NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER'S ELECTION &
REGULAR MEETING
NOVEMBER 3, 2022

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 3, 2022 AT 2:00 P.M.
THE OFFICES OF INFRAMARK
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

District Board of Supervisors	Chair	Jeffery Hills
	Vice-Chair	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Ryan Motko
	Supervisor	Kelly Evans
District Manager	Inframark	Heather Dilley
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	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 Landowner's Election & Regular Meetings of the North Park Isle Community Development District will be held on **November 3, 2022 at 2:00 p.m. at the offices of Inframark, IMS 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**

LANDOWNERS MEETING/ELECTION

1. **CALL TO ORDER**
2. **APPOINTMENT OF MEETING CHAIRMAN**
3. **ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
4. **ELECTION OF SUPERVISORS**
5. **OWNERS' REQUESTS**
6. **ADJOURNMENT**

REGULAR MEETING OF BOARD OF SUPERVISORS

1. **BUSINESS ITEMS**
   - A. Consideration of f Resolution 2023-01; Canvassing & Certifying the Results of the Landowners Election……. Tab 01
   - B. Consideration of Resolution 2023-02; Designating Officers ……...Tab 02
   - C. General Matters of the District
2. **CONSENT AGENDA**
   - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2022, ...*USC*
   - B. Consideration of Operation and Maintenance Expenditures August 2022..... Tab 03
   - C. Consideration of Operation and Maintenance Expenditures September 2022..... Tab 04
   - D. Review of Financial Statements Month Ending September 30, 2022,.....Tab 05
3. **VENDOR/STAFF REPORTS**
   - A. District Counsel
   - B. District Manager..... Tab 06
     - i. Aquatic Service Report
     - ii.Community Inspection Reports
   - C. District Engineer
4. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
5. **AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
6. **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 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 3, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the November 3, 2022 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner's election, and announce the Board Members, seat number designations on the Board.

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

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

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____ Votes	(4 year term)	Seat #1
_____	_____ Votes	(4 year term)	Seat #2
_____	_____ Votes	(2 year term)	Seat #5

SECTION 3. Said terms of office commence on November 15, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 3rd day of November, 2022.

ATTEST:	**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**
Name: _____	Name: _____
Secretary / Assistant Secretary	Chair / Vice Chair of the Board of Supervisors

RESOLUTION 2023-02

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

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
Brian Lamb	Secretary
Eric Davidson	Treasurer
Heather Dilley	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF NOVEMBER, 2022.

ATTEST:

_____
Print Name: _____
Secretary/ Assistant Secretary

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

_____
Jeff Hills
Chair of the Board of Supervisors

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cypress Creek Aquatics	1182	$ 2,363.00		Aquatic Service - 08/01/22
Inframark	80861	5,138.31		District Invoices - July
Yellowstone	411030	8,625.00		Landscape - August
Monthly Contract Sub-Total		**$ 16,126.31**		
Variable Contract				
Supervisor: Kelly Evans	KE 082222	$ 200.00		Supervisor Fee - 08/22/22
Supervisor: Nick Dister	ND 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Ryan Motko	RM 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Steve Luce	SL 082222	200.00		Supervisor Fee - 08/22/22
Tampa Electric	221008226724 081222	-842.21		Electricity Service - Thru 08/08/22
Tampa Electric	221008636724 081222	185.77	**$ -656.44**	Electricity Service - Thru 08/08/22
Variable Contract Sub-Total		**$ 143.56**		
Utilities				
Gig Fiber	1492	$ 10,450.00		Solar Light Lease - Thru August
Tampa Electric	221008673537 081222	339.01		Electricity Service - Thru 08/08/22
Utilities Sub-Total		**$ 10,789.01**		
Regular Services				
Gig Fiber	1462	$ 10,500.00		Solar Equipment Lease - 07/01/22
Tampa Bay Times	185626 072722	2,336.95		O&M Assessment - 07/27/22
Tampa Bay Times	185626 080322	355.78	**$ 2,692.73**	Budget Hearing - 08/03/22
Regular Services Sub-Total		**$ 13,192.73**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		**$ 40,251.61**		

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 #
8/1/2022	1182

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

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	August 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
407

Total $2,363.00

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#80861	7/31/2022
CUSTOMER ID	**NET TERMS**
C2301	Net 30
PO#	**DUE DATE**
	8/30/2022

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	15	Ea	0.15		2.25
Postage- June	13	Ea	0.53		6.89
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
Subtotal					5,138.31

Subtotal	$5,138.31
Tax	$0.00
Total Due	$5,138.31

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.

YELLOWSTONE LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 411030	8/1/2022
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: August 31, 2022
Invoice Amount: $8,625.00

Description	Current Amount
Monthly Landscape Maintenance August 2022	$8,625.00

Invoice Total **$8,625.00**

Excellence
IN COMMERCIAL LANDSCAPING

53900/4603
HD

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

North Park Isle CDD
MEETING DATE: **August 22, 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 082222

North Park Isle CDD
MEETING DATE: **August 22, 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 082222

North Park Isle CDD
MEETING DATE: **August 22, 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

RMU82222

North Park Isle CDD
MEETING DATE: **August 22, 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

SL082222

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AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 08/12/2022
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:	$75.18
Total amount due:	-$842.21
CREDIT -	DO NOT PAY

00000092-0000953-Page 9 of 20

Your Account Summary

Previous Amount Due	-$917.39
Payment(s) Received Since Last Statement	$0.00
Credit balance after payments and credits	-$917.39
Current Month's Charges	$75.18
Total Amount Due	**-$842.21**

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

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See reverse side for more information

Account: 221008226724

Current month's charges:	$75.18
Total amount due:	-$842.21
CREDIT -	DO NOT PAY
Amount Enclosed	$_____

676075021764

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

16

676075021764221008226724000000842211

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ACCOUNT INVOICE

tampaelectric.com

Account: **221008226724**
Statement Date: 08/12/2022
Current month's charges due **DO NOT PAY**

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

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

Rate Schedule: General Service - Non Demand

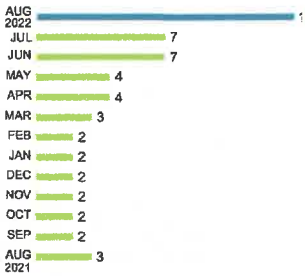
Meter Location: RIGHT SIDE FRONT

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	08/08/2022	1,568		1,144		424 kWh	1	31 Days

Daily Basic Service Charge	31 days @ $0.74000	$22.94	
Energy Charge	424 kWh @ $0.07035/kWh	$29.83	
Fuel Charge	424 kWh @ $0.04126/kWh	$17.49	
Storm Protection Charge	424 kWh @ $0.00315/kWh	$1.34	
Clean Energy Transition Mechanism	424 kWh @ $0.00402/kWh	$1.70	
Florida Gross Receipt Tax		$1.88	
Electric Service Cost			**$75.18**
Total Current Month's Charges			**$75.18**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Seeking approval to increase bills less than 1 percent
Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit **tampaelectric.com/ratecommunications** to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you
Tampa Electric has reduced its use of coal by 94% 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 June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

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AN EMERA COMPANY

ACCOUNT INVOICE

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Statement Date: 08/12/2022
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:	$185.77
Total amount due:	$185.77
Payment Due By:	09/02/2022

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Your Account Summary

Previous Amount Due	$92.90
Payment(s) Received Since Last Statement	-$92.90
Current Month's Charges	**$185.77**
Total Amount Due	**$185.77**

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Received
AUG 17 2022

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Account: 221008636724

Current month's charges:	$185.77
Total amount due:	$185.77
Payment Due By:	09/02/2022
Amount Enclosed	$_____

669902184422

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

669902184422221008636724000000000185773

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221008636724**
Statement Date: 08/12/2022
Current month's charges due **09/02/2022**

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

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	08/08/2022	1,613		477		1,136 kWh	1	31 Days

Daily Basic Service Charge	31 days @ $0.74000	$22.94
Energy Charge	1,136 kWh @ $0.07035/kWh	$79.92
Fuel Charge	1,136 kWh @ $0.04126/kWh	$46.87
Storm Protection Charge	1,136 kWh @ $0.00315/kWh	$3.58
Clean Energy Transition Mechanism	1,136 kWh @ $0.00402/kWh	$4.57
Florida Gross Receipt Tax		$4.05
Electric Service Cost		**$161.93**
Franchise Fee		$10.61
Municipal Public Service Tax		$13.23
Total Electric Cost, Local Fees and Taxes		**$185.77**

Total Current Month's Charges **$185.77**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

Important Messages

Seeking approval to increase bills less than 1 percent
Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit **tampaelectric.com/ratecommunications** to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

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Gig Fiber, LLC
2502 N Rocky Point Dr
Tampa, FL 33607
7274607328

INVOICE

streetleaf

Invoice #:	1492
Invoice Date:	08/01/22
Amount Due:	$10,450.00

Bill To:

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

Ship To:

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

Due Date	Terms
08/31/22	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Solar Light Lease Agreement - August 2022	209	$50.00	$10,450.00

Subtotal:	$10,450.00
Sales Tax:	$0.00
Total:	$10,450.00
Payments:	$0.00
Amount Due:	$10,450.00

To pay online, go to https://app02.us.bill.com/p/streetleaf

53100 / 4103
HD

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AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 08/12/2022
Account: 221008673537

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

Current month's charges:	$339.01
Total amount due:	$339.01
Payment Due By:	09/02/2022

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Your Account Summary

Previous Amount Due	$0.00
Payment(s) Received Since Last Statement	$0.00
Current Month's Charges	$339.01
Total Amount Due	**$339.01**

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AN EMERA COMPANY

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mail phone online pay agent

See reverse side for more information

Account: 221008673537

Current month's charges:	$339.01
Total amount due:	$339.01
Payment Due By:	09/02/2022
Amount Enclosed	$_____

669902184423

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

21

669902184423221008673537000000339014

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221008673537**
Statement Date: 08/12/2022
Current month's charges due **09/02/2022**

00000092-0000957-Page 17 of 20

Details of Charges – Service from 07/14/2022 to 08/08/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000869434	08/08/2022	14		0		14 kWh	1	26 Days

Daily Basic Service Charge	26 days @ $0.74000	$19.24
Energy Charge	14 kWh @ $0.07035/kWh	$0.98
Fuel Charge	14 kWh @ $0.04126/kWh	$0.58
Storm Protection Charge	14 kWh @ $0.00315/kWh	$0.04
Clean Energy Transition Mechanism	14 kWh @ $0.00402/kWh	$0.06
Florida Gross Receipt Tax		$0.54
Electric Service Cost		**$21.44**
Franchise Fee		$1.40
Municipal Public Service Tax		$2.24
State Tax		$1.93
Total Electric Cost, Local Fees and Taxes		**$27.01**
Other Fees and Charges		
Electric Security Deposit		$200.00
Elec Connection Chrg Initial		$112.00
Total Other Fees and Charges		**$312.00**
Total Current Month's Charges		**$339.01**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

AUG 2022 — 0

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Gig Fiber, LLC
2502 N Rocky Point Dr
Tampa, FL 33607
7274607328

INVOICE

streetleaf

Invoice #:	1462
Invoice Date:	07/01/22
Amount Due:	$10,500.00

Bill To:

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

Ship To:

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

Due Date	Terms
07/31/22	Net 30

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	Streetleaf Solar Light Lease Agr - July 2022	212	$50.00	$10,600.00
Solar Equipment Lease Income	**Pole HIL 1173 was removed, but included in the billing in May and June 2022. Please include $100 mem/discount in this billign cycle for those over charges	-2	$50.00	$-100.00

Please remit payment on the below detail:

Bank detail of GIG Fiber LLC (Streetleaf Inc.)

Bank Name: Valley National Bank
Account Name: GIG Fiber LLC
Account No: 42083230
Routing No: 021201383

Subtotal:	$10,500.00
Sales Tax:	$0.00
Total:	$10,500.00
Payments:	$0.00
Amount Due:	$10,500.00

To pay online, go to https://app02.us.bill.com/p/streetleaf

53100/4103
MT

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/27/22	NORTH PARK ISLE	
Billing Date	**Sales Rep**	**Customer Account**
07/27/2022	Deirdre Bonett	185626
Total Amount Due		**Ad Number**
$2,336.95		0000237777

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000237777	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	$2,334.95
07/27/22	07/27/22	0000237777	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	4x10.25 IN	$0.00 $2.00

51300/4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
07/27/22	NORTH PARK ISLE	
Billing Date	**Sales Rep**	**Customer Account**
07/27/2022	Deirdre Bonett	185626
Total Amount Due		**Ad Number**
$2,336.95		0000237777

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

Received
AUG 01 2022

NORTH PARK ISLE
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000237777-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/27/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .**07/27/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

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

The Board of Supervisors (the "**Board**") of the North Park Isle Community Development District (the "**District**") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting http://northparkislecdd.com, or may be obtained by contacting the District Manager's office via email at heather.dilley@inframark.com or via phone at (813) 873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

SCHEDULE OF ANNUAL ASSESSMENTS[(1)]

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
SERIES 2019 - PHASES 1 & 2									
Single Family 40'	1.00	58	$1,276.60	$323.13	$1,599.73	$1,276.60	$720.00	$1,996.60	$396.87
Single Family 50'	1.25	395	$1,595.75	$403.91	$1,999.66	$1,595.75	$900.00	$2,495.75	$496.09
Single Family 60'	1.50	96	$1,914.90	$484.69	$2,399.59	$1,914.90	$1,080.00	$2,994.90	$595.31
		549							

Notations:

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

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

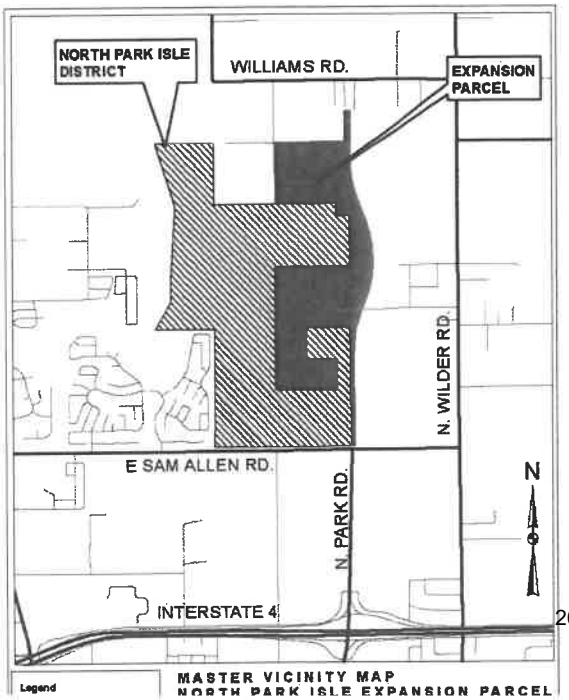
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Heather Dilley
District Manager



Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 3/22	NORTH PARK ISLE	
Billing Date	**Sales Rep**	**Customer Account**
08/03/2022	Deirdre Bonett	185626
Total Amount Due		**Ad Number**
$355.78		0000237749

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000237749	Times	Legals CLS	Budget Hearing	1	2x50 L	$353.78
08/03/22	08/03/22	0000237749	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x50 L	$0.00 $2.00

Received
AUG 0 3 2022

51300/4801
MD

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
08/ 3/22	NORTH PARK ISLE	
Billing Date	**Sales Rep**	**Customer Account**
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Total Amount Due		**Ad Number**
$355.78		0000237749

DO NOT SEND CASH BY MAIL
PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

NORTH PARK ISLE
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000237749-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **8/3/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **.08/03/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

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

The Board of Supervisors (the "Board") of the North Park Isle Community Development District (the "District") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting http://northparkislecdd.com, or may be obtained by contacting the District Manager's office via email at heather.dilley@inframark.com or via phone at (813) 873-7300.

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

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

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

Heather Dilley
District Manager

Run Date: August 3, 2022 0000237749

NOTARY PUBLIC STATE OF FLORIDA
JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cypress Creek Aquatics	1189	$ 2,363.00		Aquatic Maintenance - 09/01/22
Inframark	81958	4,934.25		District Invoices - August
Yellowstone	419779	8,625.00		Landscape Maintenance - September
Monthly Contract Sub-Total		**$ 15,922.25**		
Variable Contract				
Variable Contract Sub-Total		**$ 0.00**		
Utilities				
Tampa Electric	221008226724 091422	$ -783.37		Electricity Service - Thru 09/08/22
Tampa Electric	221008636724 091422	148.81		Electricity Service - Thru 09/08/22
Tampa Electric	221008673537 091422	27.15	**$ -607.41**	Electricity Service - Thru 09/08/22
Utilities Sub-Total		**$ -607.41**		
Regular Services				
Grau & Associates	23113	$ 2,000.00		Audit FYE 09/30/2021
Stantec	1965986	360.00		Professional Service - Thru 07/29/22
Stantec	1976932	432.00	**$ 792.00**	Professional Service - Thru 08/26/22
Straley Robin Vericker	21955	394.50		Professional Service - Thru 08/15/22
Regular Services Sub-Total		**$ 3,186.50**		
Additional Services				
Additional Services Sub-Total		**$ 0.00**		
TOTAL:		**$ 18,501.34**		

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

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 #
9/1/2022	1189

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	September 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
MT

Total $2,363.00

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#81958	8/25/2022
CUSTOMER ID	**NET TERMS**
C2301	Net 30
PO#	**DUE DATE**
	9/24/2022

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

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - Color Copies- July	2	Ea	0.50		1.00
Copies - B/W Copies- July	12	Ea	0.15		1.80
Postage - Postage- July	4	Ea	0.57		2.28
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~~ 1000.00		~~1,200.00~~ 1000.00
District Management Services - District Management	1	Ea	2,666.67		2,666.67
Subtotal					~~5,134.25~~ 4934.25

Subtotal	~~$5,134.25~~ 4934.25
Tax	$0.00
Total Due	~~$5,134.25~~ 4934.25

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.

YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
TM 419779	9/1/2022
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: October 1, 2022
Invoice Amount: $8,625.00

Description	Current Amount
Monthly Landscape Maintenance September 2022	$8,625.00

Invoice Total **$8,625.00**

Excellence
IN COMMERCIAL LANDSCAPING

53900/4603
MH

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 09/14/2022
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:	$58.84
Total amount due:	-$783.37
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	-$842.21
Payment(s) Received Since Last Statement	$0.00
Credit balance after payments and credits	-$842.21
Current Month's Charges	$58.84
Total Amount Due	**-$783.37**

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

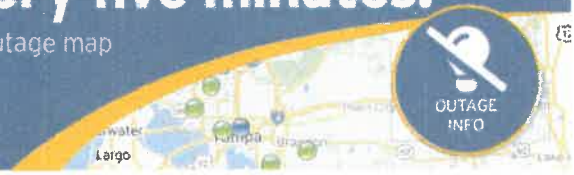
tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

See reverse side for more information

Account: 221008226724

Current month's charges:	$58.84
Total amount due:	-$783.37
CREDIT -	DO NOT PAY
Amount Enclosed	$_____

671136774147

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

671136774147221008226724000000000783375

00005114-0010792-Page 9 of 12

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221008226724**
Statement Date: 09/14/2022
Current month's charges due **DO NOT PAY**

Details of Charges – Service from 08/09/2022 to 09/08/2022

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	09/08/2022	1,854		1,568		286 kWh	1	31 Days

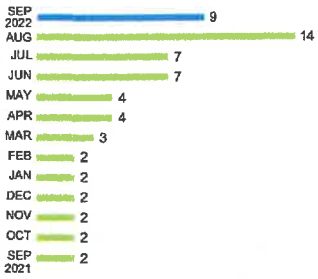
Daily Basic Service Charge	31 days @ $0.75000	$23.25	
Energy Charge	286 kWh @ $0.07089/kWh	$20.27	
Fuel Charge	286 kWh @ $0.04126/kWh	$11.80	
Storm Protection Charge	286 kWh @ $0.00315/kWh	$0.90	
Clean Energy Transition Mechanism	286 kWh @ $0.00402/kWh	$1.15	
Florida Gross Receipt Tax		$1.47	
Electric Service Cost			**$58.84**

Total Current Month's Charges

$58.84

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



000005114-0010783-Page 11 of 12

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 09/14/2022
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:	$148.81
Total amount due:	$148.81
Payment Due By:	10/05/2022

00005114-0010788-Page 1 of 12

Your Account Summary

Previous Amount Due	$185.77
Payment(s) Received Since Last Statement	-$185.77
Current Month's Charges	**$148.81**
Total Amount Due	**$148.81**

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

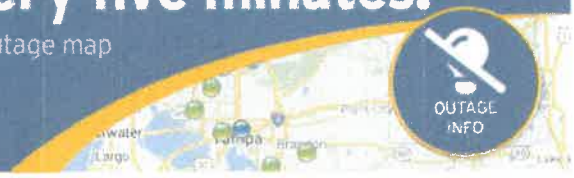
tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: 221008636724

Current month's charges:	$148.81
Total amount due:	$148.81
Payment Due By:	10/05/2022
Amount Enclosed	$_____

664963952806

Received
SEP 19 2022

00005114 02 AV 0.45 33607 FTECO109142222533910 00000 01 01000000 011 01 5114 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

66496395280622100863672400000000148814

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221008636724**
Statement Date: 09/14/2022
Current month's charges due **10/05/2022**

Details of Charges – Service from 08/09/2022 to 09/08/2022

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

Rate Schedule: General Service - Non Demand

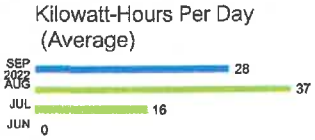
Meter Location: IRRIGATION

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	09/08/2022	2,477		1,613		864 kWh	1	31 Days

Daily Basic Service Charge	31 days @ $0.75000	$23.25
Energy Charge	864 kWh @ $0.07089/kWh	$61.25
Fuel Charge	864 kWh @ $0.04126/kWh	$35.65
Storm Protection Charge	864 kWh @ $0.00315/kWh	$2.72
Clean Energy Transition Mechanism	864 kWh @ $0.00402/kWh	$3.47
Florida Gross Receipt Tax		$3.24
Electric Service Cost		**$129.58**
Franchise Fee		$8.49
Municipal Public Service Tax		$10.74
Total Electric Cost, Local Fees and Taxes		**$148.81**

Total Current Month's Charges $148.81

Tampa Electric Usage History



00005114-0010789-Page 3 of 12

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Statement Date: 09/14/2022
Account: 221008673537

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

Current month's charges:	$29.08
Total amount due:	$27.15
Payment Due By:	10/05/2022

00005114-0010790-Page 5 of 12

Your Account Summary

Previous Amount Due	$339.01
Payment(s) Received Since Last Statement	-$339.01
Miscellaneous Credits	-$1.93
Credit balance after payments and credits	-$1.93
Current Month's Charges	**$29.08**
Total Amount Due	**$27.15**

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy *and* money.

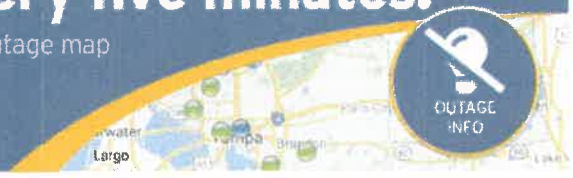
tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

See reverse side for more information

Account: 221008673537

Current month's charges:	$29.08
Total amount due:	$27.15
Payment Due By:	10/05/2022
Amount Enclosed	$_____

674840476569

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

674840476569221008673537000000000027157

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

ACCOUNT INVOICE

tampaelectric.com

Account: **221008673537**
Statement Date: 09/14/2022
Current month's charges due **10/05/2022**

00005114-0010781-Page 7 of 12

Details of Charges – Service from 08/09/2022 to 09/08/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: ENTRANCE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000869434	09/08/2022	22		14		8 kWh	1	31 Days

Daily Basic Service Charge	31 days @ $0.75000	$23.25
Energy Charge	8 kWh @ $0.07089/kWh	$0.57
Fuel Charge	8 kWh @ $0.04126/kWh	$0.33
Storm Protection Charge	8 kWh @ $0.00315/kWh	$0.03
Clean Energy Transition Mechanism	8 kWh @ $0.00402/kWh	$0.03
Florida Gross Receipt Tax		$0.62
Electric Service Cost		**$24.83**
Franchise Fee		$1.63
Municipal Public Service Tax		$2.62
Total Electric Cost, Local Fees and Taxes		**$29.08**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

Total Current Month's Charges $29.08

Miscellaneous Credits

Sales Tax Credit	-$1.93

Total Current Month's Credits -$1.93

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *23113*
Date *09/06/2022*

SERVICE		AMOUNT
Audit FYE 09/30/2021		$ 2,000.00
	Current Amount Due	$ 2,000.00

51300 | 32002
HD

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

Stantec

INVOICE

Invoice Number	1965986
Invoice Date	August 15, 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

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

Project Manager Stewart, Tonja L For Period Ending **July 29, 2022**

Current Invoice Total (USD) 360.00

Process requisitions

Top Task **2022** **2022 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	2.50	144.00	360.00
	Subtotal Professional Services	2.50		360.00

Top Task Subtotal	2022 FY General Consulting	360.00
	Total Fees & Disbursements	360.00
	INVOICE TOTAL (USD)	**360.00**

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
** PLEASE SEND AN INVOICE # WITH PAYMENT **
Thank you.

51300/3103
417

Stantec

INVOICE

Invoice Number	1976932
Invoice Date	September 12, 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

Project **North Park Isle CDD - District Engineering Services**
Project Manager Stewart, Tonja L For Period Ending **August 26, 2022**
Current Invoice Total (USD) 432.00

Process requisitions

Top Task **2022** **2022 FY General Consulting**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	3.00	144.00	432.00
	Subtotal Professional Services	3.00		432.00

Top Task Subtotal	2022 FY General Consulting	432.00
	Total Fees & Disbursements	432.00
	INVOICE TOTAL (USD)	**432.00**

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.
Phone: (262) 241-8222 E-mail: Summer.Fillinger@Stantec.com
** PLEASE SEND AN INVOICE # WITH PAYMENT **
Thank you.

51300/3103
HD

Straley Robin Vericker

1510 W. Cleveland Street

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

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

August 24, 2022
Client: 001509
Matter: 000001
Invoice #: 21955

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/17/2022	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR DISSEMINATION AGENT.	0.3	$106.50
7/19/2022	LB	PREPARE DRAFT RESOLUTION AMENDING RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 BUDGET.	0.3	$49.50
7/20/2022	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	$106.50
7/20/2022	LB	FINALIZE RESOLUTION AMENDING BUDGET PUBLIC HEARING DATE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	$33.00
7/21/2022	LB	REVISE RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET, BUDGET FUNDING AGREEMENT, AND RESOLUTION AMENDED PUBLIC HEARING RESOLUTION; FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.4	$66.00
7/26/2022	LB	FINALIZE RESOLUTIONS RELATING TO FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME FOR AUGUST 22ND BOARD MEETING AND PUBLIC HEARING.	0.2	$33.00
		Total Professional Services	1.7	$394.50

Total Services	$394.50	
Total Disbursements	$0.00	
Total Current Charges		$394.50
Previous Balance		$1,751.95
Less Payments		*($1,751.95)*
PAY THIS AMOUNT		**$394.50**

Please Include Invoice Number on all Correspondence

51400 | 3107
MD

North Park Isle
Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 9/30/2022

(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	47,924.00	0.00	0.00	0.00	0.00	47,924.00
Revenue Series 2019 #9000	0.00	104,458.00	0.00	0.00	0.00	104,458.00
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	382,638.00	0.00	0.00	0.00	382,638.00
Acq & Const Series 2019 #9005	0.00	0.00	385,221.00	0.00	0.00	385,221.00
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	330,039.00
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 #2005	0.00	0.00	(324,513.00)	0.00	0.00	1,579.00
Acq & Const Series 2021 Master #2006	0.00	0.00	(2,090,823.00)	0.00	0.00	289,943.00
Acq & Const Series 2021 #2007	0.00	0.00	0.00	0.00	0.00	1,407.00
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	3,600.00	0.00	0.00	0.00	0.00	3,600.00
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	24,450,850.00	0.00	24,450,850.00
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
Total Assets	51,524.00	487,097.00	(2,030,116.00)	24,450,850.00	26,014,059.00	52,417,916.00
Liabilities						
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable - Other	0.00	0.00	0.00	0.00	0.00	0.00
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
Revenue Bonds Payable Series 2021	0.00	0.00	0.00	0.00	14,318,837.00	14,318,837.00

(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	0.00	0.00	0.00	0.00	26,014,059.00	26,014,059.00
Fund Equity & Other Capital Contribution						
Fund Balance - All Other Reserves	1.00	0.00	0.00	0.00	0.00	1.00
Fund Balance - Unreserved	0.00	913,922.00	1,063.00	0.00	0.00	914,985.00
Retained Earning - Unreserved	0.00	0.00	0.00	0.00	0.00	0.00
Investment In General Fixed Assets	0.00	0.00	0.00	24,450,850.00	0.00	24,450,850.00
Other	752.00	(426,825.00)	(2,031,178.00)	0.00	0.00	987,250.00
Total Fund Equity & Other Capital Contribution	753.00	487,097.00	(2,030,116.00)	24,450,850.00	0.00	26,353,086.00
Total Liabilities & Fund Equity	753.00	487,097.00	(2,030,116.00)	24,450,850.00	26,014,059.00	52,367,145.00

North Park Isle
Statement of R E
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O & M Assessments - Off Roll	211,325.00	276,557.00	65,232.00	31 %
Total Revenues	211,325.00	276,557.00	65,232.00	31 %
Expenditures				
Legislative				
Supervisor Fees	4,200.00	4,400.00	(200.00)	(5)%
Financial & Administrative				
District Manager	32,000.00	42,333.00	(10,333.00)	(32)%
District Engineer	5,000.00	3,047.00	1,953.00	39 %
Disclosure Report	7,200.00	6,600.00	600.00	8 %
Trustee Fees	8,000.00	3,030.00	4,970.00	62 %
Accounting Services	6,750.00	6,488.00	263.00	4 %
Auditing Services	4,400.00	2,029.00	2,371.00	54 %
Postage, Phone, Faxes,	150.00	131.00	19.00	13 %
Public Officials Insurance	2,537.00	2,387.00	150.00	6 %
Legal Advertising	2,000.00	2,693.00	(693.00)	(35)%
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	1,300.00	(100.00)	(8)%
ADA Website Compliance	1,800.00	1,500.00	300.00	17 %
Legal Councel				
District Counsel	5,000.00	6,467.00	(1,467.00)	(29)%
Water Utility Services				
Water Utility Services	5,000.00	0.00	5,000.00	100 %
Utility Services				
Street Lights	52,500.00	105,129.00	(52,629.00)	(100)%
Other Physical Environment				
Waterway Management Program - Contract	12,000.00	28,356.00	(16,356.00)	(136)%
Irrigation Maintenance	5,000.00	0.00	5,000.00	100 %
General, Property & Casualty Insurance	6,000.00	2,918.00	3,082.00	51 %
Janitoral Service	1,650.00	2,725.00	(1,075.00)	(65)%
Pool Maintenance	2,250.00	0.00	2,250.00	100 %
Landscaping - Contract	46,100.00	54,097.00	(7,997.00)	(17)%
Total Expenditures	211,325.00	275,805.00	(64,480.00)	(31)%
Excess of Revenues Over (Under) Expenditures	0.00	752.00	752.00	0 %

North Park Isle
Statement of R E
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves				
	0.00	1.00	1.00	0 %
Total Fund Balance. Beginning of Period	0.00	1.00	1.00	0 %
Fund Balance. End of Period	0.00	753.00	753.00	0 %

North Park Isle
Statement of R E
From 10/1/2021 Through 9/30/2022

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	2,950.00	2,950.00	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0.00	153,519.00	153,519.00	0 %
Total Revenues	760,659.00	722,961.00	(37,698.00)	(5)%
Expenditures				
Debt Service Payments				
Debt Service Interest	545,659.00	549,556.00	(3,897.00)	(1)%
Debt Service Principal	215,000.00	215,000.00	0.00	0 %
Total Expenditures	760,659.00	764,556.00	(3,897.00)	(1)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(769.00)	(769.00)	0 %
Interfund Transfer				
Interfund Transfer	0.00	(384,460.00)	(384,460.00)	0 %
Total Other Financing Sources	0.00	(385,229.00)	(385,229.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	(426,825.00)	(426,825.00)	0 %
Fund Balance. Beginning of Period				
Fund Balance - Unreserved	0.00	913,922.00	913,922.00	0 %
Total Fund Balance. Beginning of Period	0.00	913,922.00	913,922.00	0 %
Fund Balance. End of Period	0.00	487,097.00	487,097.00	0 %

North Park Isle
Statement of R E
From 10/1/2021 Through 9/30/2022

201 - Debt Service Series 2021
(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	0.00	560,100.00	560,100.00	0 %
Interest Earnings				
Interest Earnings	0.00	2,473.00	2,473.00	0 %
Debt Proceeds				
Bond Proceeds	0.00	406,196.00	406,196.00	0 %
Total Revenues	0.00	968,768.00	968,768.00	0 %
Expenditures				
Debt Service Payments				
Debt Service Interest	0.00	231,163.00	(231,163.00)	0 %
Total Expenditures	0.00	231,163.00	(231,163.00)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	(408.00)	(408.00)	0 %
Interfund Transfer				
Interest Earnings	0.00	(615.00)	(615.00)	0 %
Interfund Transfer	0.00	(347.00)	(347.00)	0 %
Total Other Financing Sources	0.00	(1,370.00)	(1,370.00)	0 %
Excess of Revenues Over (Under) Expenditures	0.00	736,235.00	736,235.00	0 %
Fund Balance. End of Period	0.00	736,235.00	736,235.00	0 %

North Park Isle
Statement of R E
From 10/1/2021 Through 9/30/2022

300 - Capital Projects Series 2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	3.00	3.00	0 %
Interfund Transfer	0.00	441.00	441.00	0 %
Total Revenues	0.00	443.00	443.00	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0.00	2,416,410.00	(2,416,410.00)	0 %
Total Expenditures	0.00	2,416,410.00	(2,416,410.00)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	384,019.00	384,019.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	769.00	769.00	0 %
Total Other Financing Sources	0.00	384,789.00	384,789.00	0 %
Excess of Revenues Over (Under) Expenditures	0.00	(2,031,178.00)	(2,031,178.00)	0 %
Fund Balance. Beginning of Period				
Fund Balance - Unreserved				
	0.00	1,063.00	1,063.00	0 %
Total Fund Balance. Beginning of Period	0.00	1,063.00	1,063.00	0 %
Fund Balance. End of Period	0.00	(2,030,116.00)	(2,030,116.00)	0 %

North Park Isle
Statement of R E
From 10/1/2021 Through 9/30/2022

301 - Capital Projects Series 2021
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	6,299.00	6,299.00	0 %
Debt Proceeds				
Bond Proceeds	0.00	14,009,269.00	14,009,269.00	0 %
Total Revenues	0.00	14,015,569.00	14,015,569.00	0 %
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 Buildings	0.00	11,255,697.00	(11,255,697.00)	0 %
Total Expenditures	0.00	11,308,673.00	(11,308,673.00)	0 %
Other Financing Sources				
Interfund Transfer				
Interest Earnings	0.00	615.00	615.00	0 %
Interfund Transfer	0.00	347.00	347.00	0 %
Interfund Transfer				
Interfund Transfer	0.00	408.00	408.00	0 %
Total Other Financing Sources	0.00	1,370.00	1,370.00	0 %
Excess of Revenues Over (Under) Expenditures	0.00	2,708,266.00	2,708,266.00	0 %
Fund Balance. End of Period	0.00	2,708,266.00	2,708,266.00	0 %

North Park Isle
Statement of R E
From 10/1/2021 Through 9/30/2022

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

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance. Beginning of Period				
Investment In General Fixed Assets				
	0.00	24,450,850.00	24,450,850.00	0 %
Total Fund Balance. Beginning of Period	0.00	24,450,850.00	24,450,850.00	0 %
Fund Balance. End of Period	0.00	24,450,850.00	10,778,743.00	0 %

North Park Isle
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	48,124.20
Less Outstanding Checks/Vouchers	200.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	47,924.20
Balance Per Books	47,924.20
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1260	9/1/2022	System Generated Check/Voucher	200.00	Ryan Motko
Outstanding Checks/Vouchers			200.00	

Detail
Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1256	8/28/2022	System Generated Check/Voucher	20,950.00	Gig Fiber LLC
1257	8/28/2022	System Generated Check/Voucher	524.78	Tampa Electric
1258	9/1/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
1259	9/1/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
1261	9/1/2022	System Generated Check/Voucher	200.00	Steven K. Luce
1262	9/8/2022	System Generated Check/Voucher	4,934.25	Inframark LLC
1263	9/8/2022	System Generated Check/Voucher	360.00	Stantec Consulting services Inc.
1264	9/8/2022	System Generated Check/Voucher	394.50	Straley Robin Vericker
1265	9/8/2022	System Generated Check/Voucher	8,625.00	Yellowstone Landscape
1266	9/21/2022	System Generated Check/Voucher	2,363.00	Cypress Creek Aquatics, Inc.
1267	9/21/2022	System Generated Check/Voucher	2,000.00	Grau and Associates
1268	9/21/2022	System Generated Check/Voucher	432.00	Stantec Consulting services Inc.
1269	9/21/2022	System Generated Check/Voucher	175.96	Tampa Electric
Cleared Checks/Vouchers			41,359.49	

Cypress Creek AQUATICS Environmental Services

PHYSICAL ADDRESS: 30435 Commerce Drive, #102 San Antonio, FL 33576
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:** 9/7/22

TECHNICIAN: Bryce P **PAGE:** 1 of 1

WEATHER: Sunny 94 **SERVICE:** Monthly Aquatic Maintainance

H2O CLARITY

< 1 Foot	☐
1 - 2 Feet	☐
2 - 4 Feet	☑
> 4 Feet	☐

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	☐	☑	☐	☐	☐	☐	☐	☐
Pond 2	☐	☑	☐	☐	☐	☑	☐	☐
Pond 3	☑	☐	☐	☑	☐	☐	☐	☐
Pond 4	☑	☐	☐	☐	☐	☐	☑	☐
Pond 5	☑	☐	☐	☐	☐	☐	☑	☐
Pond 6	☐	☑	☐	☐	☐	☑	☐	☐
Pond 7	☐	☐	☐	☐	☐	☐	☑	☐
Pond 8	☑	☑	☐	☐	☐	☐	☐	☐
Pond 9	☐	☐	☐	☐	☐	☐	☑	☐
Pond 10	☐	☐	☐	☐	☐	☐	☑	☐
Pond 11	☑	☐	☐	☐	☐	☐	☑	☐
Pond 12	☐	☐	☐	☐	☐	☐	☑	☐
Pond 13	☐	☑	☐	☐	☐	☐	☐	☐
Pond 14	☐	☐	☐	☐	☐	☐	☑	☐
Pond 15	☑	☑	☐	☐	☐	☐	☐	☐
Pond 16	☐	☑	☐	☐	☑	☐	☐	☐
Pond 17	☐	☑	☐	☑	☑	☐	☐	☐
Pond 18	☐	☑	☐	☐	☐	☐	☐	☐
Pond 19	☐	☑	☐	☐	☐	☐	☑	☐
Pond 20	☑	☐	☐	☐	☐	☐	☑	☐

Comments: Treated all vegetation in 20 ponds.

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

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Tuesday September 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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	2	-3	Many plant issues
WEED CONTROL - BED AREAS	5	3	-2	could be better
PLANT INSECT/DISEASE CONTROL	5	5	0	NA
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
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	95	-5	95%

Under Construction no residents.

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Inframark, IMS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday September 28, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	Sub-contractor trash noticed in ponds.
INVASIVE MATERIAL (FLOATING)	20	10	-10	Torpdo grass, Pennywort, filmentous algae.
INVASIVE MATERIAL (SUBMERSED)	20	15	-5	Submersed material notied in some ponds.
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	NA
AMENITIES				
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
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

Inframark, IMS

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday September 28, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	10	-20	Drainage issue related plant decline
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
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
LIGHTING ELEMENTS				
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
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	660	-40	94%

Manager's Signature: Gary Schwartz

Supervisor's Signature:

North Park Isle September 2022.

Entrance on North Park Road & Sam Allen Road looks good.

Façade on East entrance looks good still waiting for fountains to be completed.

East entrance on N. Maryland looks good.

Heading East on Sam Allen Road from the N. Maryland entrance looks good.

Heading West on the N. Maryland sidewalk looks good.

Heading North on the sidewalk on N. Maryland looks good.

Plant overgrowth was removed East of the entrance.

Rock basin East of the N. Maryland entrance.

Area behind the façade is ready for sod.

Just North of Sam Allen & East of N. Maryland this area is just about ready for the builders to begin building.

This is area is at the far end of the previous picture. New site development prep is in progress.

East & West view heading North on N. Maryland. The Crape Myrtle tree fertility could be better.

Crape Myrtle trees are non-flowering. It may be caused due to stress from the recent transplant. It could also be caused by a lack of Phosphorus.

I informed the landscape vendor to trim the suckers from all trees.

S W. Corner of Tahitian Sunrise & N. Maryland.

S.E corner of N. Maryland & Tahitian Sunrise looks good.

N.W corner of Tahitian Sunrise. Cornerstone has started to remove the dead trees.

Two dead trees have been removed.

N.E corner of N. Maryland & Tahitian Sunrise looks good overall.

Recent blacktop paving at the Amenity Center.

Mailbox area is clean & looks good.

Amenity Center build in progress.

Amenity Canter build progress.

Amenity Center pool demolition in progress.

KOBELCO

Site development area behind the Amenity Center.

Construction progress behind the East of N. Maryland & Tropical Acres. Just North of the Amenity Center.

S.W corner of Tropical Acres & N. Maryland looks good.

N.W corner of Tropical Acres & N. Maryland looks good.

N.E corner of N. Maryland & Tropical Acres looks good.

Pocket Park East of N. Maryland just North of Tropical Acres. The turf is very wet & spongy. Plant replacement is needed.

Corner of Capri Coast & N. Maryland. Cypress tree needs to be up righted. Magnolia Trees are not strapped.

N.W corner of Capri Coast & N. Maryland looks good overall.

N. E corner of Capri Coast & N. Maryland looks good overall.

S. E corner of Capri Coast & N. Maryland. Cypress tree is leaning hard & needs to be straightened. Magnolia trees are not strapped.

Picture taken on the far East end of Capri Coast heading North.

Pond just West of the new site development area. This area can not be maintained by the landscape company as it is not currently accessible.

Capri Coast Pocket Park looks good overall.

Canoe boat launch ramp looks good.

Capri Coast construction progress.

Capri Coast construction progress.

Tropical Acres construction progress.

Tahitian Sunrise construction progress.

Tahitian Sunrise construction progress.

Pond is receded. Looks good overall.

Pond looks good. The back & sides are not reachable for treatment.

Pond looks good.

Pond has various weeds & invasive plants within the pond. The pond was informed.

Same as above picture. The pond vendor was informed.

Canal has been treated for invasive plants and algae.

Overgrown area on the West end of the canal was chemically treated and is beginning to die.

Filamentous algae has been treated and is dead. It should biodegrade and disappear.

Pond looks good.