

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 22, 2022**

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
AUGUST 22, 2022 AT 2:00 P.M.  
THE OFFICES OF MERITUS  
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chair	Jeffery Hills
	Vice-Chair	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Ryan Motko
	Supervisor	Kelly Evans
<b>District Manager</b>	Inframark	Heather Dilley
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

***All cellular phones and pagers must be turned off while in the meeting room***

**The District Agenda is comprised of four different sections:**

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

## North Park Isle Community Development District

The Public Hearing & Regular Meeting of the North Park Isle Community Development District will be held on **August 22, 2022 at 2:00 p.m. at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. CONSIDERATION OF RESOLUTION 2022-06; AMENDING RESOLUTION APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING.....Tab 01**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
  - A. Open Public Hearing on Final Fiscal Year 2023 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-07; Adopting Fiscal Year 2023 Budget.....Tab 02
  - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2022-08; Levying O&M Assessments.....Tab 03
    - i. Developer Budget Funding Agreement
  - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-09; Setting FY 2023 Meeting Schedule.....Tab 04
  - B. General Matters of the District
- 9. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 02, 2022 .....Tab 05
  - B. Consideration of Operation and Maintenance Expenditures May 2022 .....Tab 06
  - C. Consideration of Operation and Maintenance Expenditures June 2022 .....Tab 07
  - D. Consideration of Operation and Maintenance Expenditures July 2022.....Tab 08
  - E. Review of Financial Statements Month Ending July 31, 2022... .....Tab 09
- 10. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Manager..... Tab 10
    - i. Aquatic Service Report
    - ii. Community Inspection Reports
  - C. District Engineer
- 11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,  
Heather Dilley  
District Manager

**RESOLUTION 2022-06**

**A RESOLUTION OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-04 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the North Park Isle Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

**WHEREAS**, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

**WHEREAS**, the Board has postponed the public hearing date as set forth in Resolution 2022-04; and

**WHEREAS**, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

**Section 1.** Resolution 2022-04 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

**Section 2.** A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

**PASSED, ADOPTED and EFFECTIVE August 22, 2022.**

**ATTEST:**

**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chair /Vice Chair of the Board of Supervisors

## RESOLUTION 2022-07

### **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, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

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

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

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

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

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- 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, 2022, and Ending September 30, 2023.”

- 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, 2022, and ending September 30, 2023, the sum of \$2,041,148.60, 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	\$470,883.60
Debt Service Funds (Series 2019)	\$762,684.00
Debt Service Funds (Series 2021)	\$807,581.00
<b>Total All Funds*</b>	<b>\$2,041,148.60</b>

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

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

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

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

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

**Passed and Adopted on August 22, 2022.**

Attested By:

**North Park Isle  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Adopted Budget**

2023

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

#### FINAL ANNUAL OPERATING BUDGET



August 4, 2022



# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

The North Park Isle Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities
200	General Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessments Revenue Bonds
201	General Fund	Collection of Special Assessments for Debt Service on the Series 2021 Special Assessments Revenue Bonds

### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts- Tax Roll	0.00	2,278.04	(2,278.04)	2,278.04	2,278.04
Operations & Maintenance Assmts-Off Roll	211,325.00	66,291.31	145,033.69	211,325.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$211,325.00</b>	<b>\$68,569.35</b>	<b>\$142,755.65</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$211,325.00</b>	<b>\$68,569.35</b>	<b>\$142,755.65</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,200.00	2,800.00	2,800.00	5,600.00	1,400.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,200.00</b>	<b>\$2,800.00</b>	<b>\$2,800.00</b>	<b>\$5,600.00</b>	<b>\$1,400.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	32,000.00	37,200.02	37,199.98	74,400.00	42,400.00
District Engineer	5,000.00	1,319.25	1,320.75	2,640.00	(2,360.00)
Disclosure Report	7,200.00	9,900.00	(2,700.00)	7,200.00	0.00
Trustee Fees	8,000.00	1,683.60	6,416.40	8,100.00	100.00
Accounting Services	6,750.00	12,675.00	12,675.00	25,350.00	18,600.00
Auditing Services	4,400.00	29.00	4,471.00	4,500.00	100.00
Postage, Phone, Faxes, Copies	150.00	78.06	78.06	156.12	6.12
Public Officials Insurance	2,537.00	0.00	0.00	0.00	(2,537.00)
Legal Advertising	2,000.00	0.00	2,000.00	2,000.00	0.00
Bank Fees	300.00	0.00	300.00	300.00	0.00
Dues, Licenses, & Fees	188.00	175.00	(175.00)	0.00	(188.00)
Office Supplies	100.00	0.00	100.00	100.00	0.00
ADA Website Compliance	1,800.00	1,500.00	1,500.00	3,000.00	1,200.00
Website Development & Maintenance	1,200.00	800.00	800.00	1,600.00	400.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$71,625.00</b>	<b>\$65,359.93</b>	<b>\$63,986.19</b>	<b>\$129,346.12</b>	<b>\$57,721.12</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	2,873.85	2,874.15	5,748.00	748.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$5,000.00</b>	<b>\$2,873.85</b>	<b>\$2,874.15</b>	<b>\$5,748.00</b>	<b>\$748.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	0.00	0.00	2,537.00	2,537.00	2,537.00
General, Property & Casualty Insurance	0.00	0.00	6,000.00	6,000.00	6,000.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,537.00</b>	<b>\$8,537.00</b>	<b>\$8,537.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	52,500.00	40,148.19	0.00	80,297.00	27,797.00
Other Electric Services	0.00	64.72	0.00	0.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$52,500.00</b>	<b>\$40,212.91</b>	<b>\$0.00</b>	<b>\$80,297.00</b>	<b>\$27,797.00</b>
<b>WATER UTILITY SERVICES</b>					
Water Utility Services	5,000.00	0.00	0.00	5,000.00	0.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff Services	0.00	0.00	6,000.00	6,000.00	6,000.00
General, Property & Casualty Insurance	6,000.00	0.00	0.00	0.00	(6,000.00)
Landscaping - Contract	46,100.00	25,778.54	25,779.46	51,558.00	5,458.00
Waterway Management Program - Contract	12,000.00	14,178.00	14,178.00	28,356.00	16,356.00
Irrigation Maintenance	5,000.00	0.00	5,000.00	5,000.00	0.00
Janitorial Service	1,650.00	0.00	1,650.00	1,650.00	0.00
Pool Maintenance - Contract	2,250.00	0.00	0.00	0.00	(2,250.00)
Waterway Improvement & Repairs	0.00	0.00	0.00	0.00	0.00
Entrance, Monument, Walls Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Treatments & Other	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$73,000.00</b>	<b>\$39,956.54</b>	<b>\$52,607.46</b>	<b>\$92,564.00</b>	<b>\$19,564.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$211,325.00</b>	<b>\$151,203.23</b>	<b>\$130,804.80</b>	<b>\$327,092.12</b>	<b>\$115,767.12</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>(\$82,633.88)</b>	<b>\$11,950.85</b>	<b>(\$113,489.08)</b>	<b>(\$113,489.08)</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	0.00	2,278.04	2,278.04	470,883.60	470,883.60
Operations & Maintenance Assmts-Off Roll	211,325.00	211,325.00	0.00	0.00	(211,325.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$211,325.00</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>	<b>\$470,883.60</b>	<b>\$259,558.60</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous					
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$211,325.00</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>	<b>\$470,883.60</b>	<b>\$259,558.60</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,200.00	5,600.00	1,400.00	12,000.00	7,800.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,200.00</b>	<b>\$5,600.00</b>	<b>\$1,400.00</b>	<b>\$12,000.00</b>	<b>\$7,800.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	32,000.00	74,400.00	42,400.00	32,000.00	0.00
District Engineer	5,000.00	2,640.00	(2,360.00)	5,000.00	0.00
Disclosure Report	7,200.00	7,200.00	0.00	7,200.00	0.00
Trustee Fees	8,000.00	8,100.00	100.00	8,100.00	100.00
Accounting Services	6,750.00	25,350.00	18,600.00	6,750.00	0.00
Auditing Services	4,400.00	4,500.00	100.00	6,000.00	1,600.00
Postage, Phone, Faxes, Copies	150.00	156.12	6.12	150.00	0.00
Legal Advertising	2,000.00	2,000.00	0.00	2,040.00	40.00
Bank Fees	300.00	300.00	0.00	175.00	(125.00)
Dues, Licenses, & Fees	188.00	0.00	(188.00)	0.00	(188.00)
Office Supplies	100.00	100.00	0.00	100.00	0.00
ADA Website Compliance	1,800.00	3,000.00	1,200.00	1,600.00	(200.00)
Website Development & Maintenance	1,200.00	1,600.00	400.00	1,800.00	600.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$69,088.00</b>	<b>\$129,346.12</b>	<b>\$60,258.12</b>	<b>\$70,915.00</b>	<b>\$1,827.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	5,748.00	748.00	10,000.00	5,000.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$5,000.00</b>	<b>\$5,748.00</b>	<b>\$748.00</b>	<b>\$10,000.00</b>	<b>\$5,000.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	0.00	2,537.00	2,537.00	2,685.87	2,685.87
General, Property & Casualty Insurance	0.00	6,000.00	6,000.00	3,282.73	3,282.73
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$8,537.00</b>	<b>\$8,537.00</b>	<b>\$5,968.60</b>	<b>\$5,968.60</b>
<b>UTILITY SERVICES</b>					
Street Lights	52,500.00	80,297.00	27,797.00	110,000.00	57,500.00
Other Electric Services				0.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$52,500.00</b>	<b>\$80,297.00</b>	<b>\$27,797.00</b>	<b>\$110,000.00</b>	<b>\$57,500.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	0.00	0.00	0.00	5,000.00	5,000.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>
<b>WATER/UTILITY SERVICES</b>					
Water Utility Services	5,000.00	5,000.00	0.00	5,000.00	0.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff Services	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Landscaping - Contract	46,100.00	51,558.00	5,458.00	130,000.00	83,900.00
Waterway Management Program - Contract	12,000.00	28,356.00	16,356.00	43,000.00	31,000.00
Irrigation Maintenance	5,000.00	5,000.00	0.00	10,000.00	5,000.00
Janitorial Service	1,650.00	1,650.00	0.00	8,000.00	6,350.00
Pool Maintenance - Contract	2,250.00	0.00	(2,250.00)	15,000.00	12,750.00
Waterway Improvement & Repairs	0.00	0.00	0.00	5,000.00	5,000.00
Entrance, Monument, Walls Maintenance & Repairs	0.00	0.00	0.00	5,000.00	5,000.00
Miscellaneous Maintenance	0.00	0.00	0.00	15,000.00	15,000.00
Pool Treatments & Other	0.00	0.00	0.00	2,500.00	2,500.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Pest Control	0.00	0.00	0.00	1,500.00	1,500.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$67,000.00</b>	<b>\$92,564.00</b>	<b>\$25,564.00</b>	<b>\$252,000.00</b>	<b>\$185,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$202,788.00</b>	<b>\$327,092.12</b>	<b>\$124,304.12</b>	<b>\$470,883.60</b>	<b>\$268,095.60</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$8,537.00</b>	<b>(\$113,489.08)</b>	<b>(\$122,026.08)</b>	<b>\$0.00</b>	<b>(\$8,537.00)</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **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.

#### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### **Disclosure Reporting**

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

#### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### **Postage, Phone, Fax, Copies**

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

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Website Administration**

This is for maintenance and administration of the Districts official website.

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Electric Utility Services**

##### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

#### **Other Physical Environment**

##### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

##### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

##### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

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# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

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# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	762,684
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>762,684</b>

#### EXPENDITURES

Series 2019 May Bond Principal Payment	\$	225,000
Series 2019 May Bond Interest Payment	\$	270,881
Series 2019 November Bond Interest Payment	\$	266,803
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>762,684</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	11,970,000
Principal Payment Applied Toward Series 2019 Bonds	\$	225,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>11,745,000</b>

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2021

#### REVENUES

CDD Debt Service Assessments (CAPI)	\$	807,581
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>807,581</b>

#### EXPENDITURES

Series 2021 May Bond Interest Payment	\$	251,291
Series 2021 November Bond Principal Payment	\$	305,000
Series 2021 November Bond Interest Payment	\$	251,291
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>807,581</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	14,225,000
Principal Payment Applied Toward Series 2021 Bonds	\$	305,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>13,920,000</b>

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2019 - PHASES 1 &amp; 2</b>									
<b>Single Family 40'</b>	1.00	58	\$1,276.60	\$323.13	<b>\$1,599.73</b>	\$1,276.60	\$720.00	<b>\$1,996.60</b>	\$396.87
<b>Single Family 50'</b>	1.25	395	\$1,595.75	\$403.91	<b>\$1,999.66</b>	\$1,595.75	\$900.00	<b>\$2,495.75</b>	\$496.09
<b>Single Family 60'</b>	1.50	96	\$1,914.90	\$484.69	<b>\$2,399.59</b>	\$1,914.90	\$1,080.00	<b>\$2,994.90</b>	\$595.31

549

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for the Hillsborough County collection costs and statutory discounts for early payment.

## RESOLUTION 2022-08

**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; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; 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 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 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 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 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 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 2022-2023 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 2022-2023 Budget;

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

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

**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; and

**WHEREAS**, **North Park Isle Development, LLC** ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

**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 2022-2023 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 2022-2023 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 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

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

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than October 1, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than October 1, 2022
  2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

**Section 8. Approving the Form of a Budget Funding Agreement with Developer.** The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

**Section 9. 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 10. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 22, 2022.**

Attested By:

**North Park Isle  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Budget**

**Exhibit B: Form of Budget Funding Agreement with Developer**



2023

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET



August 4, 2022

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## BUDGET INTRODUCTION

### **Background Information**

The North Park Isle Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities
200	General Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessments Revenue Bonds
201	General Fund	Collection of Special Assessments for Debt Service on the Series 2021 Special Assessments Revenue Bonds

### **Facilities of the District**

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts- Tax Roll	0.00	2,278.04	(2,278.04)	2,278.04	2,278.04
Operations & Maintenance Assmts-Off Roll	211,325.00	66,291.31	145,033.69	211,325.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$211,325.00</b>	<b>\$68,569.35</b>	<b>\$142,755.65</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$211,325.00</b>	<b>\$68,569.35</b>	<b>\$142,755.65</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,200.00	2,800.00	2,800.00	5,600.00	1,400.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,200.00</b>	<b>\$2,800.00</b>	<b>\$2,800.00</b>	<b>\$5,600.00</b>	<b>\$1,400.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	32,000.00	37,200.02	37,199.98	74,400.00	42,400.00
District Engineer	5,000.00	1,319.25	1,320.75	2,640.00	(2,360.00)
Disclosure Report	7,200.00	9,900.00	(2,700.00)	7,200.00	0.00
Trustee Fees	8,000.00	1,683.60	6,416.40	8,100.00	100.00
Accounting Services	6,750.00	12,675.00	12,675.00	25,350.00	18,600.00
Auditing Services	4,400.00	29.00	4,471.00	4,500.00	100.00
Postage, Phone, Faxes, Copies	150.00	78.06	78.06	156.12	6.12
Public Officials Insurance	2,537.00	0.00	0.00	0.00	(2,537.00)
Legal Advertising	2,000.00	0.00	2,000.00	2,000.00	0.00
Bank Fees	300.00	0.00	300.00	300.00	0.00
Dues, Licenses, & Fees	188.00	175.00	(175.00)	0.00	(188.00)
Office Supplies	100.00	0.00	100.00	100.00	0.00
ADA Website Compliance	1,800.00	1,500.00	1,500.00	3,000.00	1,200.00
Website Development & Maintenance	1,200.00	800.00	800.00	1,600.00	400.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$71,625.00</b>	<b>\$65,359.93</b>	<b>\$63,986.19</b>	<b>\$129,346.12</b>	<b>\$57,721.12</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	2,873.85	2,874.15	5,748.00	748.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$5,000.00</b>	<b>\$2,873.85</b>	<b>\$2,874.15</b>	<b>\$5,748.00</b>	<b>\$748.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	0.00	0.00	2,537.00	2,537.00	2,537.00
General, Property & Casualty Insurance	0.00	0.00	6,000.00	6,000.00	6,000.00
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$8,537.00</b>	<b>\$8,537.00</b>	<b>\$8,537.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	52,500.00	40,148.19	0.00	80,297.00	27,797.00
Other Electric Services	0.00	64.72	0.00	0.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$52,500.00</b>	<b>\$40,212.91</b>	<b>\$0.00</b>	<b>\$80,297.00</b>	<b>\$27,797.00</b>
<b>WATER/UTILITY SERVICES</b>					
Water Utility Services	5,000.00	0.00	0.00	5,000.00	0.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff Services	0.00	0.00	6,000.00	6,000.00	6,000.00
General, Property & Casualty Insurance	6,000.00	0.00	0.00	0.00	(6,000.00)
Landscaping - Contract	46,100.00	25,778.54	25,779.46	51,558.00	5,458.00
Waterway Management Program - Contract	12,000.00	14,178.00	14,178.00	28,356.00	16,356.00
Irrigation Maintenance	5,000.00	0.00	5,000.00	5,000.00	0.00
Janitorial Service	1,650.00	0.00	1,650.00	1,650.00	0.00
Pool Maintenance - Contract	2,250.00	0.00	0.00	0.00	(2,250.00)
Waterway Improvement & Repairs	0.00	0.00	0.00	0.00	0.00
Entrance, Monument, Walls Maintenance & Repairs	0.00	0.00	0.00	0.00	0.00
Miscellaneous Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Treatments & Other	0.00	0.00	0.00	0.00	0.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	0.00	0.00
Amenity Center Pest Control	0.00	0.00	0.00	0.00	0.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$73,000.00</b>	<b>\$39,956.54</b>	<b>\$52,607.46</b>	<b>\$92,564.00</b>	<b>\$19,564.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$211,325.00</b>	<b>\$151,203.23</b>	<b>\$130,804.80</b>	<b>\$327,092.12</b>	<b>\$115,767.12</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>(\$82,633.88)</b>	<b>\$11,950.85</b>	<b>(\$113,489.08)</b>	<b>(\$113,489.08)</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	0.00	2,278.04	2,278.04	470,883.60	470,883.60
Operations & Maintenance Assmts-Off Roll	211,325.00	211,325.00	0.00	0.00	(211,325.00)
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$211,325.00</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>	<b>\$470,883.60</b>	<b>\$259,558.60</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous					
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$211,325.00</b>	<b>\$213,603.04</b>	<b>\$2,278.04</b>	<b>\$470,883.60</b>	<b>\$259,558.60</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,200.00	5,600.00	1,400.00	12,000.00	7,800.00
<b>TOTAL LEGISLATIVE</b>	<b>\$4,200.00</b>	<b>\$5,600.00</b>	<b>\$1,400.00</b>	<b>\$12,000.00</b>	<b>\$7,800.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	32,000.00	74,400.00	42,400.00	32,000.00	0.00
District Engineer	5,000.00	2,640.00	(2,360.00)	5,000.00	0.00
Disclosure Report	7,200.00	7,200.00	0.00	7,200.00	0.00
Trustee Fees	8,000.00	8,100.00	100.00	8,100.00	100.00
Accounting Services	6,750.00	25,350.00	18,600.00	6,750.00	0.00
Auditing Services	4,400.00	4,500.00	100.00	6,000.00	1,600.00
Postage, Phone, Faxes, Copies	150.00	156.12	6.12	150.00	0.00
Legal Advertising	2,000.00	2,000.00	0.00	2,040.00	40.00
Bank Fees	300.00	300.00	0.00	175.00	(125.00)
Dues, Licenses, & Fees	188.00	0.00	(188.00)	0.00	(188.00)
Office Supplies	100.00	100.00	0.00	100.00	0.00
ADA Website Compliance	1,800.00	3,000.00	1,200.00	1,600.00	(200.00)
Website Development & Maintenance	1,200.00	1,600.00	400.00	1,800.00	600.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$69,088.00</b>	<b>\$129,346.12</b>	<b>\$60,258.12</b>	<b>\$70,915.00</b>	<b>\$1,827.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	5,000.00	5,748.00	748.00	10,000.00	5,000.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$5,000.00</b>	<b>\$5,748.00</b>	<b>\$748.00</b>	<b>\$10,000.00</b>	<b>\$5,000.00</b>
<b>INSURANCE</b>					
Public Officials Insurance	0.00	2,537.00	2,537.00	2,685.87	2,685.87
General, Property & Casualty Insurance	0.00	6,000.00	6,000.00	3,282.73	3,282.73
<b>TOTAL INSURANCE</b>	<b>\$0.00</b>	<b>\$8,537.00</b>	<b>\$8,537.00</b>	<b>\$5,968.60</b>	<b>\$5,968.60</b>
<b>UTILITY SERVICES</b>					
Street Lights	52,500.00	80,297.00	27,797.00	110,000.00	57,500.00
Other Electric Services				0.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$52,500.00</b>	<b>\$80,297.00</b>	<b>\$27,797.00</b>	<b>\$110,000.00</b>	<b>\$57,500.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	0.00	0.00	0.00	5,000.00	5,000.00
<b>TOTAL GARBAGE/SOLID WASTE CONTROL SERVICES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>
<b>WATER/UTILITY SERVICES</b>					
Water Utility Services	5,000.00	5,000.00	0.00	5,000.00	0.00
<b>TOTAL WATER UTILITY SERVICES</b>	<b>\$5,000.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>	<b>\$5,000.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Field Staff Services	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Landscaping - Contract	46,100.00	51,558.00	5,458.00	130,000.00	83,900.00
Waterway Management Program - Contract	12,000.00	28,356.00	16,356.00	43,000.00	31,000.00
Irrigation Maintenance	5,000.00	5,000.00	0.00	10,000.00	5,000.00
Janitorial Service	1,650.00	1,650.00	0.00	8,000.00	6,350.00
Pool Maintenance - Contract	2,250.00	0.00	(2,250.00)	15,000.00	12,750.00
Waterway Improvement & Repairs	0.00	0.00	0.00	5,000.00	5,000.00
Entrance, Monument, Walls Maintenance & Repairs	0.00	0.00	0.00	5,000.00	5,000.00
Miscellaneous Maintenance	0.00	0.00	0.00	15,000.00	15,000.00
Pool Treatments & Other	0.00	0.00	0.00	2,500.00	2,500.00
Amenity Center Maintenance & Repair	0.00	0.00	0.00	5,000.00	5,000.00
Amenity Center Pest Control	0.00	0.00	0.00	1,500.00	1,500.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$67,000.00</b>	<b>\$92,564.00</b>	<b>\$25,564.00</b>	<b>\$252,000.00</b>	<b>\$185,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$202,788.00</b>	<b>\$327,092.12</b>	<b>\$124,304.12</b>	<b>\$470,883.60</b>	<b>\$268,095.60</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$8,537.00</b>	<b>(\$113,489.08)</b>	<b>(\$122,026.08)</b>	<b>\$0.00</b>	<b>(\$8,537.00)</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2023  
FINAL ANNUAL OPERATING BUDGET

# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **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.

#### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### **Disclosure Reporting**

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

#### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### **Postage, Phone, Fax, Copies**

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

#### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

#### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### **Bank Fees**

The District operates a checking account for expenditures and receipts.

#### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

#### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

#### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

#### **Website Administration**

This is for maintenance and administration of the Districts official website.

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Electric Utility Services**

##### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity

#### **Other Physical Environment**

##### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

##### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

##### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.



# NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Financial & Administrative**

#### **District Manager**

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# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

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# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2019

#### REVENUES

CDD Debt Service Assessments	\$	762,684
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>762,684</b>

#### EXPENDITURES

Series 2019 May Bond Principal Payment	\$	225,000
Series 2019 May Bond Interest Payment	\$	270,881
Series 2019 November Bond Interest Payment	\$	266,803
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>762,684</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	11,970,000
Principal Payment Applied Toward Series 2019 Bonds	\$	225,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>11,745,000</b>

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2021

#### REVENUES

CDD Debt Service Assessments (CAPI)	\$	807,581
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>807,581</b>

#### EXPENDITURES

Series 2021 May Bond Interest Payment	\$	251,291
Series 2021 November Bond Principal Payment	\$	305,000
Series 2021 November Bond Interest Payment	\$	251,291
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>807,581</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	14,225,000
Principal Payment Applied Toward Series 2021 Bonds	\$	305,000
<b>Bonds Outstanding - Period Ending 11/1/2023</b>	<b>\$</b>	<b>13,920,000</b>

# NORTH PARK ISLE

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>SERIES 2019 - PHASES 1 &amp; 2</b>									
<b>Single Family 40'</b>	1.00	58	\$1,276.60	\$323.13	<b>\$1,599.73</b>	\$1,276.60	\$720.00	<b>\$1,996.60</b>	\$396.87
<b>Single Family 50'</b>	1.25	395	\$1,595.75	\$403.91	<b>\$1,999.66</b>	\$1,595.75	\$900.00	<b>\$2,495.75</b>	\$496.09
<b>Single Family 60'</b>	1.50	96	\$1,914.90	\$484.69	<b>\$2,399.59</b>	\$1,914.90	\$1,080.00	<b>\$2,994.90</b>	\$595.31

549

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for the Hillsborough County collection costs and statutory discounts for early payment.

**FY 2022-2023 Budget Funding Agreement**  
(North Park Isle Community Development District)

This FY 2022-2023 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 22, 2022, between the **North Park Isle Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **North Park Isle Development, LLL**, a Florida limited liability company (the “**Developer**”), whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609.

**Recitals**

**WHEREAS**, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

**WHEREAS**, the District is adopting its budget for fiscal year 2022-2023 as attached hereto as **Exhibit A** (the “**FY 2022-2023 Budget**”), which commences on October 1, 2022, and concludes on September 30, 2023;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2022-2023 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2022-2023 Budget so long as payment is timely provided;

**WHEREAS**, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2022-2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2022-2023 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2022-2023 Budget.

**Operative Provisions**

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2022-2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2022-2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2022-2023 Budget Revisions.** The District and Developer agree that the FY 2022-2023 Budget shall be revised at the end of the 2022-2023 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2022 and ending on September 30, 2023. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2022-2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2022-2023 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2022-2023 Budget" in the public records of Hillsborough County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2022-2023 fiscal year on September 30, 2023.

The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

**North Park Isle Community  
Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair/Vice-Chair of the Board of Supervisors

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A: FY 2022-2023 Budget**

**RESOLUTION 2022-09**

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

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

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

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

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

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

**PASSED AND ADOPTED THIS 22<sup>ND</sup> DAY OF AUGUST, 2022**

**ATTEST:**

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR**



**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023**

**FISCAL YEAR 2022/2023**

<b>October 06, 2022</b>	<b>2:00 p.m.</b>
<b>November 03, 2022</b>	<b>2:00 p.m.</b>
<b>December 01, 2022</b>	<b>2:00 p.m.</b>
<b>January 05, 2023</b>	<b>2:00 p.m.</b>
<b>February 02, 2023</b>	<b>2:00 p.m.</b>
<b>March 02, 2023</b>	<b>2:00 p.m.</b>
<b>April 06, 2023</b>	<b>2:00 p.m.</b>
<b>May 04, 2023</b>	<b>2:00 p.m.</b>
<b>June 01, 2023</b>	<b>2:00 p.m.</b>
<b>July 06, 2023</b>	<b>2:00 p.m.</b>
<b>August 03, 2023</b>	<b>2:00 p.m.</b>
<b>September 07, 2023</b>	<b>2:00 p.m.</b>

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

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

**June 2, 2022, Minutes of the Regular Meeting**

**Minutes of the Continued Meeting**

The Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, June 2, 2022, at 10:00 a.m.** at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Thursday, June 2, 2022, at 10:00 a.m.**

**Board Members Present and Constituting a Quorum:**

Nick Dister	Vice-Chair
Ryan Motko	Supervisor
Steve Luce	Supervisor
Kelly Evans	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Brian Howell	District Manager, Inframark
Gary Schwartz	Field Manager, Inframark
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no audience members present.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-04; Approving FY 2023 Proposed Budget  
& Setting Public Hearing**

The Board reviewed the resolution and set the hearing for August 4<sup>th</sup> at 2:00 P.M. There will be adjustment made and fine the Budget until August 4<sup>th</sup> meeting approaches. The pool can possibly open as early as Spring of 2023.

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Announcement of Qualified Electors**

Mr. Lamb announced that there are currently zero qualified electors.

**C. Consideration of Resolution 2022-05; Announcing Landowners Elections**

Mr. Lamb announced the landowner's election set to be on November 3<sup>rd</sup> at 2:00 P.M. with three (3) seats up for election along with available sampled proxy and ballots.

MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**D. Discussion on Entrance Clean-Up Proposal**

The Board dismissed the proposal for Entrance Clean-Up. No action required.

**E. Discussion on Pond Dead Vegetation Removal Proposal**

The Board discussed and approved the ponds dead vegetation removal proposal with no further action needed. Mr. Lamb suggested to discuss with staff to trim back on the trail on the dead vegetation.

**F. Discussion on Mulch Restoration Proposal**

The Board discussed the mulch proposal and tabled until further notice.

**G. General Matters of the District**

There were no general matters to discuss.

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting January 06, 2022**
- B. Consideration of Minutes of the Continued Meeting January 20, 2022**
- C. Consideration of Operation and Maintenance Expenditures December 2021**
- D. Consideration of Operation and Maintenance Expenditures January 2022**
- E. Consideration of Operation and Maintenance Expenditures February 2022**
- F. Consideration of Operation and Maintenance Expenditures March 2022**
- G. Consideration of Operation and Maintenance Expenditures April 2022**
- H. Review of Financial Statements Month Ending April 30, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda A-H.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

## 5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

*i. Aquatic Service Reports*

*ii. Community Inspection Report*

There were no staff reports at this time.

## 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests.

## 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

## 8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cypress Creek Aquatics	1156	\$ 2,363.00		Aquatic Maintenance - May 2022
Yellowstone	356543	3,250.00		Monthly Landscape Maintenance - May 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,613.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221008226724 051322	\$ 40.86		Electric Service thru 05/09/2022
<b>Utilities Sub-Total</b>		<b>\$ 40.86</b>		
<b>Regular Services</b>				
Gig Fiber, LLC	0522008	\$ 10,650.00		Streetleaf Solar Light Lease Agr - May 2022
Inframark	76808	5,141.29		District Management Services - April 2022
Stantec	1920319	720.00		Professional Services - 2022 FY General Consulting - 4/29/2022
<b>Regular Services Sub-Total</b>		<b>\$ 16,511.29</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 22,165.15</b>		

Approved (with any necessary revisions noted):

# North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Cypress Creek Aquatics, Inc.  
12231 Main St Unit 1196  
San Antonio, FL 33576



# Invoice

Date	Invoice #
5/1/2022	1156

Bill To
North Park Isles CDD c/o Meritus Corp 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
		Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	May Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup  HD 53900/4307.	2,363.00	2,363.00

<b>Total</b>	<b>\$2,363.00</b>
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## INVOICE

INVOICE #	INVOICE DATE
TM 356543	5/1/2022
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** North Park Isles CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 31, 2022

**Invoice Amount:** \$3,250.00

Description	Current Amount
Monthly Landscape Maintenance May 2022	\$3,250.00

**Invoice Total** **\$3,250.00**

*Excellence*  
IN COMMERCIAL LANDSCAPING

4/17 59300 / 4603

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/13/2022

Account: 221008226724

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

Current month's charges:	\$40.86
Total amount due:	\$40.86
Payment Due By:	06/03/2022

### Your Account Summary

Previous Amount Due	\$36.27
Payment(s) Received Since Last Statement	-\$36.27
<b>Current Month's Charges</b>	<b>\$40.86</b>
<b>Total Amount Due</b>	<b>\$40.86</b>



## DOWNED IS DANGEROUS!

If you see a downed power line,  
move a safe distance away and call 911.

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety)  
for more safety tips.

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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008226724

Current month's charges:	\$40.86
Total amount due:	\$40.86
Payment Due By:	06/03/2022
Amount Enclosed	\$

658791094161

00003329 01 AV 0.42 33607 FTECO105132222500410 00000 01 01000000 008 01 3329 003

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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Received  
MAY 18 2022

6587910941612210082267240000000040860

**Account:** 221008226724  
**Statement Date:** 05/13/2022  
**Current month's charges due** 06/03/2022

## Details of Charges – Service from 04/08/2022 to 05/09/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Location: RIGHT SIDE FRONT

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	05/09/2022	724		588		136 kWh	1	32 Days

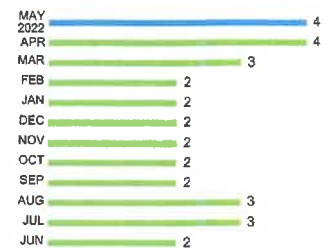
Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	136 kWh @ \$0.07035/kWh	\$9.57
Fuel Charge	136 kWh @ \$0.04126/kWh	\$5.61
Storm Protection Charge	136 kWh @ \$0.00315/kWh	\$0.43
Clean Energy Transition Mechanism	136 kWh @ \$0.00402/kWh	\$0.55
Florida Gross Receipt Tax		\$1.02
<b>Electric Service Cost</b>		<b>\$40.86</b>

**Total Current Month's Charges**

**\$40.86**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.



**Gig Fiber, LLC**  
2502 N. Rocky Point Dr.  
Suite 1050  
Tampa, FL 33607  
T: 813-288-8078  
F: 813-288-8178

BS

# INVOICE

Customer		Misc	
Name	North Park Isle CDD	Date	5/6/2022
Address	2005 Pan Am Circle	Invoice No.	0522008
	Suite 300	Due Date	6/6/2022
City	Tampa	State	FL
Phone		Zip Code	33607
		Term	Net 30 Days

No.	Description	Unit Cost	Qty	TOTAL
1	Streetleaf Solar Light Lease Agr - May 2022	\$50.00	213	\$ 10,650.00

**Payment**

Attention: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Subtotal	\$ 10,650.00
Shipping	NA
Sales Tax	N/A
TOTAL	\$ 10,650.00

\_\_\_\_\_

\_\_\_\_\_

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**

#76808

**DATE**

4/29/2022

**BILL TO**

North Park Isle CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

**CUSTOMER ID**

C2301

**NET TERMS**

Net 30

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

5/29/2022

Services provided for the Month of: April 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Postage - Postage- April	4	Ea	0.53	2.12
Copies - B/W Copies- April	20	Ea	0.15	3.00
Copies - Color Copies- April	14	Ea	0.50	7.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00	100.00
Accounting Services - Accounting Services	1	Ea	562.50	562.50
Dissemination Services - Dissemination Services	1	Ea	600.00	600.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	2,666.67	2,666.67
<b>Subtotal</b>				5,141.29

**Subtotal** \$5,141.29

**Tax** \$0.00

**Total Due** \$5,141.29

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070

**INVOICE**

Page 1 of 1

Invoice Number	1920319
Invoice Date	May 10, 2022
Purchase Order	215614807
Customer Number	150688
Project Number	215614807

**Bill To**

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

**Please Remit To**

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

151 303 51300

**Project North Park Isle CDD - District Engineering Services**

Project Manager

Stewart, Tonja L

For Period Ending

**April 29, 2022**

Current Invoice Total (USD)

720.00

Process requisitions

**Top Task 2022 2022 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	5.00	144.00	720.00
<b>Subtotal Professional Services</b>	<u>5.00</u>		<u>720.00</u>

Top Task Subtotal	2022 FY General Consulting	720.00
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<b>Total Fees &amp; Disbursements</b>	<u>720.00</u>
---------------------------------------	---------------

<b>INVOICE TOTAL (USD)</b>	<u><b>720.00</b></u>
----------------------------	----------------------

**Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)

**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cypress Creek Aquatics	1164	\$ 2,363.00		Aquatic Maintenance - June 2022
Inframark	77942	5,148.24		District Management Services - May 2022
Yellowstone	390451	3,250.00		Monthly Landscape Maintenance - July 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 10,761.24</b>		

<b>Variable Contract</b>				
Supervisor: Kelly Evans	KE 060222	\$ 200.00		Supervisor Fee - 06/2/2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 06/2/2022
Supervisor: Ryan Motko	RM 060222	200.00		Supervisor Fee - 06/2/2022
Supervisor: Steve Luce	SL 060222	200.00		Supervisor Fee - 06/2/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 800.00</b>		

<b>Utilities</b>				
Tampa Electric	221008226724 061422	\$ -965.37		Electric Service thru 06/08/2022
<b>Utilities Sub-Total</b>		<b>\$ -965.37</b>		

<b>Regular Services</b>				
Gig Fiber	0622014	\$ 10,650.00		Streetleaf Solar Light Lease Agr - June 2022
Neptune Multi Services LLC	53159	910.00		Trash Pick up thru 5/27/2022
Neptune Multi Services LLC	53167	780.00	<b>\$ 1,690.00</b>	Trash Pick up thru 6/24/2022
Straley Robin Vericker	21604	129.50		Professional Services thru 05/15/2022
Straley Robin Vericker	21685	741.00	<b>\$ 870.50</b>	Professional Services thru 06/15/2022
Tampa Electric	221008636724 061422	514.88		Electric Service thru 06/08/2022
<b>Regular Services Sub-Total</b>		<b>\$ 13,725.38</b>		

<b>Additional Services</b>				
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## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 24,321.25		

Approved (with any necessary revisions noted):

---

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576



# Invoice

Date	Invoice #
6/1/2022	1164

Bill To
North Park Isles CDD c/o Meritus Corp 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	June Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	2,363.00	2,363.00
<div style="text-align: right; color: blue; font-family: cursive;">             53900 / 4307              H17.           </div>			<b>Total</b>	\$2,363.00

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#77942

**DATE**  
5/26/2022

**BILL TO**

North Park Isle CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

**CUSTOMER ID**  
C2301  
**PO#**

**NET TERMS**  
Net 30  
**DUE DATE**  
6/25/2022

**Services provided for the Month of: May 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Postage - Postage- May	4	Ea	0.53	2.12
Copies - B/W Copies- May	23	Ea	0.15	3.45
Copies - Color Copies- May	27	Ea	0.50	13.50
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00	100.00
Accounting Services - Accounting Services	1	Ea	562.50	562.50
Dissemination Services - Dissemination Services	1	Ea	600.00	600.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	2,666.67	2,666.67
<b>Subtotal</b>				5,148.24

<b>Subtotal</b>	\$5,148.24
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,148.24

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070

**Bill To:**

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

**Property Name:** North Park Isles CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 390451	7/1/2022
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** July 31, 2022

**Invoice Amount:** \$3,250.00

Description	Current Amount
Monthly Landscape Maintenance July 2022	\$3,250.00

**Invoice Total** **\$3,250.00**

*Excellence*

IN COMMERCIAL LANDSCAPING

53900 / 4603  
H17

**Should you have any questions or inquiries please call (386) 437-6211.**

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**North Park Isle CDD**

MEETING DATE: June 2, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

KE 060222

**North Park Isle CDD**  
**MEETING DATE: June 2, 2022**

DMS:

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

ND 060222

**North Park Isle CDD**

MEETING DATE: June 2, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

Rm 060222

**North Park Isle CDD**

MEETING DATE: June 2, 2022

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

SL 060222

Statement Date: 06/14/2022  
Account: 221008226724

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

Current month's charges:	\$48.72
Total amount due:	-\$965.37
<b>CREDIT -</b>	<b>DO NOT PAY</b>

## Your Account Summary

Previous Amount Due	\$40.86
Payment(s) Received Since Last Statement	-\$40.86
Miscellaneous Credits	-\$1,014.09
Credit balance after payments and credits	-\$1,014.09
<b>Current Month's Charges</b>	<b>\$48.72</b>
<b>Total Amount Due</b>	<b>-\$965.37</b>

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

Ready for  
storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008226724

Current month's charges:	\$48.72
Total amount due:	-\$965.37
<b>CREDIT -</b>	<b>DO NOT PAY</b>

**Amount Enclosed**

\$

653852871922



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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



**Account:** 221008226724  
**Statement Date:** 06/14/2022  
**Current month's charges due** **DO NOT PAY**

## Details of Charges – Service from 05/10/2022 to 06/08/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Location: RIGHT SIDE FRONT

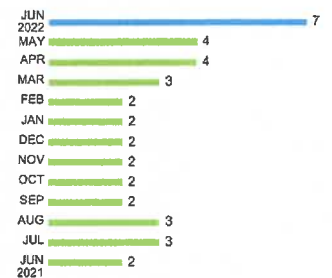
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	06/08/2022	937		724		213 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	213 kWh @ \$0.07035/kWh	\$14.98
Fuel Charge	213 kWh @ \$0.04126/kWh	\$8.79
Storm Protection Charge	213 kWh @ \$0.00315/kWh	\$0.67
Clean Energy Transition Mechanism	213 kWh @ \$0.00402/kWh	\$0.86
Florida Gross Receipt Tax		\$1.22
<b>Electric Service Cost</b>		<b>\$48.72</b>

## Total Current Month's Charges

**\$48.72**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Miscellaneous Credits

Deposit Refund	-\$1,000.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$14.09

## Total Current Month's Credits

**-\$1,014.09**

## Important Messages

### Deposit Credit Applied

During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.



**Gig Fiber, LLC**  
**2502 N. Rocky Point Dr.**  
**Suite 1050**  
**Tampa, FL 33607**  
**T: 813-288-8078**  
**F: 813-288-8178**

# INVOICE

Customer		Misc	
Name	North Park Isle CDD	Date	6/1/2022
Address	2005 Pan Am Circle	Invoice No.	0622014
	Suite 300	Due Date	7/1/2022
City	Tampa	Term	Net 30 Days
State	FL		
Zip Code	33607		

No.	Description	Unit Cost	Qty	TOTAL
1	Streetleaf Solar Light Lease Agr - June 2022	\$50.00	213	\$ 10,650.00

Payment	Tax Rate(s)
Attention:	Subtotal \$ 10,650.00
	Shipping NA
	Sales Tax N/A
	<b>TOTAL \$ 10,650.00</b>

53100 / 4103  
~~53100~~ / ~~4300~~ H17



## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

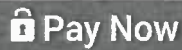
## Invoice

**Invoice No:** 0053159  
**Date:** 06/06/2022  
**Terms:** NET 0  
**Due Date:** 06/06/2022

**Bill To:** North Park CDD  
teresa.farlow@inframark.com,  
brian.howell@inframark.com

Description	Quantity	Rate	Amount
Trash pick up	14	\$65.00	\$910.00
Trash pick up service dates April 29, May 6, May 13, May 20, May 27 2022			

Subtotal	\$910.00
TAX 0%	\$0.00
Total	\$910.00
Paid	\$0.00

 Pay Now

 Invoice2go  
a Bill.com company



**Balance Due \$910.00**

### Comments

A lot of construction material, slow process to clean every pond and perimeter.

53900 / 4503  
MD



## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

## Invoice

**Invoice No:** 0053167  
**Date:** 06/27/2022  
**Terms:** NET 0  
**Due Date:** 06/27/2022

**Bill To:** North Park CDD  
teresa.farlow@inframark.com,  
brian.howell@inframark.com

Description	Quantity	Rate	Amount
Trash Pickup Service date June 3,10,17,24 2022	12	\$65.00	\$780.00

Subtotal	\$780.00
TAX 0%	\$0.00
Total	\$780.00
Paid	\$0.00

<b>Balance Due</b>	<b>\$780.00</b>
--------------------	-----------------

53900/4503  
H7



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

June 01, 2022

Client: 001509

Matter: 000001

Invoice #: 21604

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	LB	FINALIZE RESOLUTION RE APPROVAL OF FY 2022/2023 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
4/22/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.8	\$132.00
5/8/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.5	\$177.50
5/10/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.3	\$49.50
Total Professional Services			1.8	\$392.00

51400 / 3107  
MD

June 01, 2022

Client: 001509

Matter: 000001

Invoice #: 21604

Page: 2

---

Total Services	\$392.00	
Total Disbursements	\$0.00	
Total Current Charges		\$392.00
Less Retainer Applied		(\$262.50)
<b>PAY THIS AMOUNT</b>		<b>\$129.50</b>

*Please Include Invoice Number on all Correspondence*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

June 27, 2022

Client: 001509

Matter: 000001

Invoice #: 21685

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/27/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
5/27/2022	VTS	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA.	0.2	\$61.00
5/31/2022	LB	REVIEW PROPOSED BUDGET FOR FY 2022/2023; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN FY 2022/2023 BUDGET.	0.4	\$66.00
6/2/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND BUDGET MEETING.	0.6	\$213.00
6/2/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.5	\$177.50
6/2/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.5	\$152.50
Total Professional Services			2.4	\$741.00

51400 / 3107  
H7

June 27, 2022

Client: 001509

Matter: 000001

Invoice #: 21685

Page: 2

---

Total Services	\$741.00
Total Disbursements	\$0.00
Total Current Charges	\$741.00
Previous Balance	\$129.50
Less Payments	(\$129.50)
<b>PAY THIS AMOUNT</b>	<b>\$741.00</b>

*Please Include Invoice Number on all Correspondence*



Statement Date: 06/14/2022

Account: 221008636724

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

**Current month's charges: \$514.88**  
**Total amount due: \$514.88**  
**Payment Due By: 07/05/2022**

**Your Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$514.88</b>
<b>Total Amount Due</b>	<b>\$514.88</b>

**A one-stop shop to manage your account.**



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

**Log in at [tecoaccount.com](http://tecoaccount.com) today!**

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

Ready for  
storm season?

**We are.**

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221008636724

**Current month's charges: \$514.88**  
**Total amount due: \$514.88**  
**Payment Due By: 07/05/2022**

**Amount Enclosed \$**

668667599122

00000233 02 AV 0.42 33607 FTECO106142222401310 00000 02 01000000 012 01 5180 006

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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6686675991222210086367240000000514886

**Account:** 221008636724  
**Statement Date:** 06/14/2022  
**Current month's charges due** 07/05/2022

## Details of Charges – Service from 06/06/2022 to 06/08/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

00000233-0000722-Page 3 of 12

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	06/08/2022	0		0		0 kWh	1	3 Days
Daily Basic Service Charge						3 days @ \$0.74000		
Florida Gross Receipt Tax						\$2.22		
<b>Electric Service Cost</b>						\$0.06		
Franchise Fee						<b>\$2.28</b>		
Municipal Public Service Tax						\$0.15		
State Tax						\$0.24		
<b>Total Electric Cost, Local Fees and Taxes</b>						\$0.21		
								<b>\$2.88</b>
<b>Other Fees and Charges</b>								
Electric Security Deposit						\$400.00		
Elec Connection Chrg Initial						\$112.00		
<b>Total Other Fees and Charges</b>								<b>\$512.00</b>
<b>Total Current Month's Charges</b>								<b>\$514.88</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

JUN 2022 0

## Important Messages

### Welcome to Tampa Electric!

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

### Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.



## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cypress Creek Aquatics	1175	\$ 2,363.00		Aquatic Maintenance - July 2022
Inframark	79405	5,136.57		District Management Services - June 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,499.57</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221008226724 071422	\$ -917.39		Electric Service thru 07/08/2022
Tampa Electric	221008636724 071422	92.90	<b>\$ -824.49</b>	Electric Service thru 07/08/2022
<b>Utilities Sub-Total</b>		<b>\$ -824.49</b>		
<b>Regular Services</b>				
Neptune Multi Services LLC	53179	\$ 910.00		Trash Pickup Service thru 7/29/2022
Stantec	1951941	216.00		Professional Services (2022 FY General Consulting) thru 6/24/22
Straley Robin Vericker	21817	1,751.95		Professional Services thru 7/15/2022
<b>Regular Services Sub-Total</b>		<b>\$ 2,877.95</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 9,553.03</b>		

Approved (with any necessary revisions noted):

# North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Cypress Creek Aquatics, Inc.  
 12231 Main St Unit 1196  
 San Antonio, FL 33576



# Invoice

Date	Invoice #
7/1/2022	1175

Bill To
North Park Isles CDD c/o Meritus Corp 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	July Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	2,363.00	2,363.00

53900/4307  
H17

<b>Total</b>	<b>\$2,363.00</b>
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2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**BILL TO**

North Park Isle CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

**INVOICE#**

#79405

**CUSTOMER ID**

C2301

**PO#****DATE**

6/30/2022

**NET TERMS**

Net 30

**DUE DATE**

7/30/2022

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- May	14	Ea	0.15		2.10
Postage- May	10	Ea	0.53		5.30
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services	1	Ea	562.50		562.50
Dissemination Services	1	Ea	600.00		600.00
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	2,666.67		2,666.67
<b>Subtotal</b>					5,136.57

**Subtotal**

\$5,136.57

**Tax**

\$0.00

**Total Due**

\$5,136.57

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Statement Date: 07/14/2022

Account: 221008226724

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

Current month's charges:	\$47.98
Total amount due:	-\$917.39
<b>CREDIT -</b>	<b>DO NOT PAY</b>

## Your Account Summary

Previous Amount Due	-\$965.37
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$965.37
<b>Current Month's Charges</b>	<b>\$47.98</b>
<b>Total Amount Due</b>	<b>-\$917.39</b>



Donate today to help pay  
energy bills for families in need  
in your community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# SCAM ALERT!

## Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008226724

Current month's charges:	\$47.98
Total amount due:	-\$917.39
<b>CREDIT -</b>	<b>DO NOT PAY</b>

**Amount Enclosed** \$ \_\_\_\_\_  
655087439461

00003400 02 AV 0.45 33607 FTECO107142223241510 00000 01 01000000 008 01 3400 006

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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6550874394612210082267240000000917392

**Account:** 221008226724  
**Statement Date:** 07/14/2022  
**Current month's charges due** DO NOT PAY

## Details of Charges – Service from 06/09/2022 to 07/08/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: RIGHT SIDE FRONT

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	07/08/2022	1,144		937		207 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	207 kWh @ \$0.07035/kWh	\$14.56
Fuel Charge	207 kWh @ \$0.04126/kWh	\$8.54
Storm Protection Charge	207 kWh @ \$0.00315/kWh	\$0.65
Clean Energy Transition Mechanism	207 kWh @ \$0.00402/kWh	\$0.83
Florida Gross Receipt Tax		\$1.20

**Electric Service Cost**

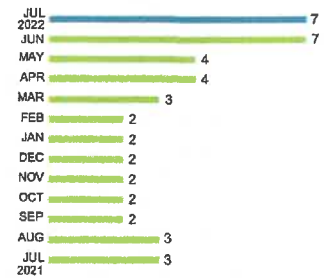
**\$47.98**

**Total Current Month's Charges**

**\$47.98**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)





Statement Date: 07/14/2022

Account: 221008636724

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

Current month's charges:	\$93.11
Total amount due:	\$92.90
Payment Due By:	08/04/2022

## Your Account Summary

Previous Amount Due	\$514.88
Payment(s) Received Since Last Statement	-\$514.88
Miscellaneous Credits	-\$0.21
Credit balance after payments and credits	-\$0.21
<b>Current Month's Charges</b>	<b>\$93.11</b>
<b>Total Amount Due</b>	<b>\$92.90</b>



Donate today to help pay  
energy bills for families in need  
in your community.

[tampaelectric.com/share](http://tampaelectric.com/share)

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

# SCAM ALERT!

## Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008636724

Current month's charges:	\$93.11
Total amount due:	\$92.90
Payment Due By:	08/04/2022

**Amount Enclosed** \$ \_\_\_\_\_

671136745435



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

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221008636724  
**Statement Date:** 07/14/2022  
**Current month's charges due** 08/04/2022

## Details of Charges – Service from 06/09/2022 to 07/08/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	07/08/2022	477		0		477 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	477 kWh @ \$0.07035/kWh	\$33.56
Fuel Charge	477 kWh @ \$0.04126/kWh	\$19.68
Storm Protection Charge	477 kWh @ \$0.00315/kWh	\$1.50
Clean Energy Transition Mechanism	477 kWh @ \$0.00402/kWh	\$1.92
Florida Gross Receipt Tax		\$2.02
<b>Electric Service Cost</b>		<b>\$80.88</b>
Franchise Fee		\$5.30
Municipal Public Service Tax		\$6.93

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



**Total Electric Cost, Local Fees and Taxes** **\$93.11**

**Total Current Month's Charges** **\$93.11**

### Miscellaneous Credits

Sales Tax Credit -\$0.21

**Total Current Month's Credits** **-\$0.21**

00003400-0010281-Page 3 of 12





## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

## Invoice

**Invoice No:** 0053179  
**Date:** 07/24/2022  
**Terms:** NET 0  
**Due Date:** 07/24/2022

**Bill To:** North Park CDD  
teresa.farlow@inframark.com,  
brian.howell@inframark.com

Description	Quantity	Rate	Amount
Trash Pickup	14	\$65.00	\$910.00
Service date July 1, 8, 15, 22, 29 2022			
14 hours for the month of July 2022			

Subtotal	\$910.00
TAX 0%	\$0.00
Total	\$910.00
Paid	\$0.00

**Balance Due \$910.00**



**INVOICE**

Page 1 of 1

<b>Invoice Number</b>	1951941
<b>Invoice Date</b>	July 6, 2022
<b>Purchase Order</b>	215614807
<b>Customer Number</b>	150688
<b>Project Number</b>	215614807

**Bill To**

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

**Please Remit To**

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

**Project North Park Isle CDD - District Engineering Services**

Project Manager

Stewart, Tonja L

For Period Ending

**June 24, 2022**

Current Invoice Total (USD)

216.00

Process requisitions

**Top Task 2022 2022 FY General Consulting****Professional Services**

<b>Category/Employee</b>	<b>Current Hours</b>	<b>Rate</b>	<b>Current Amount</b>
Clark, Caitlin Lee Ann	0.25	144.00	36.00
Nurse, Vanessa M	1.25	144.00	180.00
<b>Subtotal Professional Services</b>	<u>1.50</u>		<u>216.00</u>

Top Task Subtotal	2022 FY General Consulting	216.00
-------------------	----------------------------	--------

**Total Fees & Disbursements**216.00**INVOICE TOTAL (USD)****216.00****Due upon receipt or in accordance with terms of the contract**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: [Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**\*\* PLEASE SEND AN INVOICE # WITH PAYMENT \*\***

Thank you.

51300/3103  
ML7

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

North Park Isle Community Development District  
Meritus Districts  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

July 21, 2022

Client: 001509

Matter: 000001

Invoice #: 21817

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

### SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2022	JMV	REVIEW COMMUNICATION FROM R. MOTKO; REVIEW PROPERTY RECORDS; PREPARE DEED FOR COMMON AREAS.	1.0	\$355.00
6/20/2022	LB	FINALIZE MAILED NOTICE LETTER; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING MAILED NOTICE LETTER, PUBLICATION ADS AND INSTRUCTIONS FOR SAME.	0.2	\$33.00
6/20/2022	MS	PREPARE SPECIAL WARRANTY DEED.	0.8	\$132.00
6/21/2022	JMV	PREPARE AND FILE COMMON AREA DEED WITH HILLSBOROUGH COUNTY.	0.3	\$106.50
6/21/2022	MS	RECEIVE, REVIEW AND PROCESS SPECIAL WARRANTY DEED CONVEYING LAND FROM DEVELOPER TO CDD.	0.4	\$66.00
6/22/2022	MS	RECEIVE, REVIEW AND PROCESS RECORDED SPECIAL WARRANTY DEED.	0.4	\$66.00
6/30/2022	LB	REVIEW PROPOSED BUDGET AND RESEARCH RE CURRENT PROPERTY OWNERS; PREPARE DRAFT RESOLUTION ADOPTING FY 2022/2023 BUDGET, DRAFT RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR FY 2022/2023 AND DRAFT DEVELOPER FUNDING AGREEMENT.	1.4	\$231.00
7/7/2022	JMV	REVIEW COMMUNICATION FROM R. MOTKO; REVIEW PROPERTY RECORDS; DRAFT EMAIL TO R. MOTKO RE: CDD COMMON AREAS.	0.3	\$106.50
7/7/2022	DCC	RECEIVE CORRESPONDENCE FROM R. MOTKO; REVIEW STATUS OF DEEDS.	0.2	\$61.00

July 21, 2022

Client: 001509

Matter: 000001

Invoice #: 21817

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/7/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2019 BONDS AND 2021 BONDS.	0.2	\$33.00
7/13/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$284.00
7/13/2022	LB	REVISE RESOLUTION ADOPTING FY 2022/2023 BUDGET, RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2022/2023 AND BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.3	\$49.50
Total Professional Services			6.3	\$1,523.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
6/23/2022	Simplefile E-Recording- Filing Fee- e-filing	\$228.45
Total Disbursements		\$228.45

Total Services	\$1,523.50
Total Disbursements	\$228.45
Total Current Charges	\$1,751.95
Previous Balance	\$741.00
Less Payments	(\$741.00)
<b>PAY THIS AMOUNT</b>	<b>\$1,751.95</b>

51400/3107  
H7

*Please Include Invoice Number on all Correspondence*

# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2022



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

North Park Isle  
Balance Sheet  
As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	108,303.00	0.00	0.00	0.00	0.00	108,303.00
Revenue Series 2019 #9000	0.00	104,196.00	0.00	0.00	0.00	104,196.00
Interest Series 2019 #9001	0.00	0.00	0.00	0.00	0.00	0.00
Sinking Fund Series 2019 #9002	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Series 2019 #9003	0.00	765,275.00	0.00	0.00	0.00	765,275.00
Acq & Const Series 2019 #9005	0.00	0.00	653.00	0.00	0.00	653.00
General Series 2019 #9006	0.00	1.00	0.00	0.00	0.00	1.00
Costs of Issuance Series 2019	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Series 2021 #2000	0.00	0.00	0.00	0.00	0.00	329,020.00
Interest Series 2021 #2001	0.00	0.00	0.00	0.00	0.00	0.00
Reserve Series 2021 #2003	0.00	0.00	0.00	0.00	0.00	406,196.00
Acq & Const Series 2021 Amenity	0.00	0.00	0.00	0.00	0.00	557,798.00
#2005						
Acq & Const Series 2021 Master	0.00	0.00	0.00	0.00	0.00	2,499,045.00
#2006						
Acq & Const Series 2021 #2007	0.00	0.00	0.00	0.00	0.00	149.00
Costs of Issuance Series 2021	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Public Officials Insurance	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	0.00	0.00	0.00	0.00	0.00	0.00
Construction Work In Progress	0.00	0.00	0.00	21,631,289.00	0.00	21,631,289.00
Amount Available - Debt Service	0.00	0.00	0.00	0.00	1,235,754.00	1,235,754.00
Amount To Be Provided Debt	0.00	0.00	0.00	0.00	24,778,305.00	24,778,305.00
Revenue Bonds Payable Series 2021	0.00	0.00	0.00	0.00	(14,318,837.00)	(14,318,837.00)
Total Assets	<u>108,303.00</u>	<u>869,472.00</u>	<u>653.00</u>	<u>21,631,289.00</u>	<u>11,695,222.00</u>	<u>38,097,146.00</u>
<b>Liabilities</b>						
Accounts Payable	7,475.00	0.00	0.00	0.00	0.00	7,475.00
Accounts Payable - Other	2.00	0.00	0.00	0.00	0.00	2.00
Accrue Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00
Revenue Bonds Payable Series 2019	0.00	0.00	0.00	0.00	11,695,222.00	11,695,222.00

(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
Total Liabilities	<u>7,477.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>11,695,222.00</u>	<u>11,702,699.00</u>
<b>Fund Equity &amp; Other Capital Contribution</b>						
Fund Balance - All Other Reserves	73,116.00	0.00	0.00	0.00	0.00	73,116.00
Fund Balance - Unreserved	0.00	913,928.00	1,063.00	0.00	0.00	914,990.00
Retained Earning - Unreserved	0.00	0.00	0.00	0.00	0.00	2.00
Investment In General Fixed Assets	0.00	0.00	0.00	21,631,289.00	0.00	21,631,324.00
Other	<u>27,710.00</u>	<u>(44,455.00)</u>	<u>(410.00)</u>	<u>0.00</u>	<u>0.00</u>	<u>3,775,014.00</u>
Total Fund Equity & Other Capital Contribution	<u>100,825.00</u>	<u>869,472.00</u>	<u>653.00</u>	<u>21,631,289.00</u>	<u>0.00</u>	<u>26,394,446.00</u>
Total Liabilities & Fund Equity	<u>108,303.00</u>	<u>869,472.00</u>	<u>653.00</u>	<u>21,631,289.00</u>	<u>11,695,222.00</u>	<u>38,097,146.00</u>



North Park Isle  
Statement of R E  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital				
Improvements				
O & M Assessments - Off Roll	0.00	2,278.00	2,278.00	0 %
Special Assessments - Service				
Charges				
O & M Assessments - Off Roll	<u>211,325.00</u>	<u>274,279.00</u>	<u>62,954.00</u>	<u>30 %</u>
Total Revenues	<u>211,325.00</u>	<u>276,557.00</u>	<u>65,232.00</u>	<u>31 %</u>
Expenditures				
Legislative				
Supervisor Fees	4,200.00	3,600.00	600.00	14 %
Financial & Administrative				
District Manager	32,000.00	52,667.00	(20,667.00)	(65)%
District Engineer	5,000.00	2,255.00	2,745.00	55 %
Disclosure Report	7,200.00	12,300.00	(5,100.00)	(71)%
Trustee Fees	8,000.00	3,030.00	4,970.00	62 %
Accounting Services	6,750.00	14,925.00	(8,175.00)	(121)%
Auditing Services	4,400.00	29.00	4,371.00	99 %
Postage, Phone, Faxes,	150.00	126.00	24.00	16 %
Public Officials Insurance	2,537.00	0.00	2,537.00	100 %
Legal Advertising	2,000.00	2,337.00	(337.00)	(17)%
Bank Fees	300.00	0.00	300.00	100 %
Dues, Licenses, & Fees	188.00	175.00	13.00	7 %
Office Supplies	100.00	0.00	100.00	100 %
Website Administration	1,200.00	1,200.00	0.00	0 %
ADA Website Compliance	1,800.00	1,500.00	300.00	17 %
Legal Council				
District Counsel	5,000.00	6,072.00	(1,072.00)	(21)%
Water Utility Services				
Water Utility Services	5,000.00	0.00	5,000.00	100 %
Utility Services				
Street Lights	52,500.00	83,498.00	(30,998.00)	(59)%
Other Physical Environment				
Waterway Management	12,000.00	23,630.00	(11,630.00)	(97)%
Program - Contract				
Irrigation Maintenance	5,000.00	0.00	5,000.00	100 %
General, Property & Casualty	6,000.00	0.00	6,000.00	100 %
Insurance				
Janitorial Service	1,650.00	2,725.00	(1,075.00)	(65)%
Pool Maintenance	2,250.00	0.00	2,250.00	100 %
Landscaping - Contract	<u>46,100.00</u>	<u>38,779.00</u>	<u>7,321.00</u>	<u>16 %</u>
Total Expenditures	<u>211,325.00</u>	<u>248,848.00</u>	<u>(37,523.00)</u>	<u>(18)%</u>

North Park Isle  
Statement of R E  
From 10/1/2021 Through 7/31/2022

001 - General Fund  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>27,710.00</u>	<u>27,710.00</u>	<u>0 %</u>
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves	<u>0.00</u>	<u>73,116.00</u>	<u>73,116.00</u>	<u>0 %</u>
Total Fund Balance. Beginning of Period	<u>0.00</u>	<u>73,116.00</u>	<u>73,116.00</u>	<u>0 %</u>
Fund Balance. End of Period	<u>0.00</u>	<u>100,825.00</u>	<u>100,825.00</u>	<u>0 %</u>

North Park Isle  
Statement of R E  
From 10/1/2021 Through 7/31/2022

200 - Debt Service Series 2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	760,659.00	566,491.00	(194,168.00)	(26)%
Interest Earnings				
Interest Earnings	0.00	754.00	754.00	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0.00	153,519.00	153,519.00	0 %
Total Revenues	<u>760,659.00</u>	<u>720,765.00</u>	<u>(39,894.00)</u>	<u>(5)%</u>
Expenditures				
Debt Service Payments				
Debt Service Interest	545,659.00	549,556.00	(3,897.00)	(1)%
Debt Service Principal	<u>215,000.00</u>	<u>215,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>760,659.00</u>	<u>764,556.00</u>	<u>(3,897.00)</u>	<u>(1)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(664.00)	(664.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(664.00)</u>	<u>(664.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(44,455.00)</u>	<u>(44,455.00)</u>	<u>0 %</u>
Fund Balance. Beginning of Period				
Fund Balance - Unreserved	0.00	913,928.00	913,928.00	0 %
Total Fund Balance. Beginning of Period	<u>0.00</u>	<u>913,928.00</u>	<u>913,928.00</u>	<u>0 %</u>
Fund Balance. End of Period	<u>0.00</u>	<u>869,472.00</u>	<u>869,472.00</u>	<u>0 %</u>

North Park Isle  
Statement of R E  
From 10/1/2021 Through 7/31/2022

201 - Debt Service Series 2021  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	0.00	560,100.00	560,100.00	0 %
Interest Earnings				
Interest Earnings	0.00	194.00	194.00	0 %
Debt Proceeds				
Bond Proceeds	<u>0.00</u>	<u>406,196.00</u>	<u>406,196.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>966,490.00</u>	<u>966,490.00</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Debt Service Interest	<u>0.00</u>	<u>231,163.00</u>	<u>(231,163.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>231,163.00</u>	<u>(231,163.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>(113.00)</u>	<u>(113.00)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>(113.00)</u>	<u>(113.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>735,214.00</u>	<u>735,214.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Retained Earning - Unreserved	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>735,216.00</u>	<u>735,216.00</u>	<u>0 %</u>

North Park Isle  
Statement of R E  
From 10/1/2021 Through 7/31/2022

300 - Capital Projects Series 2019  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	0.00	0.00	0.00	0 %
Interfund Transfer	<u>0.00</u>	<u>441.00</u>	<u>441.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>441.00</u>	<u>441.00</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than	<u>0.00</u>	<u>1,074.00</u>	<u>(1,074.00)</u>	<u>0 %</u>
Buildings				
Total Expenditures	<u>0.00</u>	<u>1,074.00</u>	<u>(1,074.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>223.00</u>	<u>223.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>223.00</u>	<u>223.00</u>	<u>0 %</u>
Excess of Revenues Over (Under)	<u>0.00</u>	<u>(410.00)</u>	<u>(410.00)</u>	<u>0 %</u>
Expenditures				
Fund Balance. Beginning of Period				
Fund Balance - Unreserved	<u>0.00</u>	<u>1,063.00</u>	<u>1,063.00</u>	<u>0 %</u>
Total Fund Balance. Beginning	<u>0.00</u>	<u>1,063.00</u>	<u>1,063.00</u>	<u>0 %</u>
of Period				
Fund Balance. End of Period	<u>0.00</u>	<u>653.00</u>	<u>653.00</u>	<u>0 %</u>

North Park Isle  
Statement of R E  
From 10/1/2021 Through 7/31/2022

301 - Capital Projects Series 2021  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	0.00	1,412.00	1,412.00	0 %
Debt Proceeds				
Bond Proceeds	<u>0.00</u>	<u>13,959,879.00</u>	<u>13,959,879.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>13,961,291.00</u>	<u>13,961,291.00</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Original Issue Discount	0.00	(238,024.00)	238,024.00	0 %
Underwriters Discount	0.00	291,000.00	(291,000.00)	0 %
Other Physical Environment				
Improvements Other Than	<u>0.00</u>	<u>10,851,472.00</u>	<u>(10,851,472.00)</u>	<u>0 %</u>
Buildings				
Total Expenditures	<u>0.00</u>	<u>10,904,448.00</u>	<u>(10,904,448.00)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>113.00</u>	<u>113.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>113.00</u>	<u>113.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>3,056,956.00</u>	<u>3,056,956.00</u>	<u>0 %</u>
Fund Balance. Beginning of Period				
Investment In General Fixed Assets	<u>0.00</u>	<u>35.00</u>	<u>35.00</u>	<u>0 %</u>
Total Fund Balance. Beginning of Period	<u>0.00</u>	<u>35.00</u>	<u>35.00</u>	<u>0 %</u>
Fund Balance. End of Period	<u>0.00</u>	<u>3,056,991.00</u>	<u>3,056,991.00</u>	<u>0 %</u>

North Park Isle  
Statement of R E  
From 10/1/2021 Through 7/31/2022

900 - General Fixed Assets Account  
Group  
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>YTD Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Fund Balance. Beginning of Period				
Investment In General Fixed Assets	<u>0.00</u>	<u>21,631,289.00</u>	<u>21,631,289.00</u>	<u>0 %</u>
Total Fund Balance. Beginning of Period	<u>0.00</u>	<u>21,631,289.00</u>	<u>21,631,289.00</u>	<u>0 %</u>
Fund Balance. End of Period	<u>0.00</u>	<u>21,631,289.00</u>	<u>10,778,743.00</u>	<u>0 %</u>

North Park Isle  
Reconcile Cash Accounts

*Summary*

*Cash Account: 10101 Cash - Operating Account*  
*Reconciliation ID: 07/31/2022*  
*Reconciliation Date: 7/31/2022*  
*Status: Locked*

Bank Balance	116,410.15
Less Outstanding Checks/Vouchers	8,107.42
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	108,302.73
Balance Per Books	<u>108,302.73</u>
Unreconciled Difference	<u>0.00</u>

**Click the Next Page toolbar button to view details.**



North Park Isle  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1245	7/7/2022	System Generated Check/Voucher	5,136.57	Inframark LLC
1247	7/27/2022	System Generated Check/Voucher	910.00	Neptune Multi Services LLC
1248	7/27/2022	System Generated Check/Voucher	216.00	Stantec Consulting services Inc.
1249	7/27/2022	System Generated Check/Voucher	1,751.95	Straley Robin Vericker
1250	7/27/2022	System Generated Check/Voucher	<u>92.90</u>	Tampa Electric
Outstanding Checks/Vouchers			<u>8,107.42</u>	

North Park Isle  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 07/31/2022  
Reconciliation Date: 7/31/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1242	6/29/2022	System Generated Check/Voucher	780.00	Neptune Multi Services LLC
1243	6/29/2022	System Generated Check/Voucher	741.00	Straley Robin Vericker
1244	6/29/2022	System Generated Check/Voucher	3,250.00	Yellowstone Landscape
1246	7/14/2022	System Generated Check/Voucher	<u>2,363.00</u>	Cypress Creek Aquatics, Inc.
Cleared Checks/Vouchers			<u><u>7,134.00</u></u>	



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 MAILING ADDRESS: 12231 Main Street, #1196, San Antonio, FL 33576  
 PHONE #: (352)877-4463 | EMAIL: office@cypresscreekaquatics.com

## AQUATIC SERVICE REPORT

PROPERTY: North Park Isles

DATE: 6/16/22

TECHNICIAN: Ryan Cummings

PAGE: 1 of 1

WEATHER: Sunny, 96 with a 9mph E wind

SERVICE: Monthly Aquatic Maintainance

H2O CLARITY	
< 1 Foot	<input checked="" type="checkbox"/>
1 - 2 Feet	<input type="checkbox"/>
2 - 4 Feet	<input type="checkbox"/>
> 4 Feet	<input type="checkbox"/>

WILDLIFE OBSERVATIONS						
Deer	Egret	Cormorant	Alligator	Bream	OTHER:	Sandhill Crane
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

	ALGAE	GRASSES & BRUSH	SUMMERSED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHYSICAL REMOVAL
Pond 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:** Used a 50 gallon spray rig and a backpack sprayer to treat the nuisance/exotic vegetation in the stormwater ponds at North Park Isles. Treatment primarily focused on the treatment of perimeter grasses with a minor amount of algae being treated as well. Some of the grasses seemed resistant to, or unaffected by the previous treatment. Therefore a different herbicide used at a high concentration was utilized to ensure the unwanted vegetation is eliminated.

Please allow 7 - 10 days for results. Thank You.



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## AQUATIC SERVICE REPORT

PROPERTY: North Park Isles DATE: 8/10/22  
 TECHNICIAN: Bryce P PAGE: 1 of 1  
 WEATHER: Sunny 96 SERVICE: Monthly Aquatic Maintainance

H2O CLARITY	
< 1 Foot	<input type="checkbox"/>
1 - 2 Feet	<input type="checkbox"/>
2 - 4 Feet	<input checked="" type="checkbox"/>
> 4 Feet	<input type="checkbox"/>

WILDLIFE OBSERVATIONS						
Deer	Egret	Cormorant	Alligator	Bream	OTHER:	Sandhill Crane
Otter	Heron	Anhinga	Turtle	Bass		
Opossum	Ibis	Osprey	Snake	Catfish		
Raccoon	Woodstork	Ducks	Frogs	Carp		

	ALGAE	GRASSES & BRUSH	SUMMERSED VEGETATION	FLOATING VEGETATION	WETLAND VEGETATION	INVASIVE TREES	SPOT TREATMENT	PHYSICAL REMOVAL
Pond 1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 3	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: Treated all vegetation in 20 ponds.

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Please allow 7 - 10 days for results. Thank You.



# District Management Services, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Tuesday July 26, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	NA
PLANT FERTILITY	5	5	0	Good
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	NA
PRUNING	10	10	0	Good
CLEANLINESS	5	3	-2	There is a contractor trash problem
MULCHING	5	5	0	Good
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	NA
DEADHEADING/PRUNING	3	3	0	NA

### SCORE

100	98	-2	98%
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Under Construction no residents.

Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	23	-2	Minimal trash.
INVASIVE MATERIAL (FLOATING)	20	15	-5	Torpedo grass, Pennywort, filamentous algae.
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal submersed invasive material.
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	NA
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	8	0	NA
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	NA
PAINTING	25	25	0	NA
CLEANLINESS	25	25	0	NA
GENERAL CONDITION	25	25	0	NA



## Meritus

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	Good
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	NA
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	<b>700</b>	<b>691</b>	<b>-9</b>	<b>99%</b>

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

## North Park July 2022



East entrance on N. Maryland has newly installed plant material.





Façade build close to completion. Bismarck Palm trees look good.



Heading East on Sam Allen Rd from the entrance on N. Maryland. New turf was installed.





Missing tile in façade has since been replaced.



Heading East on the sidewalk on Sam Allen Rd.





Center Isle median at the entrance on Sam Allen & N. Maryland.



New hardwood trees & plant material installed next to the West entrance sidewalk on Sam Allen Rd and N. Maryland.





Newly paved street just East of the entrance on N. Maryland & Sam Allen Rd.



Newly planted Crape Myrtles on N. Maryland's East & West entrance sides.





New turf planted on the East & West entrance sides on N. Maryland.



Dead tree eyesore on West entrance side close to the property boundaries.





Crape Myrtles on N. Maryland.



New tree & plants installation just South of Tahitian Sunrise.



New turf, plants, & tree installation just South of Tahitian Sunrise & N. Maryland.





New hardwood trees installation just East of N. Maryland & Tahitian Sunrise..



Just South of Tahitian Sunrise.



Construction progress on Tahitian Sunrise.





Construction progress on Coastal Duck.



Cul de sac construction development ont Tahitian Sunrise.



Heading East on Capri Coast just East of N. Maryland.





Newly installed plants & trees on South corner of Capri Coast & N. Maryland.



Newly installed plants & trees on the North corner of Capri Coast & N. Maryland.



Heading West on Capri Coast & N. Maryland.





Pocket Park on Capri Coast.



Kayak launch ramp in pocket park off Capri Coast.





Pocket Park on the East side of N. Maryland.



Newly installed plants & trees on Tropical Oasis & N. Maryland.



Newly constructed pillars on Tropical Oasis North & South sides just West of N. Maryland.





Construction progress just East of N. Maryland & the Amenity Center.



Amenity Center build on N. Maryland.



Construction progress on N. Maryland across from the Amenity Center.





Mailboxes East of N. Maryland.



Pond just West of N. Maryland had its banks recently back filled.





Same pond different area.



Most ponds look good.



Pond has Torpedo grass & weeds.





Pond looks good except for pond bank wash out due to the rainstorms.



Pond just West of N. Maryland.



