNYNNN 003538 T:0010 235420 (2of5)

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JUL 14 2026
By

# 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 |
|---|---|---|---|
| 1746951 | 07/07/2026 | 06/09/2026 - 07/07/2026 | 07/28/2026 |

| CHARGE DESCRIPTION | METER NUMBER | PREVIOUS READ DATE | CURRENT READ DATE | PREVIOUS READING | CURRENT READING | USAGE | CHARGE AMOUNT |
|---|---|---|---|---|---|---|---|
| WATER RECLAIM COMI | 23123604 | 06/01/26 | 06/30/26 | 22684 | 23155 | 471 | 38.18 |
| | | | | | RATE | USAGE | |
| CONSUMPTION | | | | | 1.450000 | 20 | 29.00 |
| RECLAIM | | | | | 2.010000 | 451 | 906.51 |
| RECLAIM | | | | | | | |
| | | | | | | | 97.37 |
| UTILITY TAX 10% | | | | | | | |

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

| BILL HISTORY | USAGE | BILL HISTORY | USAGE | BILL HISTORY | USAGE |
|---|---|---|---|---|---|
| 06/26 | 755 | 02/26 | 655 | 10/25 | 519 |
| 05/26 | 561 | 01/26 | 506 | 09/25 | 660 |
| 04/26 | 495 | 12/25 | 581 | 08/25 | 523 |
| 03/26 | 501 | 11/25 | 636 | 07/25 | 1384 |

| | |
|---|---|
| Previous Balance | **$1,698.98** |
| Total Current Billing | **$1,071.06** |
| Adjustments | **$0.00** |
| Less Payments Received | **-$1,698.98** |
| Penalties | **$0.00** |
| **Total Amount Due** | **$1,071.06** |

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

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

## UTILITY BILL

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

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

| BILL NUMBER | DUE DATE | TOTAL AMOUNT DUE |
|---|---|---|
| 1746951 | **07/28/2026** | **$1,071.06** |

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

Remit and make checks in US funds payable to:

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



0000604202630174695110000107106 7

7720 2010 DY11 SIN 0709 NNNNYNNN 003538 T:0010 235420 (3of5)

90037 1008218830 1008218830
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JUL 14 2026
By

**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 |
|---|---|---|---|
| 1746953 | 07/07/2026 | 06/09/2026 - 07/07/2026 | 07/28/2026 |

| CHARGE DESCRIPTION | METER NUMBER | PREVIOUS READ DATE | CURRENT READ DATE | PREVIOUS READING | CURRENT READING | USAGE | CHARGE AMOUNT |
|---|---|---|---|---|---|---|---|
| WATER RECLAIM COMI | 23123604 | 06/01/26 | 06/30/26 | 7871 | 8200 | 329 | 38.18 |
| CONSUMPTION | | | | | RATE | USAGE | |
| RECLAIM | | | | | 1.450000 | 20 | 29.00 |
| RECLAIM | | | | | 2.010000 | 309 | 621.09 |
| UTILITY TAX 10% | | | | | | | 68.83 |

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 |
|---|---|---|---|---|---|
| 06/26 | 414 | 02/26 | 286 | 10/25 | 208 |
| 05/26 | 254 | 01/26 | 253 | 09/25 | 267 |
| 04/26 | 181 | 12/25 | 285 | 08/25 | 203 |
| 03/26 | 166 | 11/25 | 286 | 07/25 | 430 |

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

| | |
|---|---|
| Previous Balance | **$945.03** |
| Total Current Billing | **$757.10** |
| Adjustments | **$0.00** |
| Less Payments Received | **-$945.03** |
| Penalties | **$0.00** |
| **Total Amount Due** | **$757.10** |

# 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 |
|---|---|---|
| 1746953 | **07/28/2026** | **$757.10** |

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

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



0000604202630174695370000075710 4

# INVOICE

**Gig Fiber LLC**
2502 N Rocky Point Dr Ste 1070
Tampa, FL 33607-1449

matthew@streetleaf.com
+1 (813) 800-5323
https://streetleaf.com/

**Bill to**
North Park Isle CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607 USA

**Ship to**
North Park Isle CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607 USA

**Invoice details**
Invoice no.: 7505
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

| # | Product or service | Description | Qty | Rate | Amount |
|---|---|---|---|---|---|
| 1. | **Solar Equipment Lease Income** | North Park Isle CDD - Ph 1 | 210 | $53.04 | $11,138.40 |

**Total** **$11,138.40**

## Ways to pay

VISA DISCOVER BANK

View and pay

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

**Statement Date:** July 15, 2026

| **Amount Due:** | **$28.48** |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221009295389

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

**Current Service Period:** June 10, 2026 - July 09, 2026

| | |
|---|---|
| Previous Amount Due | $30.26 |
| Payment(s) Received Since Last Statement | -$30.26 |
| **Current Month's Charges** | **$28.48** |
| **Amount Due by August 05, 2026** | **$28.48** |

**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.

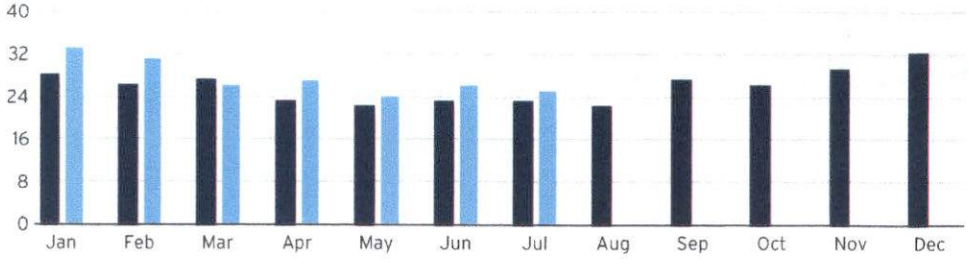
Scan here to view your account online.




Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

**Account #:** 221009295389
**Due Date:** August 05, 2026

| **Amount Due:** | **$28.48** |
|---|---|
| **Payment Amount:** $ _____ | |

653853675179

Your account will be drafted on August 05, 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.*

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009295389
Statement Date: July 15, 2026
Charges Due: August 05, 2026

## Meter Read

**Meter Location:** MONUMENT

**Service Period:** Jun 10, 2026 - Jul 09, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|
| 1000916155 | 07/09/2026 | 566 | 541 | 25 kWh | 1 | 30 Days |

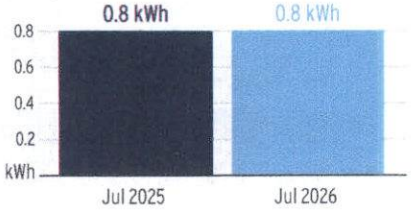
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *25 kWh @ $0.09202/kWh* | $2.30 |
| Fuel Charge | *25 kWh @ $0.03516/kWh* | $0.88 |
| Storm Protection Charge | *25 kWh @ $0.00568/kWh* | $0.14 |
| Clean Energy Transition Mechanism | *25 kWh @ $0.00418/kWh* | $0.10 |
| Storm Surcharge | *25 kWh @ $0.02121/kWh* | $0.53 |
| Florida Gross Receipt Tax | | $0.61 |
| **Electric Service Cost** | | **$24.36** |
| Franchise Fee | | $1.60 |
| Municipal Public Service Tax | | $2.52 |
| **Total Electric Cost, Local Fees and Taxes** | | **$28.48** |

**Total Current Month's Charges** **$28.48**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

**Statement Date:** July 15, 2026

| **Amount Due:** | **$29.43** |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221009295371

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

**Current Service Period:** June 10, 2026 - July 09, 2026

| | |
|---|---|
| Previous Amount Due | $31.38 |
| Payment(s) Received Since Last Statement | -$31.38 |
| **Current Month's Charges** | **$29.43** |
| **Amount Due by August 05, 2026** | **$29.43** |

**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.

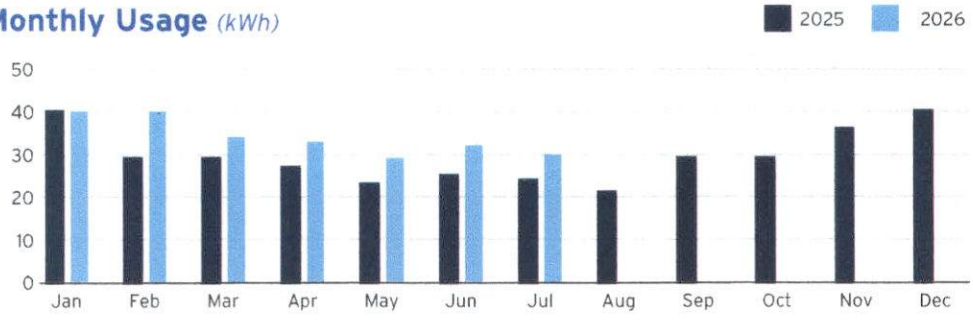
Scan here to view your account online.




Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

RECEIVED
JUL 21 2026
By

**Account #:** 221009295371
**Due Date:** August 05, 2026

| **Amount Due:** | **$29.43** |
|---|---|

**Payment Amount:** $ _____

653853675178

Your account will be drafted on August 05, 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.*

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221009295371**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

## Meter Read

**Service Period:** Jun 10, 2026 - Jul 09, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|
| 1000916158 | 07/09/2026 | 729 | 699 | 30 kWh | 1 | 30 Days |

## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *30 kWh @ $0.09202/kWh* | $2.76 |
| Fuel Charge | *30 kWh @ $0.03516/kWh* | $1.05 |
| Storm Protection Charge | *30 kWh @ $0.00568/kWh* | $0.17 |
| Clean Energy Transition Mechanism | *30 kWh @ $0.00418/kWh* | $0.13 |
| Storm Surcharge | *30 kWh @ $0.02121/kWh* | $0.64 |
| Florida Gross Receipt Tax | | $0.63 |
| **Electric Service Cost** | | **$25.18** |
| Franchise Fee | | $1.65 |
| Municipal Public Service Tax | | $2.60 |
| **Total Electric Cost, Local Fees and Taxes** | | **$29.43** |

**Total Current Month's Charges $29.43**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

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

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 15, 2026

| **Amount Due:** | **$30.53** |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221008673537

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

**Current Service Period:** June 10, 2026 - July 09, 2026

| | |
|---|---|
| Previous Amount Due | $38.87 |
| Payment(s) Received Since Last Statement | -$38.87 |
| **Current Month's Charges** | **$30.53** |
| **Amount Due by August 05, 2026** | **$30.53** |

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

## Your Energy Insight

Your average daily kWh used was 66.67% lower than the same period last year.

Your average daily kWh used was 50% lower than it was in your previous period.

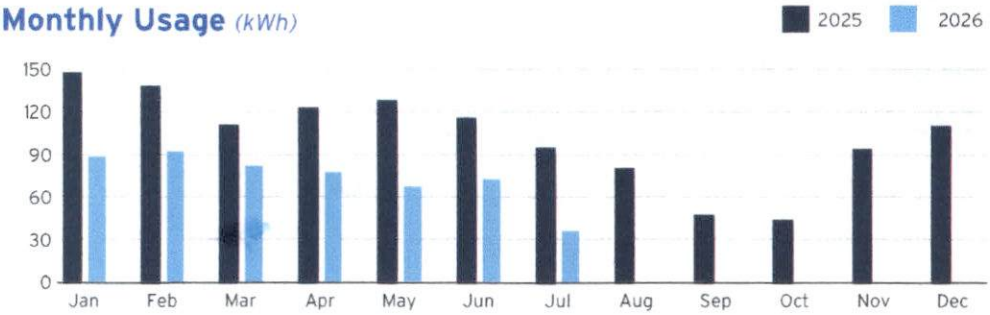
Scan here to view your account online.




Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 221008673537
**Due Date:** August 05, 2026

| **Amount Due:** | **$30.53** |
|---|---|

**Payment Amount:** $ _____

668668400021

Your account will be drafted on August 05, 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.*

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008673537
Statement Date: July 15, 2026
Charges Due: August 05, 2026

## Meter Read

**Meter Location:** ENTRANCE

**Service Period:** Jun 10, 2026 - Jul 09, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000869434 | 07/09/2026 | 3,387 | | 3,351 | | 36 kWh | 1 | 30 Days |

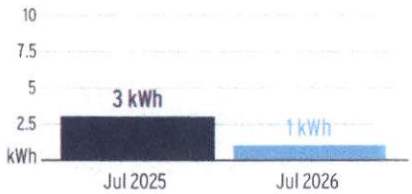
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *36 kWh @ $0.09202/kWh* | $3.31 |
| Fuel Charge | *36 kWh @ $0.03516/kWh* | $1.27 |
| Storm Protection Charge | *36 kWh @ $0.00568/kWh* | $0.20 |
| Clean Energy Transition Mechanism | *36 kWh @ $0.00418/kWh* | $0.15 |
| Storm Surcharge | *36 kWh @ $0.02121/kWh* | $0.76 |
| Florida Gross Receipt Tax | | $0.65 |
| **Electric Service Cost** | | **$26.14** |
| Franchise Fee | | $1.71 |
| Municipal Public Service Tax | | $2.68 |
| **Total Electric Cost, Local Fees and Taxes** | | **$30.53** |

**Total Current Month's Charges** **$30.53**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 15, 2026

| Amount Due: | $34.67 |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221009295348

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

**Current Service Period:** June 10, 2026 - July 09, 2026

| | |
|---|---|
| Previous Amount Due | $37.20 |
| Payment(s) Received Since Last Statement | -$37.20 |
| **Current Month's Charges** | **$34.67** |
| **Amount Due by August 05, 2026** | **$34.67** |

**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.

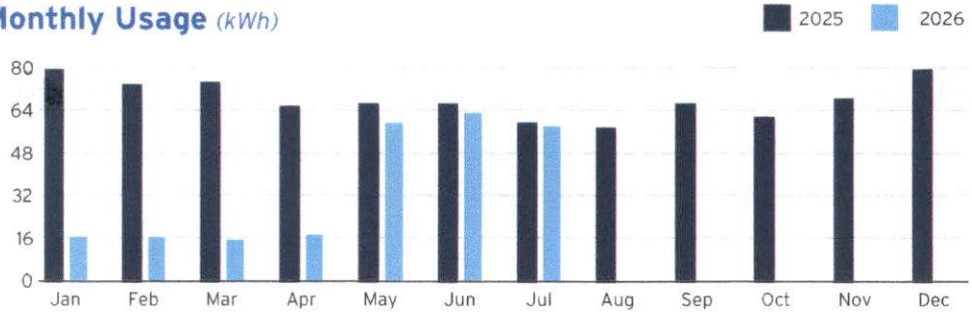
Scan here to view your account online.




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**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 221009295348
**Due Date:** August 05, 2026

| Amount Due: | $34.67 |
|---|---|

**Payment Amount:** $ _____

653853675176

Your account will be drafted on August 05, 2026

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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
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TAMPA, FL 33607-6008

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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.*

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009295348
Statement Date: July 15, 2026
Charges Due: August 05, 2026

## Meter Read

**Service Period:** Jun 10, 2026 - Jul 09, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000916157 | 07/09/2026 | 1,306 | | 1,248 | | 58 kWh | 1 | 30 Days |

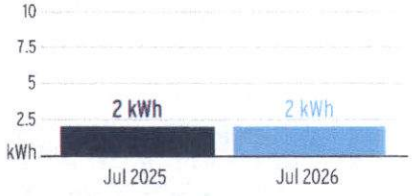
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *58 kWh @ $0.09202/kWh* | $5.34 |
| Fuel Charge | *58 kWh @ $0.03516/kWh* | $2.04 |
| Storm Protection Charge | *58 kWh @ $0.00568/kWh* | $0.33 |
| Clean Energy Transition Mechanism | *58 kWh @ $0.00418/kWh* | $0.24 |
| Storm Surcharge | *58 kWh @ $0.02121/kWh* | $1.23 |
| Florida Gross Receipt Tax | | $0.74 |
| **Electric Service Cost** | | **$29.72** |
| Franchise Fee | | $1.95 |
| Municipal Public Service Tax | | $3.00 |
| **Total Electric Cost, Local Fees and Taxes** | | **$34.67** |

**Total Current Month's Charges** **$34.67**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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Toll Free:
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 15, 2026

| **Amount Due:** | **$179.84** |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221008636724

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

**Current Service Period:** June 10, 2026 - July 09, 2026

| | |
|---|---|
| Previous Amount Due | $120.92 |
| Payment(s) Received Since Last Statement | -$120.92 |
| **Current Month's Charges** | **$179.84** |
| **Amount Due by August 05, 2026** | **$179.84** |

**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 54.1% lower than the same period last year.

Your average daily kWh used was **75% higher** than it was in your previous period.

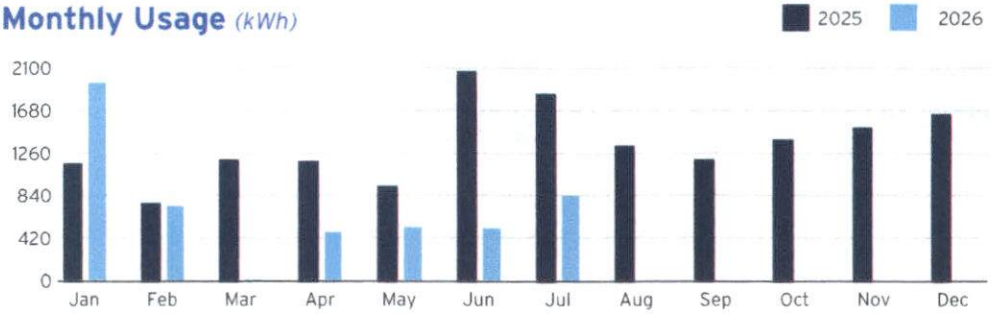
Scan here to view your account online.




Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 221008636724
**Due Date:** August 05, 2026

| **Amount Due:** | **$179.84** |
|---|---|
| **Payment Amount:** $ _____ | |

668668400020

Your account will be drafted on August 05, 2026

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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.*

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221008636724
Statement Date: July 15, 2026
Charges Due: August 05, 2026

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** Jun 10, 2026 - Jul 09, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|---|---|
| 1000850100 | 07/09/2026 | 41,267 | | 40,434 | | 833 kWh | 1 | 30 Days |

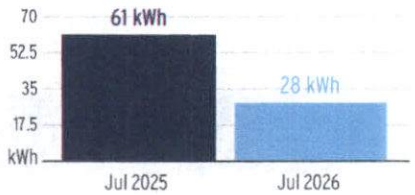
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| Energy Charge | *833 kWh @ $0.09202/kWh* | $76.65 |
| Fuel Charge | *833 kWh @ $0.03516/kWh* | $29.29 |
| Storm Protection Charge | *833 kWh @ $0.00568/kWh* | $4.73 |
| Clean Energy Transition Mechanism | *833 kWh @ $0.00418/kWh* | $3.48 |
| Storm Surcharge | *833 kWh @ $0.02121/kWh* | $17.67 |
| Florida Gross Receipt Tax | | $3.89 |
| **Electric Service Cost** | | **$155.51** |
| Franchise Fee | | $10.19 |
| Municipal Public Service Tax | | $14.14 |
| **Total Electric Cost, Local Fees and Taxes** | | **$179.84** |

**Total Current Month's Charges** **$179.84**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

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TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 15, 2026

| **Amount Due:** | **$1,357.28** |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221008971253

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

**Current Service Period:** June 10, 2026 - July 09, 2026

| | |
|---|---|
| Previous Amount Due | $1,342.76 |
| Payment(s) Received Since Last Statement | -$1,342.76 |
| **Current Month's Charges** | **$1,357.28** |
| **Amount Due by August 05, 2026** | **$1,357.28** |

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

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## Your Energy Insight

Your average daily kWh used was **6.98% higher** than the same period last year.

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

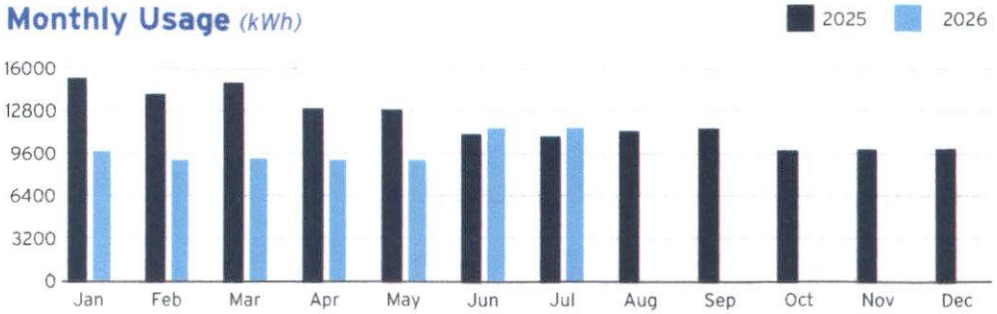
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## Monthly Usage *(kWh)*




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---

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

**Account #:** 221008971253
**Due Date:** August 05, 2026

| **Amount Due:** | **$1,357.28** |
|---|---|
| **Payment Amount:** $ _____ | |

668668400022

Your account will be drafted on August 05, 2026

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TAMPA, FL 33631-3318

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971253**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

## Meter Read

**Meter Location:** AMENITY CENTER

**Service Period:** Jun 10, 2026 - Jul 09, 2026 **Rate Schedule:** General Service Demand - Standard

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|
| 1000799286 | 07/09/2026 | 15,859 | 4,368 | 11,491 kWh | 1 | 30 Days |
| 1000799286 | 07/09/2026 | 20.81 | 0 | 20.81 kW | 1 | 30 Days |

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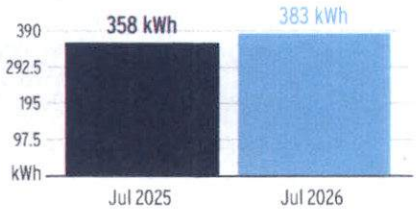
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $1.12000* | $33.60 |
| Billing Demand Charge | *21 kW @ $19.06000/kW* | $400.26 |
| Energy Charge | *11,491 kWh @ $0.00815/kWh* | $93.65 |
| Fuel Charge | *11,491 kWh @ $0.03516/kWh* | $404.02 |
| 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 | *11,491 kWh @ $0.00072/kWh* | $8.27 |
| Clean Energy Transition Mechanism | *21 kW @ $1.15000/kW* | $24.15 |
| Storm Surcharge | *11,491 kWh @ $0.01035/kWh* | $118.93 |
| Florida Gross Receipt Tax | | $29.67 |
| **Electric Service Cost** | | **$1,186.68** |
| Franchise Fee | | $77.73 |
| Municipal Public Service Tax | | $92.87 |
| **Total Electric Cost, Local Fees and Taxes** | | **$1,357.28** |

**Total Current Month's Charges** **$1,357.28**

## Avg kWh Used Per Day




## Billing Demand (kW)




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

## Ways To Pay Your Bill

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

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

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

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

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

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

## Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 15, 2026

| **Amount Due:** | **$26.99** |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221009295355

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

**Current Service Period:** June 10, 2026 - July 09, 2026

| | |
|---|---|
| Previous Amount Due | $28.57 |
| Payment(s) Received Since Last Statement | -$28.57 |
| **Current Month's Charges** | **$26.99** |
| **Amount Due by August 05, 2026** | **$26.99** |

**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% lower than the same period last year.

Your average daily kWh used was **20% higher** than it was in your previous period.

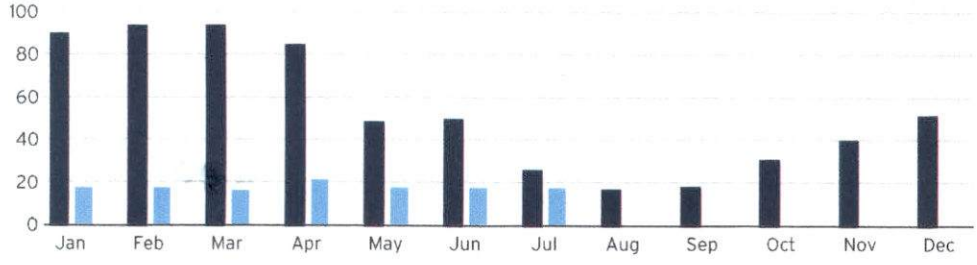
Scan here to view your account online.




Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

## Monthly Usage *(kWh)*




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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #:** 221009295355
**Due Date:** August 05, 2026

| **Amount Due:** | **$26.99** |
|---|---|
| **Payment Amount:** $ _____ | |

653853675177

Your account will be drafted on August 05, 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.*

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009295355
Statement Date: July 15, 2026
Charges Due: August 05, 2026

## Meter Read

**Service Period:** Jun 10, 2026 - Jul 09, 2026 **Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|---|---|---|---|---|---|---|
| 1000916156 | 07/09/2026 | 906 | 889 | 17 kWh | 1 | 30 Days |

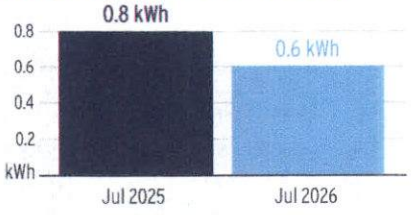
## Charge Details

### Electric Charges

| | | |
|---|---|---|
| Daily Basic Service Charge | *30 days @ $0.66000* | $19.80 |
| 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 | | $0.58 |
| **Electric Service Cost** | | **$23.07** |
| Franchise Fee | | $1.51 |
| Municipal Public Service Tax | | $2.41 |
| **Total Electric Cost, Local Fees and Taxes** | | **$26.99** |

**Total Current Month's Charges** **$26.99**

## Avg kWh Used Per Day




## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

00000019-0000480-Page 12 of 30

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

## Ways To Pay Your Bill

**Bank Draft**
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**In-Person**
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**Payments:**
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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

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

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

## Contact Us

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

**Statement Date:** July 15, 2026

| **Amount Due:** | **$11,116.01** |
|---|---|

**Due Date:** August 05, 2026
**Account #:** 221008971600

**DO NOT PAY. Your account will be drafted on August 05, 2026**

## Account Summary

| | |
|---|---|
| Previous Amount Due | $11,116.01 |
| Payment(s) Received Since Last Statement | -$11,116.01 |
| **Current Month's Charges** | **$11,116.01** |
| **Amount Due by August 05, 2026** | **$11,116.01** |

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

Scan here to view your account online.




Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #:** 221008971600
**Due Date:** August 05, 2026

| **Amount Due:** | **$11,116.01** |
|---|---|
| **Payment Amount:** $ _____ | |

668668400023

Your account will be drafted on August 05, 2026

**Pay your bill online at TampaElectric.com**
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NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

**Service Period:** Jun 10, 2026 - Jul 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

| | | |
|---|---|---|
| Lighting Energy Charge | *2700 kWh @ $0.03411/kWh* | $92.10 |
| Monthly Charge | | $4472.02 |
| Lighting Fuel Charge | *2700 kWh @ $0.03452/kWh* | $93.20 |
| Storm Protection Charge | *2700 kWh @ $0.00574/kWh* | $15.50 |
| Clean Energy Transition Mechanism | *2700 kWh @ $0.00043/kWh* | $1.16 |
| Storm Surcharge | *2700 kWh @ $0.01230/kWh* | $33.21 |
| Florida Gross Receipt Tax | | $6.03 |
| **Lighting Charges** | | **$4,713.22** |

*Billing information continues on next page* →

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## Ways To Pay Your Bill

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Tampa Electric
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Tampa, FL 33601-0111

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**Phone**
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## Contact Us

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813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

**Service Period:** Jun 10, 2026 - Jul 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

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

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

**Service Period:** Jun 10, 2026 - Jul 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

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

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

**Service Period:** Jun 10, 2026 - Jul 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

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

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

**Service Period:** Jun 10, 2026 - Jul 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

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

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

**Service Period:** Jun 10, 2026 - Jul 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

| | | |
|---|---|---|
| Lighting Energy Charge | *210 kWh @ $0.03411/kWh* | $7.16 |
| Monthly Charge | | $655.46 |
| Lighting Fuel Charge | *210 kWh @ $0.03452/kWh* | $7.25 |
| Storm Protection Charge | *210 kWh @ $0.00574/kWh* | $1.21 |
| Clean Energy Transition Mechanism | *210 kWh @ $0.00043/kWh* | $0.09 |
| Storm Surcharge | *210 kWh @ $0.01230/kWh* | $2.58 |
| Florida Gross Receipt Tax | | $0.47 |
| **Lighting Charges** | | **$674.22** |

*Billing information continues on next page* →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

**Service Period:** Jun 10, 2026 - Jul 09, 2026

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

### Electric Charges

**Lighting Service Items LS-2 (Bright Choices) for 30 days**

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

**Total Current Month's Charges** **$11,116.01**

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

**Account #: 221008971600**
**Statement Date: July 15, 2026**
**Charges Due: August 05, 2026**

## Important Messages

**Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.**
Beginning in August, small business customers will save about $20 per 1,000 kWh each month, or 11-12% overall. That's saving of about $40/month for 2,000kWh and nearly $60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit **TampaElectric.com/BizSave**

# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: July 02, 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 |

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

Approved for payment:

Angel Montagna
District Manager Signature

July 02, 2026
Date

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

# Business Observer

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

## INVOICE

**Legal Advertising**

**Invoice # 26-02271H** **Date 07/03/2026**

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

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

| Description | Amount |
|---|---|
| **Serial #** 26-02271H<br>**Notice of Public Hearing**<br>**RE:** North Park Isle CDD Board of Supervisors Meeting on 8/6/26 at 2:00 PM<br>**Published:** 7/3/2026 | $350.00 |

**Important Message**

**Please include our Serial # on your check**

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

| | |
|---|---|
| Paid | () |
| **Total** | **$350.00** |

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

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

**NOTICE**

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

# Business Observer

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


## INVOICE

**Legal Advertising**

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# Business Observer

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

## INVOICE

**Legal Advertising**

**Invoice # 26-02357H** **Date 07/10/2026**

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

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

| Description | Amount |
|---|---|
| **Serial #** 26-02357H<br>**Notice of Public Hearing**<br>**RE:** North Park Isle CDD Board of Supervisors Meeting on 8/6/26 at 2:00 PM<br>**Published:** 7/10/2026 | $76.56 |

**Important Message**

**Please include our Serial # on your check**

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

| | |
|---|---|
| Paid | () |
| **Total** | **$76.56** |

**Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held**

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# Business Observer

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


## INVOICE

### Legal Advertising

**Notice of Public Hearing and Board of Supervisors Meeting of the North Park Isle Community Development District**

The Board of Supervisors (the **"Board"**) of the North Park Isle Community Development District (the **"District"**) will hold a public hearing and a regular meeting Thursday, August 6, 2026, 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at www.northparkislecdd.com at least two (2) days before the meeting or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at 954-603-0034.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Angel Montagna, District Manager
July 10, 2026 26-02357H


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

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# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: July 02, 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 |

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

Approved for payment:

**Angel Montagna**
District Manager Signature

July 02, 2026
Date

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

# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: July 02, 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:

Angel Montagna
District Manager Signature

July 02, 2026
Date

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

# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: July 02, 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 |

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

Approved for payment:

Angel Montagna
District Manager Signature

July 02, 2026
Date

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

# Invoice

INV304403

Off Duty Management Inc.
1906 Avenue D #200
Katy, TX 77493
281-347-8500
invoicing@offdutymanagement.com

1/29/2026
Terms: Net 30
Due Date: 2/28/2026

**Bill To Attn To:**
Rollamay Turkoane
North Park Isle CDD
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

**WorkSite Address**
Britney Merkel
1001 North Westshore Boulevard
Tampa FL 33607
US

**Make Check Payable and Mail to:**
Off Duty Management, Inc.
P.O. Box 737377
Dallas ,TX 75373-7377
**Please include invoice number with payment**

| Project | PO | Job #/Ref # | Amount Due |
|---|---|---|---|
| 155147 North Park Isle CDD : ODM-20251203-0219:North Park Isle CDD | | | **$377.88** |

| Agency | Time IN - Time OUT | Officer | Type | Hours/ Qty | Rate | Amount |
|---|---|---|---|---|---|---|
| Hillsborough County-SO-FL | 1/22/2026 1:00:00 PM - 1/22/2026 4:00:00 PM | Kalin Hall | Regular | 3 | $62.98 | $188.94 |
| Hillsborough County-SO-FL | 1/22/2026 1:00:00 PM - 1/22/2026 4:00:00 PM | Ketan Patel | Regular | 3 | $62.98 | $188.94 |
| | | | **Regular Total** | | | **$377.88** |

**Invoice Comments:**

**Request Id: ODM-20251203-0219**

| | |
|---|---|
| **Invoice Subtotal** | $377.88 |
| **Tax Total** | $0.00 |
| **Invoice Total** | $377.88 |
| **Total Paid** | $0.00 |
| **Amount Due** | $377.88 |

CLICK TO PAY NOW

INV304403

# Invoice

#INV369474

6/29/2026

Terms: Due on receipt
Due Date: 6/29/2026

Off Duty Management Inc.
1906 Avenue D #200
Katy, TX 77493
281-347-8500
invoicing@offdutymanagement.com

**Bill To Attn To:**
Rollamay Turkoane
North Park Isle CDD
2005 Pan Am Circle Suite 300
Tampa FL 33607
United States

**Make Check Payable and Mail to:**
Off Duty Management, Inc.
P.O. Box 737377
Dallas ,TX 75373-7377
**Please include invoice number with payment**

| Item | Description/ Invoice | Invoice Due Date | Invoice Past Due Amount | Late Charge Assessed |
|---|---|---|---|---|
| **Overdue Payment Charge** | INV304403 | 2/28/2026 | $377.88 | $5.67 |

**Invoice Comments:**
Overdue Payment Charge.

**Request Id:**

| | |
|---|---|
| **Invoice Subtotal** | $5.67 |
| **Tax Total (%)** | $0.00 |
| **Invoice Total** | $5.67 |
| **Total Paid** | $0.00 |
| **Amount Due** | $5.67 |

CLICK TO PAY NOW

INV369474

# Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: North Park Isle CDD

Board Meeting Date: July 02, 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 |

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

Approved for payment:

Angel Montagna
District Manager Signature

July 02, 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_180147 |
| Invoice Date | 2026-06-22 |
| Due Date: | 2026-07-07 |
| Terms: | NET15 |
| Customer ID: | 214488 |
| Customer PO: | |
| **Amount Due:** | **$2,390.37** |

**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 |
|---|---|---|---|---|
| 2026-05-22-<br>2026-06-21 | Dedicated Security Officer - Pool Security: :<br>Service Location:<br>North Park Isle | 63.75 | $34.88 | $2,223.60 |

| | |
|---|---|
| Subtotal | $2,223.60 |
| Sales tax | $166.77 |
| 1) FLORIDA FL STATE TAX (6) | $133.42 |
| 2) HILLSBOROUGH FL COUNTY TAX (1.5) | $33.35 |
| Total | $2,390.37 |

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<br>2005 PAN AM CIRCLE<br>STE 300<br>TAMPA, FL 33607 |

| INVOICE # | DATE | TOTAL DUE | DUE DATE | TERMS | ENCLOSED |
| --- | --- | --- | --- | --- | --- |
| 24608 | 07/02/2026 | $211.00 | 08/01/2026 | Net 30 | |

| ITEM | DESCRIPTION | QTY | RATE | AMOUNT |
| --- | --- | --- | --- | --- |
| **WATER CONTROL VAK.** | WATER LEVEL CONTROL VALVE VAKPAK SYSTEM. | 1 | 151.00 | 151.00 |
| **INSTALLATION** | INSTALLATION | 1 | 60.00 | 60.00 |

## Ways to pay

View and pay

| | |
| --- | --- |
| SUBTOTAL | 211.00 |
| TAX | 0.00 |
| TOTAL | 211.00 |
| BALANCE DUE | **$211.00** |

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

# *North Park Isle Community Development District*

## *Financial Report*

## *July 31, 2026*

CLEAR PARTNERSHIPS



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 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 |
|---|---|---|---|---|---|---|---|---|
| **ASSETS** | | | | | | | | |
| Cash - Operating Account | $ 55,023 | $ - | $ - | $ - | $ - | $ - | $ - | $ 55,023 |
| Cash In Bank | 357,125 | - | - | - | - | - | - | 357,125 |
| Accounts Receivable - Off-Roll | 336,007 | - | 532,927 | - | - | - | - | 868,934 |
| Other Receivables | 2,662 | - | - | - | - | - | - | 2,662 |
| Due From Other Funds | - | 7,687 | 35,782 | - | - | - | - | 43,469 |
| Investments: | | | | | | | | |
| General Account | - | - | - | 2 | - | - | - | 2 |
| Acq. & Construction - Master | - | - | - | - | 68,023 | - | - | 68,023 |
| Acquisition & Construction Account | - | - | - | 2,912 | 3,494 | - | - | 6,406 |
| Prepayment Account | - | 225 | - | - | - | - | - | 225 |
| Reserve Fund | - | 340,834 | 406,196 | - | - | - | - | 747,030 |
| Revenue Fund | - | 365,093 | 953,450 | - | - | - | - | 1,318,543 |
| Prepaid Trustee Fees | 3,901 | - | - | - | - | - | - | 3,901 |
| 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** | **$ 778,275** | **$ 713,839** | **$ 1,928,355** | **$ 2,914** | **$ 71,517** | **$ 25,092,438** | **$ 23,095,000** | **$ 51,682,338** |
| **LIABILITIES** | | | | | | | | |
| Accounts Payable | $ 140,501 | $ - | $ - | $ - | $ - | $ - | $ - | $ 140,501 |
| Accrued Taxes Payable | 15 | - | - | - | - | - | - | 15 |
| Bonds Payable | - | - | - | - | - | - | 23,095,000 | 23,095,000 |
| Due To Other Funds | 55,317 | - | - | 1,130 | - | - | - | 56,447 |
| **TOTAL LIABILITIES** | **195,833** | **-** | **-** | **1,130** | **-** | **-** | **23,095,000** | **23,291,963** |

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 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 |
|---|---|---|---|---|---|---|---|---|
| **FUND BALANCES** | | | | | | | | |
| Nonspendable: | | | | | | | | |
| Prepaid Trustee Fees | 3,901 | - | - | - | - | - | - | 3,901 |
| Restricted for: | | | | | | | | |
| Debt Service | - | 713,839 | 1,928,355 | - | - | - | - | 2,642,194 |
| Capital Projects | - | - | - | 1,784 | 71,517 | - | - | 73,301 |
| Unassigned: | 578,541 | - | - | - | - | 25,092,438 | - | 25,670,979 |
| **TOTAL FUND BALANCES** | **582,442** | **713,839** | **1,928,355** | **1,784** | **71,517** | **25,092,438** | **-** | **28,390,375** |
| **TOTAL LIABILITIES & FUND BALANCES** | **$ 778,275** | **$ 713,839** | **$ 1,928,355** | **$ 2,914** | **$ 71,517** | **$ 25,092,438** | **$ 23,095,000** | **$ 51,682,338** |

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending July 31, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 10,629 | $ 10,629 | 0.00% |
| Interest - Tax Collector | - | 787 | 787 | 0.00% |
| Rental Income | - | 2,850 | 2,850 | 0.00% |
| Special Assmnts- Tax Collector | 614,505 | 665,290 | 50,785 | 108.26% |
| Special Assmnts- CDD Collected | 518,064 | 916,661 | 398,597 | 176.94% |
| Special Assmnts- Discounts | - | (13,314) | (13,314) | 0.00% |
| Other Miscellaneous Revenues | - | 3,635 | 3,635 | 0.00% |
| Resident FOBs | - | 900 | 900 | 0.00% |
| **TOTAL REVENUES** | **1,132,569** | **1,587,438** | **454,869** | **140.16%** |
| **EXPENDITURES** | | | | |
| **Administration** | | | | |
| Supervisor Fees | 12,000 | 9,600 | 2,400 | 80.00% |
| Trustees Fees | 8,100 | 13,055 | (4,955) | 161.17% |
| Field Management | 18,000 | 17,500 | 500 | 97.22% |
| Disclosure Report | 7,200 | 8,550 | (1,350) | 118.75% |
| District Counsel | 15,000 | 28,082 | (13,082) | 187.21% |
| District Engineer | 12,500 | 5,906 | 6,594 | 47.25% |
| 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 | 22 | 478 | 4.40% |
| 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 | 932 | 2,068 | 31.07% |
| Bank Fees | 250 | 4,629 | (4,379) | 1851.60% |
| Website Admin Services | 1,500 | 1,989 | (489) | 132.60% |
| Onsite Office Supplies | 1,000 | 21 | 979 | 2.10% |
| Dues, Licenses & Fees | 175 | 175 | - | 100.00% |
| **Total Administration** | 238,269 | 250,252 | (11,983) | 105.03% |
| **Electric Utility Services** | | | | |
| Water/Waste | 40,000 | 44,056 | (4,056) | 110.14% |
| Electric Utility Services | 170,000 | 74,665 | 95,335 | 43.92% |
| Street Lights | 130,000 | 180,059 | (50,059) | 138.51% |
| **Total Electric Utility Services** | 340,000 | 298,780 | 41,220 | 87.88% |

## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending July 31, 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 |
|---|---|---|---|---|
| **Other Physical Environment** | | | | |
| Wildlife Control | 1,500 | - | 1,500 | 0.00% |
| Debris Cleanup | 5,000 | 2,080 | 2,920 | 41.60% |
| Landscape Maintenance - Contract | 195,000 | 184,012 | 10,988 | 94.37% |
| 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 | 60,325 | (8,425) | 116.23% |
| Aquatics - Plant Replacement | 2,000 | - | 2,000 | 0.00% |
| **Total Other Physical Environment** | 366,400 | 368,774 | (2,374) | 100.65% |
| **Parks and Recreation** | | | | |
| Pool Monitor | 12,000 | 3,200 | 8,800 | 26.67% |
| Pool Maintenance - Contract | 24,000 | 20,200 | 3,800 | 84.17% |
| Amenity Pest Control | 2,000 | 1,939 | 61 | 96.95% |
| Janitorial Services & Supplies | 9,600 | 7,693 | 1,907 | 80.14% |
| Internet & Wifi | - | 1,932 | (1,932) | 0.00% |
| R&M Drainage | 25,000 | - | 25,000 | 0.00% |
| Pools R&M | 10,000 | 2,852 | 7,148 | 28.52% |
| 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 | 2,310 | 490 | 82.50% |
| Security Monitoring Services | 15,000 | 3,781 | 11,219 | 25.21% |
| 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 | 43,123 | (23,123) | 215.62% |
| 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 | 2,262 | 2,238 | 50.27% |
| Amenity Furniture R&M | 5,000 | - | 5,000 | 0.00% |
| **Total Parks and Recreation** | 187,900 | 114,415 | 73,485 | 60.89% |
| **TOTAL EXPENDITURES** | **1,132,569** | **1,032,221** | **100,348** | **91.14%** |

## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending July 31, 2026

General Fund (001)

***(In Whole Numbers)***

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | VARIANCE ($) FAV(UNFAV) | YTD ACTUAL AS A % OF ADOPTED BUD |
|---|---|---|---|---|
| Excess (deficiency) of revenues Over (under) expenditures | - | 555,217 | 555,217 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **27,225** | | |
| **FUND BALANCE, ENDING** | | **$ 582,442** | | |

## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending July 31, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 24,069 | $ 24,069 | 0.00% |
| Interest - Tax Collector | - | 617 | 617 | 0.00% |
| Special Assmnts- Tax Collector | 680,175 | 690,983 | 10,808 | 101.59% |
| **TOTAL REVENUES** | **680,175** | **715,669** | **35,494** | **105.22%** |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| 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 | - | 26,219 | 26,219 | 0.00% |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Interfund Transfers-Out | - | (9,677) | (9,677) | 0.00% |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **(9,677)** | **(9,677)** | **0.00%** |
| Net change in fund balance | $ - | $ 16,542 | $ 16,542 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **697,297** | | |
| **FUND BALANCE, ENDING** | | **$ 713,839** | | |

## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending July 31, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 35,520 | $ 35,520 | 0.00% |
| Interest - Tax Collector | - | 168 | 168 | 0.00% |
| Special Assmnts- Tax Collector | 809,429 | 188,560 | (620,869) | 23.30% |
| Special Assmnts- CDD Collected | - | 958,219 | 958,219 | 0.00% |
| **TOTAL REVENUES** | **809,429** | **1,182,467** | **373,038** | **146.09%** |
| **EXPENDITURES** | | | | |
| **Debt Service** | | | | |
| 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 | - | 374,057 | 374,057 | 0.00% |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Interfund Transfers-Out | - | (11,526) | (11,526) | 0.00% |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **(11,526)** | **(11,526)** | **0.00%** |
| Net change in fund balance | $ - | $ 362,531 | $ 362,531 | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **1,565,824** | | |
| **FUND BALANCE, ENDING** | | **$ 1,928,355** | | |

## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending July 31, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 991 | $ 991 | 0.00% |
| **TOTAL REVENUES** | **-** | **991** | **991** | **0.00%** |
| **EXPENDITURES** | | | | |
| **Construction In Progress** | | | | |
| 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 | - | (46,070) | (46,070) | 0.00% |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Interfund Transfer - In | - | 9,677 | 9,677 | 0.00% |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **9,677** | **9,677** | **0.00%** |
| Net change in fund balance | $ - | $ (36,393) | $ (36,393) | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **38,177** | | |
| **FUND BALANCE, ENDING** | | **$ 1,784** | | |

## NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

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

For the Period Ending July 31, 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 |
|---|---|---|---|---|
| **REVENUES** | | | | |
| Interest - Investments | $ - | $ 4,301 | $ 4,301 | 0.00% |
| **TOTAL REVENUES** | **-** | **4,301** | **4,301** | **0.00%** |
| **EXPENDITURES** | | | | |
| **Construction In Progress** | | | | |
| 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 | - | (101,380) | (101,380) | 0.00% |
| **OTHER FINANCING SOURCES (USES)** | | | | |
| Interfund Transfer - In | - | 11,526 | 11,526 | 0.00% |
| **TOTAL FINANCING SOURCES (USES)** | **-** | **11,526** | **11,526** | **0.00%** |
| Net change in fund balance | $ - | $ (89,854) | $ (89,854) | 0.00% |
| **FUND BALANCE, BEGINNING (OCT 1, 2025)** | | **161,371** | | |
| **FUND BALANCE, ENDING** | | **$ 71,517** | | |

# Bank Account Statement

North Park Isle CDD



| | | | |
|---|---|---|---|
| **Bank Account No.** | 8942 | | |
| **Statement No.** | 26_07 | **Statement Date** | 07/31/2026 |

| | | | |
|---|---|---|---|
| **G/L Account No. 101001 Balance** | 55,022.55 | **Statement Balance** | 48,286.75 |
| | | **Outstanding Deposits** | 6,897.53 |
| **Positive Adjustments** | 0.00 | **Subtotal** | 55,184.28 |
| **Subtotal** | 55,022.55 | **Outstanding Checks** | -161.73 |
| **Negative Adjustments** | 0.00 | **Ending Balance** | 55,022.55 |
| **Ending G/L Balance** | 55,022.55 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|---|
| **Deposits** | | | | | | | |
| | | | | | | | 0.00 |
| 07/01/2026 | Payment | GC000001 | HOLMES KAILAH BRIYANNA | HOLMES KAILAH BRIYANNA | 695.00 | 695.00 | 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 |
| 07/08/2026 | | JE001185 | | Wire Transfer from Valley | 15,000.00 | 15,000.00 | 0.00 |
| 07/22/2026 | Payment | 3138 | JONES WILLIAM III | JONES WILLIAM III | 744.39 | 744.39 | 0.00 |
| 07/23/2026 | Payment | 1301 | MALEY STEFFAN JAY | MALEY STEFFAN JAY | 5,235.47 | 5,235.47 | 0.00 |
| 07/23/2026 | | JE001209 | Special Assmnts-CDD Collected | Tina & Stefan Maley - Ck #1301 07/20/2026 - Overp | 0.03 | 0.03 | 0.00 |
| 07/27/2026 | Payment | 1070 | WALKER ADAM SCOTT | WALKER ADAM SCOTT | 2,744.39 | 2,744.39 | 0.00 |
| 07/28/2026 | Payment | 0009747101 | AGNE LARRY FRANCIS JR | AGNE LARRY FRANCIS JR | 2,744.39 | 2,744.39 | 0.00 |
| 07/29/2026 | Payment | 103 | BELETT LEANNE | BELETT LEANNE | 2,744.39 | 2,744.39 | 0.00 |
| 07/29/2026 | Payment | 157 | SPATH BRIANNA NICOLE | SPATH BRIANNA NICOLE | 5,235.47 | 5,235.47 | 0.00 |
| 07/28/2026 | Payment | 2796 | MARTE CARMEN GRISELDA | MARTE CARMEN GRISELDA | 2,744.39 | 2,744.39 | 0.00 |
| 07/29/2026 | Payment | 6058802514 | ALNOMAN MUNTADHER | ALNOMAN MUNTADHER | 2,744.39 | 2,744.39 | 0.00 |
| 07/31/2026 | Payment | 0009750550 | COUFAL TY JOHN-CHARLES | COUFAL TY JOHN-CHARLES | 2,744.39 | 2,744.39 | 0.00 |
| 07/30/2026 | Payment | 046464579 | CORTINA JULIE | CORTINA JULIE | 2,744.39 | 2,744.39 | 0.00 |
| 07/30/2026 | Payment | 4002709361 | TORRES DAYNA JEANETTE | TORRES DAYNA JEANETTE | 2,744.39 | 2,744.39 | 0.00 |
| 07/13/2026 | Payment | 0004 | HOLMES KAILAH BRIYANNA | HOLMES KAILAH BRIYANNA | 691.00 | 691.00 | 0.00 |
| 07/15/2026 | Payment | 3136 | JONES WILLIAM III | JONES WILLIAM III | 1,000.00 | 1,000.00 | 0.00 |
| 07/31/2026 | Payment | 0009753967 | JENKINS NATHANIEL ADAM | JENKINS NATHANIEL ADAM | 2,744.39 | 2,744.39 | 0.00 |
| 07/31/2026 | | JE001219 | Interest - Investments | Interest Revenue 07/26 | 17.54 | 17.54 | 0.00 |
| **Total Deposits** | | | | | 65,025.05 | 65,025.05 | 0.00 |
| **Checks** | | | | | | | |

| | | | |
|---|---|---|---|
| **Bank Account No.** | 8942 | | |
| **Statement No.** | 26_07 | **Statement Date** | 07/31/2026 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | | 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 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | -634.20 | -634.20 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | -927.34 | -927.34 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | -945.03 | -945.03 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | -1,698.98 | -1,698.98 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | -2,362.28 | -2,362.28 | 0.00 |
| 07/01/2026 | | JE001213 | Bank Fees | Overdraft Fee 07/01/2026 | -36.00 | -36.00 | 0.00 |
| 07/03/2026 | | JE001214 | Bank Fees | Overdraft Fee 07/03/2026 | -36.00 | -36.00 | 0.00 |
| 07/21/2026 | | JE001215 | Bank Fees | Service Charge 07/26 | -373.70 | -373.70 | 0.00 |
| 07/03/2026 | | JE001221 | Special Assmnts-CDD Collected | Returned Check for Kailah Briyanna Holmes | -695.00 | -695.00 | 0.00 |
| 07/31/2026 | | JE001222 | Special Assmnts-CDD Collected | Returned Deposit Item 919958 99000358 | -2,744.39 | -2,744.39 | 0.00 |
| **Total Checks** | | | | | -22,159.56 | -22,159.56 | 0.00 |

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

| | | | | | |
|---|---|---|---|---|---|
| 03/06/2026 | Payment | 300232 | TECO | Inv: 021326-36724-ACH | -161.73 |
| **Total Outstanding Checks** | | | | | -161.73 |

**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



| | | | |
|---|---|---|---|
| **Bank Account No.** | 6208 | | |
| **Statement No.** | 26-07 | **Statement Date** | 07/31/2026 |

| | | | |
|---|---|---|---|
| **G/L Account No. 101002 Balance** | 357,125.48 | **Statement Balance** | 370,128.71 |
| | | **Outstanding Deposits** | 0.00 |
| **Positive Adjustments** | 0.00 | **Subtotal** | 370,128.71 |
| **Subtotal** | 357,125.48 | **Outstanding Checks** | -13,003.23 |
| **Negative Adjustments** | 0.00 | **Ending Balance** | 357,125.48 |
| **Ending G/L Balance** | 357,125.48 | | |

| Posting Date | Document Type | Document No. | Vendor | Description | Amount | Cleared Amount | Difference |
|---|---|---|---|---|---|---|---|
| **Deposits** | | | | | | | |
| | | | | | | | 0.00 |
| 07/09/2026 | | JE001186 | Rental Income | Roberto Gonzalez - Ck | 100.00 | 100.00 | 0.00 |
| 07/09/2026 | | JE001187 | Rental Income | Kimberly & Mark Gerlich - | 50.00 | 50.00 | 0.00 |
| 07/09/2026 | | JE001188 | Rental Income | Matthew & Shannon | 100.00 | 100.00 | 0.00 |
| 07/09/2026 | | JE001189 | Rental Income | Tabitha Lynn - Ck #2500 | 100.00 | 100.00 | 0.00 |
| 07/09/2026 | | JE001190 | Rental Income | Caroline Succes - MO #19- | 100.00 | 100.00 | 0.00 |
| 07/09/2026 | | JE001191 | Rental Income | Sam Devlin - MO #19- | 100.00 | 100.00 | 0.00 |
| 07/09/2026 | | JE001192 | Rental Income | Katherine Casado - Ck | 50.00 | 50.00 | 0.00 |
| 07/09/2026 | | JE001193 | Rental Income | Michele Benjamin - Ck | 100.00 | 100.00 | 0.00 |
| 07/09/2026 | | JE001194 | Resident FOBs | Gabriela Gazier - MO #22- | 50.00 | 50.00 | 0.00 |
| 07/09/2026 | | JE001195 | Resident FOBs | Amelia Johnson - MO #19- | 50.00 | 50.00 | 0.00 |
| 07/09/2026 | | JE001196 | Resident FOBs | Western Union Money | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001197 | Resident FOBs | Victor Gonzalez - MO | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001198 | Resident FOBs | Western Union Money | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001199 | Resident FOBs | MidFlorida Credit Union | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001200 | Resident FOBs | Western Union Money | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001201 | Resident FOBs | Teri Butterfield Revocable | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001202 | Resident FOBs | Gissel Bautista Hernandez - | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001203 | Resident FOBs | Jada & Anthony McCollum | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001204 | Resident FOBs | Jovan Rohena & Eunice Zea | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001205 | Resident FOBs | Robert & Katelyn Coke - Ck | 50.00 | 50.00 | 0.00 |
| 07/09/2026 | | JE001206 | Resident FOBs | Laura & Henry Delgado - | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001207 | Resident FOBs | Kiara Silva - MO #22- | 25.00 | 25.00 | 0.00 |
| 07/09/2026 | | JE001208 | Resident FOBs | Western Union Money | 25.00 | 25.00 | 0.00 |
| 07/16/2026 | | JE001210 | Interest - Tax Collector | FY2026 Tax Roll Assessments - Interest | 96.43 | 96.43 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | 634.20 | 634.20 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | 927.34 | 927.34 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | 945.03 | 945.03 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | 1,698.98 | 1,698.98 | 0.00 |
| 07/01/2026 | | JE001212 | | City of Plant City Inv | 2,362.28 | 2,362.28 | 0.00 |
| 07/31/2026 | | JE001220 | Interest - Investments | Interest Revenue 07/26 | 1,137.65 | 1,137.65 | 0.00 |
| **Total Deposits** | | | | | 8,951.91 | 8,951.91 | 0.00 |

**Bank Account No.** 6208
**Statement No.** 26-07 **Statement Date** 07/31/2026

**Checks**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | | 0.00 |
| 06/08/2026 | Payment | 10016 | RYAN MOTKO | Payment of Invoice 001982 | -200.00 | -200.00 | 0.00 |
| 06/22/2026 | Payment | 300002 | CITY OF PLANT CITY | Inv: 1731463-ACH | -1,698.98 | -1,698.98 | 0.00 |
| 06/22/2026 | Payment | 300003 | CITY OF PLANT CITY | Inv: 1731465-ACH | -945.03 | -945.03 | 0.00 |
| 06/22/2026 | Payment | 300004 | CITY OF PLANT CITY | Inv: 1731467-ACH | -927.34 | -927.34 | 0.00 |
| 06/22/2026 | Payment | 300005 | CITY OF PLANT CITY | Inv: 1731468-ACH | -2,362.28 | -2,362.28 | 0.00 |
| 06/22/2026 | Payment | 300006 | CITY OF PLANT CITY | Inv: 1731753-ACH | -634.20 | -634.20 | 0.00 |
| 06/24/2026 | Payment | 300007 | TECO | Inv: 061526-95389-ACH | -30.26 | -30.26 | 0.00 |
| 06/24/2026 | Payment | 300008 | TECO | Inv: 061526-95355-ACH | -28.57 | -28.57 | 0.00 |
| 06/24/2026 | Payment | 300009 | TECO | Inv: 061526-73537-ACH | -38.87 | -38.87 | 0.00 |
| 06/24/2026 | Payment | 300010 | TECO | Inv: 061526-95371-ACH | -31.38 | -31.38 | 0.00 |
| 06/24/2026 | Payment | 300011 | TECO | Inv: 061526-36724-ACH | -120.92 | -120.92 | 0.00 |
| 06/24/2026 | Payment | 300012 | TECO | Inv: 061526-95348-ACH | -37.20 | -37.20 | 0.00 |
| 06/24/2026 | Payment | 300013 | TECO | Inv: 061526-71253-ACH | -1,342.76 | -1,342.76 | 0.00 |
| 06/25/2026 | Payment | 10028 | CITY-WIDE CLEANING LLC | Payment of Invoice 001997 | -620.00 | -620.00 | 0.00 |
| 06/25/2026 | Payment | 10031 | MCCALL SERVICE NW, LLC | Payment of Invoice 002004 | -50.00 | -50.00 | 0.00 |
| 06/25/2026 | Payment | 10032 | MCCALL SERVICE NW, LLC | Payment of Invoice 002005 | -125.00 | -125.00 | 0.00 |
| 06/29/2026 | Payment | 300016 | TECO | Inv: 061526-71600-ACH | -11,116.01 | -11,116.01 | 0.00 |
| 07/07/2026 | Payment | 10033 | ALBERTO VIERA | Check for Vendor V00023 | -200.00 | -200.00 | 0.00 |
| 07/07/2026 | Payment | 10034 | CARLOS DE LA OSSA | Check for Vendor V00029 | -200.00 | -200.00 | 0.00 |
| 07/07/2026 | Payment | 10035 | KELLY ANN EVANS | Check for Vendor V00020 | -184.70 | -184.70 | 0.00 |
| 07/07/2026 | Payment | 10036 | NICHOLAS J. DISTER | Check for Vendor V00017 | -200.00 | -200.00 | 0.00 |
| 07/08/2026 | Payment | 10038 | BLUE LIFE POOL SERVICE LLC | Payment of Invoice 002026 | -211.00 | -211.00 | 0.00 |
| 07/08/2026 | Payment | 10039 | BLUE LIFE POOL SERVICE LLC | Payment of Invoice 002027 | -2,100.00 | -2,100.00 | 0.00 |
| 07/08/2026 | Payment | 10040 | BUSINESS OBSERVER | Payment of Invoice 002024 | -350.00 | -350.00 | 0.00 |
| 07/08/2026 | Payment | 10041 | GATE PROS, INC. | Payment of Invoice 002029 | -275.00 | -275.00 | 0.00 |
| 07/08/2026 | Payment | 10042 | SIGNAL 88, LLC | Payment of Invoice 002028 | -2,223.60 | -2,223.60 | 0.00 |
| 07/08/2026 | | JE001185 | | Wire Transfer from Valley | -15,000.00 | -15,000.00 | 0.00 |
| 07/15/2026 | Payment | 10043 | BUSINESS OBSERVER | Payment of Invoice 002030 | -76.56 | -76.56 | 0.00 |
| 07/15/2026 | Payment | 10044 | SAFETOUCH LLC | Payment of Invoice 002032 | -500.00 | -500.00 | 0.00 |
| 07/22/2026 | Payment | 300023 | CHARTER COMMUNICATIONS ACH | Inv: 0384991071126-ACH | -195.38 | -195.38 | 0.00 |
| 07/28/2026 | Payment | DD100 | CITY OF PLANT CITY | Payment of Invoice 002037 | -2,094.75 | -2,094.75 | 0.00 |
| 07/28/2026 | Payment | DD101 | CITY OF PLANT CITY | Payment of Invoice 002036 | -770.36 | -770.36 | 0.00 |
| 07/28/2026 | Payment | DD102 | CITY OF PLANT CITY | Payment of Invoice 002039 | -593.61 | -593.61 | 0.00 |

# Bank Account Statement

North Park Isle CDD

| | | | |
|---|---|---|---|
| **Bank Account No.** | 6208 | | |
| **Statement No.** | 26-07 | **Statement Date** | 07/31/2026 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 07/28/2026 | Payment | DD103 | CITY OF PLANT CITY | Payment of Invoice 002040 | -1,071.06 | -1,071.06 | 0.00 |
| 07/28/2026 | Payment | DD104 | CITY OF PLANT CITY | Payment of Invoice 002041 | -757.10 | -757.10 | 0.00 |
| **Total Checks** | | | | | -47,311.92 | -47,311.92 | 0.00 |

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

| | | | | | |
|---|---|---|---|---|---|
| 07/07/2026 | Payment | 10037 | RYAN MOTKO | Check for Vendor V00027 | -200.00 |
| 07/22/2026 | Payment | 300017 | TECO | Inv: 071526-95371-ACH | -29.43 |
| 07/22/2026 | Payment | 300018 | TECO | Inv: 071526-73537-ACH | -30.53 |
| 07/22/2026 | Payment | 300019 | TECO | Inv: 071526-95348-ACH | -34.67 |
| 07/22/2026 | Payment | 300020 | TECO | Inv: 071526-36724-ACH | -179.84 |
| 07/22/2026 | Payment | 300021 | TECO | Inv: 071526-71253-ACH | -1,357.28 |
| 07/22/2026 | Payment | 300022 | TECO | Inv: 071526-95389-ACH | -28.48 |
| 07/22/2026 | Payment | 300024 | TECO | Inv: 071526-95355-ACH | -26.99 |
| 07/28/2026 | Payment | 300025 | TECO | Inv: 071526-71600-ACH | -11,116.01 |
| **Total Outstanding Checks** | | | | | -13,003.23 |

**Outstanding Deposits**

**Total Outstanding Deposits**

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---|---|---|---|---|---|---|---|---|
| **GENERAL FUND - 001** | | | | | | | | |
| 001 | 10033 | 07/07/26 | ALBERTO VIERA | AV-070226 | BOARD 07/02/2026 | Supervisor Fees | 511100-51301 | $200.00 |
| 001 | 10034 | 07/07/26 | CARLOS DE LA OSSA | CO-070226 | BOARD 07/02/2026 | Supervisor Fees | 511100-51301 | $200.00 |
| 001 | 10035 | 07/07/26 | KELLY ANN EVANS | KE-070226 | BOARD 7/2/26 | Supervisor Fees | 511100-51101 | $200.00 |
| 001 | 10035 | 07/07/26 | KELLY ANN EVANS | KE-070226 | BOARD 7/2/26 | Payroll Taxes | 521004-51101 | ($2.90) |
| 001 | 10035 | 07/07/26 | KELLY ANN EVANS | KE-070226 | BOARD 7/2/26 | Payroll Taxes | 521004-51101 | ($12.40) |
| 001 | 10036 | 07/07/26 | NICHOLAS J. DISTER | ND-070226 | BOARD 07/02/2026 | Supervisor Fees | 511100-51301 | $200.00 |
| 001 | 10037 | 07/07/26 | RYAN MOTKO | RM-070226 | BOARD 07/02/2026 | Supervisor Fees | 511100-51301 | $200.00 |
| 001 | 10038 | 07/08/26 | BLUE LIFE POOL SERVICE LLC | 24608 | Water Level Control Valve Vakpak System & Install 07/26 | Pools R&M | 546074-57201 | $211.00 |
| 001 | 10039 | 07/08/26 | BLUE LIFE POOL SERVICE LLC | 24615 | Pool Maintenance & CYA Maintenance Fee 07/26 | Pool Maintenance - Contract | 534078-57201 | $2,000.00 |
| 001 | 10039 | 07/08/26 | BLUE LIFE POOL SERVICE LLC | 24615 | Pool Maintenance & CYA Maintenance Fee 07/26 | Pools R&M | 546074-57201 | $100.00 |
| 001 | 10040 | 07/08/26 | BUSINESS OBSERVER | 26-02271H | 26-02271H - Notice of Public Hearing 07/03/2026 | Legal Advertising | 548002-51301 | $350.00 |
| 001 | 10041 | 07/08/26 | GATE PROS, INC. | 11648 | Servihttps://inframarkcms.payableslockbox.com/Images/buttons/approveicon.pngce Call - Pool Gate Repa | Pools R&M | 546074-57201 | $250.00 |
| 001 | 10041 | 07/08/26 | GATE PROS, INC. | 11648 | Servihttps://inframarkcms.payableslockbox.com/Images/buttons/approveicon.pngce Call - Pool Gate Repa | Misc Maintenance | 546922-57201 | $25.00 |
| 001 | 10042 | 07/08/26 | SIGNAL 88, LLC | US 180147 | Pool Security Monitoring 05/22/26-06/21/26 | Pool Monitor | 512030-57201 | $2,223.60 |
| 001 | 10043 | 07/15/26 | BUSINESS OBSERVER | 26-02357H | Legal Ad #26-02357H - Notice of Public Hearing 07/10/2026 | Legal Advertising | 548002-51301 | $76.56 |
| 001 | 10044 | 07/15/26 | SAFETOUCH LLC | 21959 | Monthly Monitoring Service 07/26 | Security Monitoring Services | 546345-57201 | $500.00 |
| 001 | 300017 | 07/22/26 | TECO | 071526-95371-ACH | 3556 N. Park Road 06/10/26-07/09/26 | Electric Utility Services | 543041-53100 | $29.43 |
| 001 | 300018 | 07/22/26 | TECO | 071526-73537-ACH | 1620 E. Sam Allen Road, Entrance 06/10/26-07/09/26 | Electric Utility Services | 543041-53100 | $30.53 |
| 001 | 300019 | 07/22/26 | TECO | 071526-95348-ACH | 3505 N. Park Road 06/10/26-07/09/26 | Electric Utility Services | 543041-53100 | $34.67 |
| 001 | 300020 | 07/22/26 | TECO | 071526-36724-ACH | 1603 Bermuda Breeze Court, Irrigation 06/10/26-07/09/26 | Electric Utility Services | 543041-53100 | $179.84 |
| 001 | 300021 | 07/22/26 | TECO | 071526-71253-ACH | 3716 N. Maryland Avenue 06/10/26-07/09/26 | Electric Utility Services | 543041-53100 | $1,357.28 |
| 001 | 300022 | 07/22/26 | TECO | 071526-95389-ACH | 4002 N. Park Road, Monument 06/10/26-07/09/26 | Electric Utility Services | 543041-53100 | $28.48 |
| 001 | 300023 | 07/22/26 | CHARTER COMMUNICATIONS | 0384991071126-ACH | 3716 N. Maryland Avenue Internet 07/11/26-08/10/26 | Internet & Wifi | 541022-57201 | $195.38 |
| 001 | 300024 | 07/22/26 | TECO | 071526-95355-ACH | 3811 N. Park Road, Monument 06/10/26-07/09/26 | Electric Utility Services | 543041-53100 | $26.99 |
| 001 | 300025 | 07/28/26 | TECO | 071526-71600-ACH | Tropical Oasis Avenue, Solar Lights 06/10/26-07/09/26 | Street Lights | 543062-53100 | $11,116.01 |
| 001 | DD100 | 07/28/26 | CITY OF PLANT CITY | 1746956 | 4063 Park Road 06/09/26-07/07/26 | Water/Waste | 543018-53100 | $2,094.75 |
| 001 | DD101 | 07/28/26 | CITY OF PLANT CITY | 1746955 | 3897 N. Park Road 06/09/26 - 07/07/26 | Water/Waste | 543018-53100 | $770.36 |
| 001 | DD102 | 07/28/26 | CITY OF PLANT CITY | 1747240 | 3716 N. Maryland Avenue 06/09/26 - 07/07/26 | Water/Waste | 543018-53100 | $593.61 |
| 001 | DD103 | 07/28/26 | CITY OF PLANT CITY | 1746951 | 3431 N. Park Road 06/09/26 - 07/07/26 | Water/Waste | 543018-53100 | $1,071.06 |
| 001 | DD104 | 07/28/26 | CITY OF PLANT CITY | 1746953 | 3625 N. Park Road 06/09/26 - 07/07/26 | Water/Waste | 543018-53100 | $757.10 |
| | | | | | | | **Fund Total** | **$25,006.35** |

| | |
|---|---|
| **Total Checks Paid** | **$25,006.35** |

Docusign Envelope ID: 6C4F9815-1BA1-8E93-83C3-A146E0A355FC

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

August 12, 2026

To Board of Supervisors
North Park Isle Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide North Park Isle Community Development District, City of Plant City, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of North Park Isle Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

**Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

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We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $6,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to North Park Isle Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of North Park Isle Community Development District.

By: Signed by: Carlos de la Ossa CC0CB251E795481...

Title: Chair

Date: 8/31/2026

Docusign Envelope ID: 6C4F9815-1BA1-8E93-83C3-A146E0A355FC



FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829




# North Park Isle CDD

Green is complete

Yellow is in progress

Red has not been answered

Field Inspection Report August 2026

Monday, August 17 2026

Prepared For The Board Of Directors

North Park Rd

8 ITEM Identified

5 ITEM Incomplete

Daniel Haines

Inframark




## Tropical Oasis Entrance

Assigned To: Down to Earth

Items Completed: Yes

This entrance was the best I've ever seen it. Great job managing the weeds, maintaining the annuals, and keeping the area free of trash.




## Park Isle Amenity Area

Assigned To: Down to Earth

Three plastic bottles were found in the parking lot. Please watch for bottles and ensure they are picked up promptly.

## Pool Area

Due By: Wednesday, August 26 2026

Assigned To: Down to Earth

Weeds and trash present throughout the area.

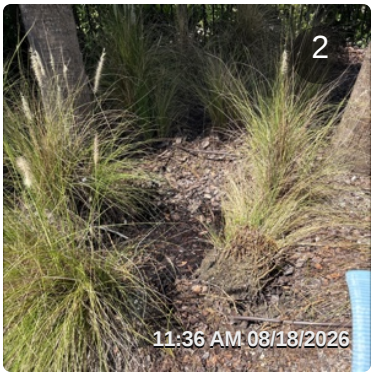
Hole behind the chairs remains and needs attention.

Weeds and trash observed between the pool and the picnic pavilion.

Dead plant material should be removed.

Boots palm has several dead fronds that need pruning.
















## Playground Area

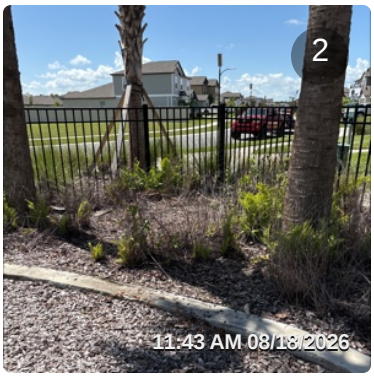
Assigned To:  Down to Earth

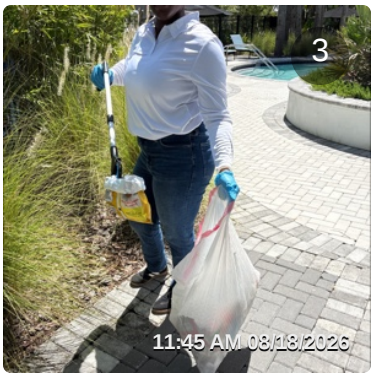
Weeds are present in the playground area and should be addressed.

Dead plant material needs to be removed.

Sade picked up the litter this morning. Please continue monitoring the area and remove any new debris as needed.





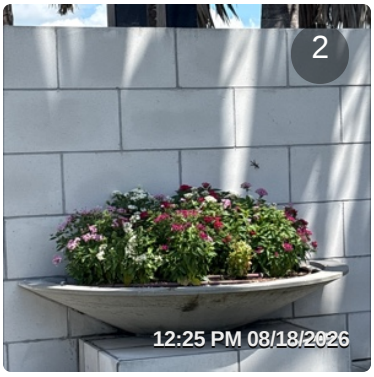

## Maryland Ave Entrance

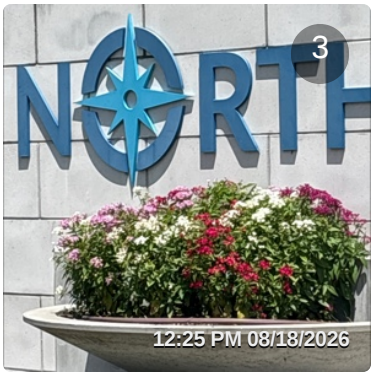
Due By: Wednesday, August 26 2026

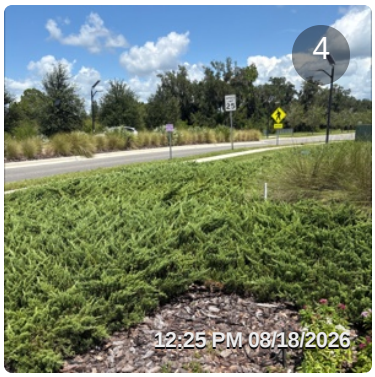
Assigned To:  Down to Earth

The annuals and Blue Pacific junipers look good and are being maintained well.



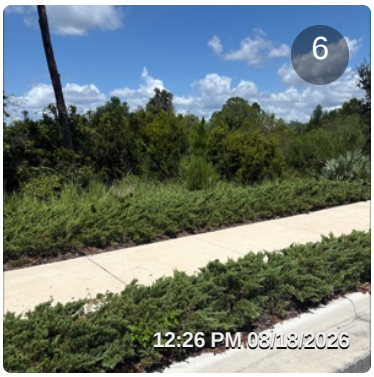










## Ponds

Due By: Sunday, August 30 2026

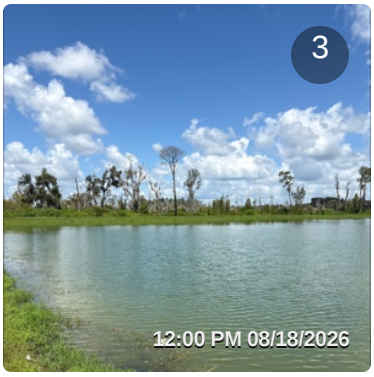
Assigned To:  Eco Logic

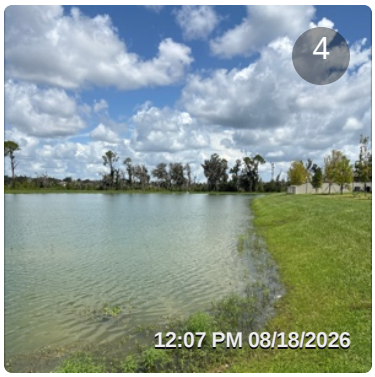
Please ensure all trash is picked up during each service visit. Pond 5 needs attention and should be addressed promptly.





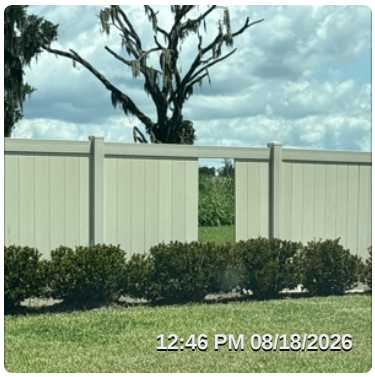











## Maryland & Capri Coast Dr

High

Due By: Wednesday, August 19 2026

Assigned To: Maintenance

Items Completed: Yes

3 panels out in two places

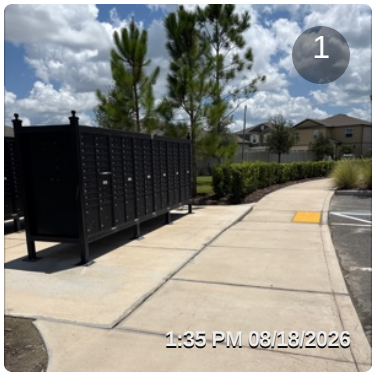
## Mailboxes near playground

High

Assigned To: Maintenance

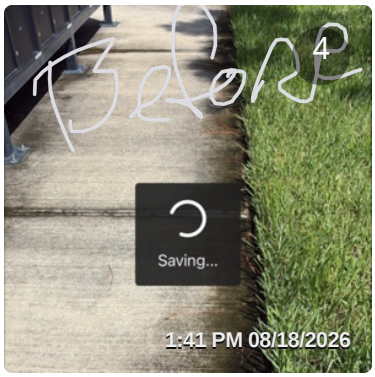
Items Completed: Yes

Water has been pooling on the mailbox pad, resulting in algae growth and creating a slippery condition. A proposal has been requested to address the drainage issue and prevent water from reaching the pad. Inframark has pressure washed the area to mitigate the hazard and reduce the risk of slips and falls.


1
1:35 PM 08/18/2026


2
1:35 PM 08/18/2026


3
1:37 PM 08/18/2026


4
Before
Saving...
1:41 PM 08/18/2026


5
Before
1:41 PM 08/18/2026

Eco-Logic Services
Environmental Consulting and Management Services

# Lake Maintenance Service Report

**Date:** Thursday, August 20, 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 | | ✓ | | | | | | | |
| 17 | | ✓ | | | | | | | |
| 33 | | ✓ | | | | | | | |
| 35 | | ✓ | | | | | | | |
| 21 | | ✓ | | | | | | | |
| 15 | | ✓ | | | | | | | |
| 12 | | ✓ | | | | | | | |
| 24 | | ✓ | ✓ | | | | | | |
| 16 | | ✓ | | | | | | | |

**Notes:**

Water hyacinth sprayed by boat in lake 24. Torpedo grass and primrose throughout site. Water levels normal in all lakes but low in lake 6