

North Park Isle Community Development District

Board of Supervisors

Nicholas "Nick" Dister Chairman
Carlos de la Ossa, Vice Chairperson
Ryan Motko, Assistant Secretary
Kelly Evans, Assistant Secretary
Steve Luce, Assistant Secretary

Heather Dilley, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, March 02, 2023, at 2:00 p.m.

The Regular Meeting of the North Park Isle Community Development District will be held on **March 02, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

All cellular phones and pagers must be turned off during the meeting

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

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

3. BUSINESS ITEMS

- A. Consideration of North Park Isle/ Park East Shared Cost Agreement Tab 01
- B. Consideration of North Park Isle/City of Plant City Landscape Maintenance Agreement Tab 02
- C. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
February 02, 2023, Tab 03
- B. Consideration of Operation and Maintenance Expenditures December 2022..... Tab 04
- C. Consideration of Operation and Maintenance Expenditures January 2023 Tab 05
- D. Review of Financial Statements Month Ending January 31, 2023, Tab 06

5. STAFF REPORTS

- A. District Counsel
- B. District Manager Tab 07
 - i. Aquatic Service Report
 - ii. Community Inspection Reports
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to speaking with 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

District Office

Inframark
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Offices Of Inframark
2005 Pan Am Circle Suite 300
Tampa, Florida 33607
(813) 873 – 7300

LANDSCAPE MAINTENANCE COST SHARING AGREEMENT

This Landscape Maintenance Cost Sharing Agreement (the "Agreement") is made as of _____, between the North Park Isle Community Development District (the "North Park Isle CDD") and the Park East Community Development District (the "Park East CDD").

WITNESSETH

WHEREAS, North Park Isle CDD is currently constructing a roadway known as "North Park Road;" upon certain land more particularly described on **Exhibit "A"** attached hereto (the "North Park Road ROW"); and

WHEREAS, the North Park Road ROW bisects the eastern and western boundaries of the North Park Isle CDD and the Park East CDD, respectively; and

WHEREAS, the Parties desire to install and maintain certain landscaping improvements (the "Enhancements") within the North Park Road ROW; and

WHEREAS, the North Park Isle CDD and the Park East CDD have determined that it is in their best interests to share equally in the costs of installing and maintaining the Enhancements to the North Park Road ROW (hereinafter the "Maintained Area") as outlined in this Agreement; and

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, the Parties agree as follows:

ARTICLE I. SCOPE OF SERVICES

The North Park Isle CDD shall retain a qualified landscape and maintenance contractor (the "Contractor") to install and maintain the Enhancements. After installing the Enhancements, the Contractor shall perform the following services in the Maintained Area:

- (a) Pick up litter and debris as necessary;
- (b) Cut grass;
- (c) Remove weeds and vines;
- (d) Remove and replace dead or diseased plants and trees;
- (e) Water plants as needed; provided however, such watering shall be in accordance with the governmental water conservation measures and restrictions;
- (f) Treat turf and other plants for pests as needed;
- (g) Fertilize as needed; and
- (h) Maintain the irrigation system (if any).

ARTICLE II. MAINTENANCE AGREEMENT WITH THE CITY

The North Park Isle CDD is concurrently entering into a Landscape Maintenance

Agreement with the City of Plant City, Florida (the “City”) and shall submit, for approval, a landscape plan/design for the Enhancements.

ARTICLE III. TERM OF THE AGREEMENT

The term of this Agreement shall be for one (1) year from the date hereof and shall be automatically extended for successive one-year periods upon the same terms and conditions hereof. Either party may terminate this Agreement without cause at any time upon giving the other party sixty (60) days prior written notice of such termination.

ARTICLE IV. FUNDING OBLIGATIONS

Upon the North Park Isle CDD issuing a Notice to Proceed to the Contractor, the Park East CDD shall pay the North Park Isle CDD fifty percent (50%) of the total costs for the Enhancements.

The Park East CDD hereby covenants and agrees to pay during the term hereof, to the North Park Isle CDD, 50% of the expenses for the Enhancements for the previous month. Monthly maintenance will be paid on a monthly basis by the North Park Isle CDD and the Park East CDD will be invoiced for 50% of said bill which shall be due and payable upon receipt.

ARTICLE V. NO ASSUMPTION OF LIABILITY

The North Park Isle CDD shall not be responsible for nor shall the North Park Isle CDD incur any liability for the actions, inactions, omissions, or commissions of the Park East CDD, or any officers, employees, agents, or subcontractors of the Park East CDD in performing the Services.

The Park East CDD shall not be responsible for nor shall the Park East CDD incur any liability for the actions, inactions, omissions, or commissions of the North Park Isle CDD, or any officers, employees, agents, or subcontractors of the North Park Isle CDD in performing the Services.

ARTICLE VI. ASSIGNMENT

Neither party may assign this Agreement nor any rights or obligations under this Agreement. Any purported assignment shall be void.

ARTICLE VII. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the Park East CDD and the North Park Isle CDD with respect to the subject matter hereof and supersedes any prior or contemporaneous agreement or understanding between the Parties. The Parties shall not be bound by or be liable for any statement, prior negotiations, correspondence, representation, promise, draft agreements, inducement or understanding of any kind or nature not set forth or provided for herein. No prior course of dealing, usage of trade, or course of performance shall be used to supplement or explain any term, condition, or instruction used in this Agreement.

ARTICLE VIII. APPLICABLE LAW

This Agreement is entered into in the State of Florida and shall be construed and interpreted in accordance with its laws and the laws of the United States of America. In the event litigation is commenced for the enforcement of this Agreement, the Parties hereby agree and stipulate that venue for such action shall be in the county in which the Parties are located.

ARTICLE IX. MODIFICATION

No oral explanation or oral information by either of the Parties hereto shall alter the meaning or interpretation of this Agreement. No amendment or change hereof or addition hereto shall be effective or binding on any of the Parties hereto unless reduced to writing and executed by the respective duly authorized representatives of each of the Parties hereto.

ARTICLE X. WAIVER/RESERVATION OF RIGHTS

Any waiver by either party of any term, condition, or breach of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same or another term or condition and shall not in any way affect, limit, or waive either party's right thereafter to enforce strict compliance with every other term and condition hereof.

ARTICLE XI. SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

ARTICLE XII. CAPTIONS

Any section headings in this Agreement are for convenience or references only and shall be given no effect in the construction or interpretation of this Agreement or any provisions thereof.

ARTICLE XIII. ENFORCEMENT OF AGREEMENT

In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

IN WITNESS WHEREOF, the North Park Isle CDD and the Park East CDD respectively, have caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

NORTH PARK ISLE COMMUNITY PARK EAST COMMUNITY

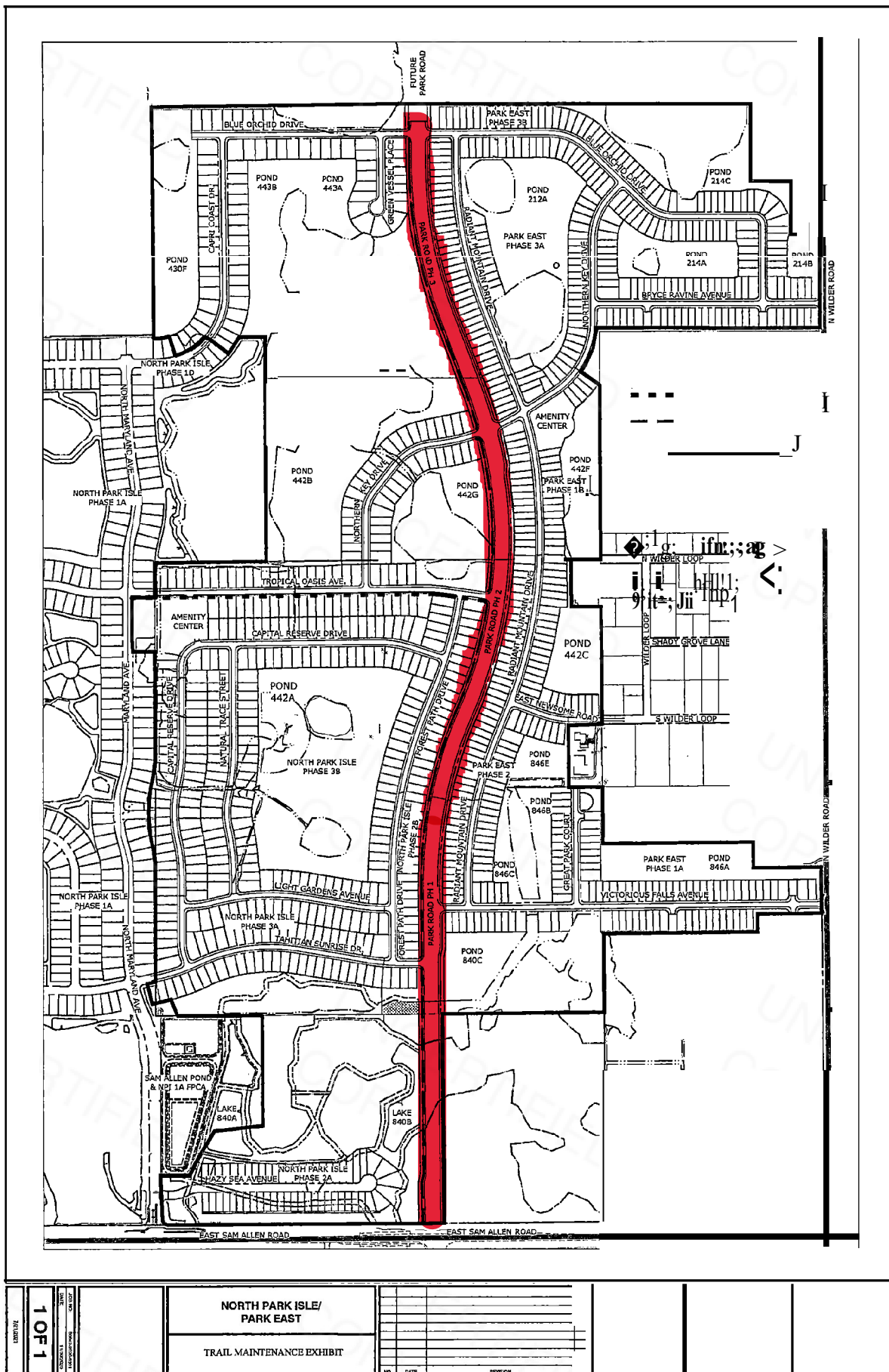
DEVELOPMENT DISTRICT

By: _____
Name: _____
Chairperson of the Board of Supervisors

DEVELOPMENT DISTRICT

By: _____
Name: _____
Chairperson of the Board of Supervisors

EXHIBIT "A"



LANDSCAPE MAINTENANCE AGREEMENT

This is a Landscape Maintenance Agreement (the “Agreement”) made this ____ day of _____, 2023, by and between the CITY OF PLANT CITY, a municipal corporation existing under the laws of the State of Florida (the “City”) and NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (the “District”). The City and the District shall individually be referred to as a “Party” and collectively as the “Parties.”

WHEREAS, the District is currently constructing a roadway known as “North Park Road;” upon certain land more particularly described on **Exhibit “A”** attached hereto (the “North Park Road ROW”); and

WHEREAS, when completed and accepted, North Park Road shall be dedicated to the City; and

WHEREAS, the District desires to install and maintain certain landscaping improvements within the North Park Road ROW; and

WHEREAS, the District also desires to install and maintain certain landscaping improvements within that portion of the existing right of way for Sam Allen Road abutting the southern boundary of the District also more particularly described on **“Exhibit A”** attached hereto (the “Sam Allen Road ROW”); and

WHEREAS, the landscaping improvements to be installed and maintained in the North Park Road ROW and the Sam Allen Road ROW are collectively referred to herein as the “Enhancements;” and

WHEREAS, it has been deemed to be in the best interest of the City to enter into an agreement with the District setting forth the duties and responsibilities of the respective parties and the terms and conditions for the proposed use and maintenance of the Enhancements; and

NOW THEREFORE, in consideration of the mutual covenants, promises, and representations contained herein, the Parties agree as follows:

ARTICLE I. SCOPE

A. The District shall be responsible for the installation and maintenance of all the Enhancements. It is understood and agreed that all other equipment, facilities, and improvements placed on, under, or within the North Park Road ROW and the Sam Allen Road ROW by or on behalf of the City, shall remain the property of the City.

B. The District shall assume total responsibility and bear the entire costs of installing and maintaining the Enhancements, including, but not limited to, all operational costs and all costs associated with maintenance and repair, as well as any other costs necessary to insure that the Enhancements are well maintained. The District shall assume

total responsibility and bear the entire costs of the design, engineering, permitting, and construction of the Enhancements.

C. In the event that the District fails to perform the services hereunder, the City shall notify the District in writing and shall allow the District thirty (30) days to perform in accordance with this Agreement or address the issue of noncompliance. If more than thirty (30) days is required to remedy the failure to perform, the District shall begin remedy within thirty (30) days of notice by the City and address the issue of noncompliance in a reasonable time period. If the District does not comply or perform the services within the allowed time period, the City may, but shall not be required to, remedy the noncompliance in order to protect the health, safety, and welfare of the general public. Any costs incurred by the City in remediation of the noncompliance shall be borne by the District. In performing such remediation, the City only shall be required to repair or replace the Enhancements Land to minimum City standards. The City shall invoice the District for all cost incurred by the City within thirty (30) days after said remediation. The District shall pay the City the amount invoiced within thirty (30) days of the date set forth on the invoice.

D. Prior to performing the maintenance hereunder, the District shall make sure that there are no utility facilities that are in conflict with the maintenance to be performed. The District shall resolve any conflicts and/or concerns raised by any utility company prior to the commencement of the maintenance hereunder.

E. It is understood between the Parties hereto that any or all of the Enhancements may be adjusted or relocated at any time in the future as determined necessary by the City or FDOT in order to allow the adjacent road be widened, altered, or otherwise changed to meet the future criteria or planning of the City or FDOT as applicable.

ARTICLE II. INSPECTION

The City has the right, at all times, to inspect or otherwise evaluate the maintenance being performed by the District. Neither observations, inspections, nor evaluations of said maintenance shall relieve the District from performing the maintenance in accordance with all federal, state, and local laws, rules, regulations, and ordinances and this Agreement.

ARTICLE III. WARRANTY

The District hereby represents to the City that: (a) it has the experience and skill necessary to perform the maintenance set forth in this Agreement and (b) it shall comply with all applicable federal, state, and local laws, rules, regulations, codes, ordinances, and orders of any public, quasi-public, or other governmental authority in the performance of the maintenance hereunder.

ARTICLE IV. INDEMNIFICATION

The District shall indemnify, hold harmless, and defend the City from and against any and all liabilities, losses, claims, damages, demands, expenses or actions, either at law or in

equity, including court costs and attorney's fees that may hereafter at any time be made or brought by anyone on account of personal injury, property damage, loss of monies, or other loss, allegedly caused or incurred as a result of any negligent, wrongful, or intentional act or omission of the District during the performance of this Agreement. Both the City and the District agree and covenant that nothing herein shall constitute or be construed as a waiver of the City's or the District's sovereign immunity beyond any limited waiver provided pursuant to section 768.28, Florida Statutes.

ARTICLE V. INSURANCE

The District shall procure and maintain General Liability insurance. This policy shall be comprehensive and shall include bodily injury and property damage of at least \$_____ per occurrence. The City shall be named as an additional insured on such General Liability insurance policy.

The District shall furnish the City with certificates issued by the insurance company or companies issuing the insurance policies required by this provision prior to commencement of actions hereunder. Such certificates shall provide that written notice shall be given to the City at least thirty (30) days prior to any cancellation or material change in such policy.

ARTICLE VI. INDEPENDENT CONTRACTOR

The District shall perform or cause to be performed the maintenance hereunder as an independent contractor, and nothing contained herein shall, in any way, be construed to constitute the District, its officers, employees, agents, contractor, or subcontractors of District to be a representative, agent, contractor, subcontractor, or employee of the City.

ARTICLE VII. NO ASSUMPTION OF LIABILITY

The City shall not be responsible for, nor shall the City incur any liability for, the actions, inactions, omissions, or commissions of the District, or any officers, employees, agents, contractor, or subcontractors of the District in performing the actions under this Agreement.

ARTICLE VIII. ASSIGNMENT

The District shall not assign or transfer this Agreement nor any rights or obligations under this Agreement. Any purported assignment by the District hereunder shall be void.

ARTICLE IX. NOTICE

Any notice or communication required to be given by one Party to the other shall be in writing and may be delivered, mailed by certified mail, postage prepaid, or sent by facsimile, email, or similar telecommunication device and shall be deemed delivered if addressed as follows:

**City of Plant City:
City Manager**

**With a copy to:
City Attorney**

City of Plant City
302 West Reynolds Street Plant City, FL 33563

City Attorney's Office
302 West Reynolds Street
Plant City, FL 33563

District:

North Park Isle CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
Attn: District Manager
Heather.Dilley@Inframark.com

With a copy to:

Straley Robin Vericker
Attn: John Vericker
1510 West Cleveland Street
Tampa, FL 33606
jvericker@srvlegal.com

ARTICLE X. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the District and the City with respect to the subject matter hereof and supersedes any prior or contemporaneous agreement or understanding between the Parties. The Parties shall not be bound by or be liable for any statement, prior negotiations, correspondence, representation, promise, draft agreements, inducement or understanding of any kind or nature not set forth or provided for herein. No prior course of dealing, usage of trade, or course of performance shall be used to supplement or explain any term, condition, or instruction used in this Agreement.

ARTICLE XI. APPLICABLE LAW

This Agreement shall be construed and interpreted in accordance with the laws of the State of Florida. In the event litigation is commenced for the enforcement of this Agreement, the Parties hereby agree and stipulate that venue for such action shall be in the county in which the District is located.

ARTICLE XII. MODIFICATION AND TERMINATION

No oral explanation or oral information by either of the Parties hereto shall alter the meaning or interpretation of this Agreement. No amendment or change hereof or addition hereto shall be effective or binding on any of the Parties hereto unless reduced to writing and executed by the respective duly authorized representatives of each of the Parties hereto. This Agreement may be terminated by written termination executed by the respective duly authorized representatives of each of the Parties hereto.

ARTICLE XIII. WAIVER/RESERVATION OF RIGHTS

Any waiver by the City of any term, condition, or breach of this Agreement shall not be construed or deemed to be a waiver of any other provision or condition of this Agreement, nor a waiver of a subsequent breach of the same or another term or condition and shall not in any way affect, limit, or waive the City's right thereafter to enforce strict compliance with every other term and condition hereof.

ARTICLE XIV. NO DEVELOPMENT RIGHTS CONFERRED

The parties understand, acknowledge and agree that no approval is given for any development within the District. Nothing contained in the Agreement will (i) create any development rights in favor of District; (ii) create, or otherwise acknowledge the existence of, any vested development rights by reason of estoppel, detrimental reliance, or otherwise; or (iii) authorize, permit, or otherwise allow any construction and/or development of or on any other property unless separately approved by the City Commissioners pursuant to City Ordinances. All land use authorizations, development and construction rights and authorizations, will be obtained upon proper application and in compliance with all standards and requirements of the City of Plant City Comprehensive Plan, the City of Plant City Land Development Code, any approved planned development plan, and all conditions or stipulations thereto.

ARTICLE XV. AMBIGUITIES

Both parties have been allowed equal input regarding the terms and wording of this Agreement and have had the benefit of consultation with legal counsel prior to its execution, such that all language herein shall be construed equally against the parties, and no language shall be construed strictly against its drafter.

ARTICLE XVI. ATTORNEY'S FEES AND COSTS

In any claim dispute procedure or litigation arising from this Agreement, the prevailing party shall be entitled to recover all fees and costs incurred in such litigation including reasonable attorney's fees, through appeal if necessary.

ARTICLE XVII. SEVERABILITY

In the event any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein.

ARTICLE XVIII. CAPTIONS

Section headings in this Agreement are for convenience or references only and shall be given no effect in the construction or interpretation of this Agreement or any provisions thereof.

*THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK
SIGNATURE PAGES TO FOLLOW*

IN WITNESS WHEREOF, the City has caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

CITY OF PLANT CITY, a municipal corporation existing under the laws of the State of Florida

By: _____
Name: Nathan A. Kilton
Title: Mayor

Attest:

By: _____
Name: Kerri J. Miller
Title: City Clerk

Approved as to form and correctness:

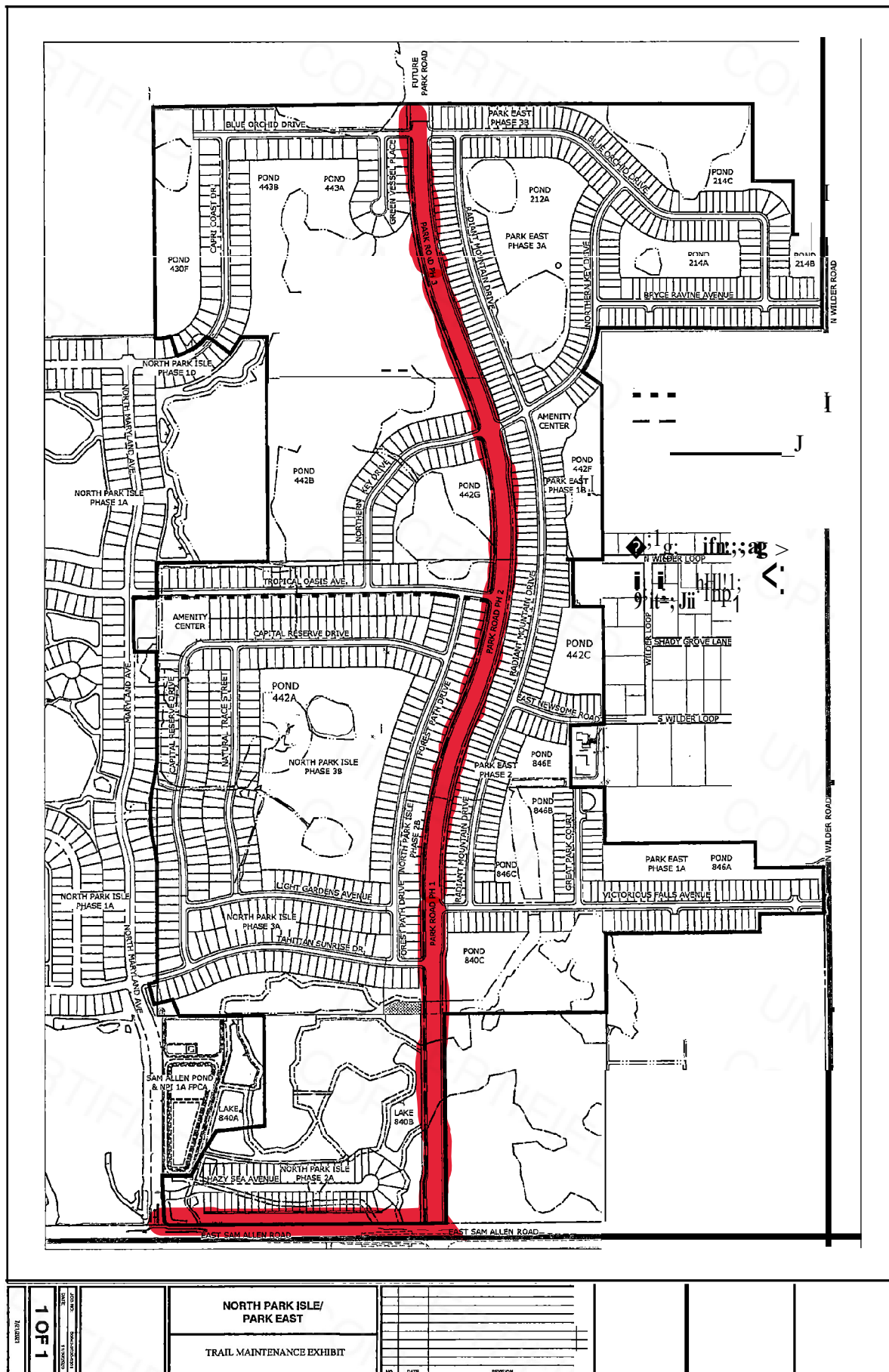
By: _____
Name: Kenneth W. Buchman
Title: City Attorney

IN WITNESS WHEREOF, the City has caused this Agreement to be executed by their duly authorized representatives as of the date first set forth above.

North Park Isle Community Development District, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes

By: _____
Name: Kelly Evans
Title: Chair of Board of Supervisors

EXHIBIT "A"



**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

February 02, 2023, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, February 02, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

1. CALL TO ORDER

Heather Dilley called the Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Thursday, February 02, 2023, at 3:39 p.m.**

Board Members Present and Constituting a Quorum:

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

Staff Members Present:

Heather Dilley	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Carlos de la Ossa	Eisenhower Property Group. LLC
Gary Schwartz	District Field Manager, Inframark

There were no audience members present.

2. BUSINESS ITEMS

A. Acceptance of Board Resignation – Supervisor Hills

The Board reviewed and accepted Supervisor Hills resignation for Seat 1.

MOTION TO:	Accept Jeffery Hills resignation for Seat 1.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Appointment of Supervisor to Open Board Seat – Seat 1
i. Confirmation of Board Compensation

The Board reviewed and discussed appointing a supervisor for Seat 1. The Board motioned to appoint Carlos de la Ossa to Seat 1 of the Board of Supervisors for North Park Isle CDD.

MOTION TO:	Appoint Carlos de la Ossa to Seat 1 of the Board of Supervisors for North Park Isle CDD.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Ms. Dilley administered the Oath of Office to Mr. de la Ossa.

Mr. de la Ossa accepted compensation.

C. Consideration of Resolution 2023-04; Redesignating Officers
i. ADMINISTRATION OF OATH OF OFFICE

The Board reviewed and discussed to redesignate Mr. de la Ossa as Chairman and Mr. Dister as Vice-Chair with all other supervisors as Assistant Secretaries and Inframark staff will remain the same.

MOTION TO:	Approve the Resolution 2023-04; Re-Designating Officers as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. General Matters of the District

There were no general matters of the District currently.

88 **3. CONSENT AGENDA**

- 89 **A. Consideration of Minutes of the Landowners Election November 03, 2022,**
90 **B. Consideration of Minutes of the Regular Meeting Minutes November 03, 2022,**
91 **C. Consideration of Minutes of the Special Meeting Minutes November 21, 2022**
92 **D. Consideration of Operation and Maintenance Expenditures October 2022**
93 **E. Consideration of Operation and Maintenance Expenditures November 2022**
94 **F. Consideration of Operation and Maintenance Expenditures December 2022**
95 **G. Review of Financial Statements Month Ending December 31, 2022**

96
97 The Board reviewed the Consent Agenda items.
98

MOTION TO:	Approve the Consent Agenda A through G.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

105
106 **4. VENDOR AND STAFF REPORTS**

- 107 **A. District Counsel**
108 **B. District Engineer**
109 **C. District Manager**
110 *i. Aquatic Service Reports*
111 *ii. Community Inspection Report*
112

113 Ms. Dilley discussed the walkthrough with Yellowstone to the Board.
114

115 Ms. Dilley discussed the camera installations as well as the fob/keycards. The placement of 6-
116 foot fence and there is a trash service that addresses the dog station.
117

118 Mr. Schwartz stated the mailbox issue.
119

120 **5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
121

122 There were no supervisor requests.
123

124 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
125

126 There were no audience questions or comments.
127
128
129
130
131
132

7. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 3:45 P.M.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - 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

Signature

Printed Name

Printed Name

Title:

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

Title:

☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CYPRESS CREEK AQUATICS, INC.	1213	\$2,363.00		AQUATIC MAINT. DEC 2022
INFRAMARK LLC	86228	\$4,342.90		DISTRICT INVOICE NOV 2022
INFRAMARK LLC	87568	\$4,329.77		DISTRICT INVOICE DEC 2022
INFRAMARK LLC	CM1598	-\$200.00		OVERCHARGE FIELD SCV INV 72363
INFRAMARK LLC	CM1600	-\$200.00		OVERCHARGE FOR FIELD SCV INV 79405
INFRAMARK LLC	CM1636	-\$200.00		OVERCHARGE FOR FIELD SCV INV 77942
INFRAMARK LLC	CM1644	-\$200.00		OVERCHARGE FOR FIELD SERVICE INV74014
INFRAMARK LLC	CM1645	-\$200.00		OVERCHARGE FOR FIELD SCV INV 80861
INFRAMARK LLC	CM1647	-\$200.00		OVERCHARGE FOR FIELD SVC INV 76808
INFRAMARK LLC	CM1648	-\$200.00	\$7,272.67	OVERCHARGE FOR FIELD SVC INV 75279
YELLOWSTONE LANDSCAPE	TM 446946	\$9,187.50		NOVEMBER 2022 MONTHLY LANDSCAPE MAINTENANCE
YELLOWSTONE LANDSCAPE	TM 449284	\$2,850.00		HURRICANE IAN CLEAN UP
YELLOWSTONE LANDSCAPE	TM 457687	\$3,150.00		HURRICANE IAN CLEANUP
YELLOWSTONE LANDSCAPE	TM 473383	\$9,187.50	\$24,375.00	JANUARY 2023 MONTHLY LANDSCAPE MAINTENANCE
Monthly Contract Subtotal		\$34,010.67		
Variable Contract				
STRALEY ROBIN VERICKER	22377	\$836.00		PROFESSIONAL SERVICES THRU 11/15/22
STRALEY ROBIN VERICKER	22510	\$274.50	\$1,110.50	PROFESSIONAL SERVICES THRU 12/15/22
Variable Contract Subtotal		\$1,110.50		
Utilities				
TECO	221008636724 121422	\$204.34		SERVICE 11/08/22 - 12/08/22
TECO	221008673537 121422	\$32.83	\$237.17	SERVICE 11/08/22 - 12/08/22
Utilities Subtotal		\$237.17		
Regular Services				
NORTH PARK ISLE CDD	11172022-9000	\$11,409.73		SERIES 2019 FY23 TAX DIST ID 598
NORTH PARK ISLE CDD	11222022-9000	\$22,218.97		SERIES 2019 FY23 TAX DIST ID 599
NORTH PARK ISLE CDD	11282022-15	\$7,806.66		SERIES 2019 FY23 TAX DIST ID 600
NORTH PARK ISLE CDD	12062022-16	\$248,612.21	\$290,047.57	SERIES 2019 FY23 TAX DIST ID 602

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Subtotal		\$290,047.57		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$325,405.91		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

Cypress Creek Aquatics, Inc.
 12231 Main St Unit 1196
 San Antonio, FL 33576
 352-877-4463



Invoice

Date	Invoice #
12/1/2022	1213

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	December 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

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

INVOICE

INVOICE#

#86228

DATE

11/30/2022

CUSTOMER ID

C2301

NET TERMS

Net 30

PO#**DUE DATE**

12/30/2022

BILL TO

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

Services provided for the Month of: November 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management Services - District Management	1	Ea	2,666.67		2,666.67
Field Management - Field Management	1	Ea	1,000.00		1,000.00
Accounting Services - Accounting Services	1	Ea	562.50		562.50
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Postage - Postage- September	1	Ea	12.78		12.78
Copies - Color Copies- September	1	Ea	0.50		0.50
Copies - B/W Copies- September	3	Ea	0.15		0.45
Subtotal					4,342.90

Subtotal	\$4,342.90
-----------------	------------

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

Total Due	\$4,342.90
------------------	------------

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#87568

DATE

12/21/2022

CUSTOMER ID

C2301

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2023

BILL TO

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

Services provided for the Month of: December 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management Services - District Management	1	Ea	2,666.67		2,666.67
Field Management - Field Management	1	Ea	1,000.00		1,000.00
Accounting Services - Accounting Services	1	Ea	562.50		562.50
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Copies - B/W Copies- September	4	Ea	0.15		0.60
Subtotal					4,329.77

Subtotal	\$4,329.77
-----------------	------------

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

Total Due	\$4,329.77
------------------	------------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1598
11/30/2022

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

PO #		Client Project	Shipping Method		
		NPICDD			
Quantity	Item	Options	Rate	Amount	
	Description Credit memo for invocie no. 72363, 01/25/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount. This invoice is paid in full.				
1	SIS00068 Mgmt Svcs - Field Operations Field Management - Field Management		\$200.00	\$200.00	
			Total	\$200.00	

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1600
11/30/2022

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

PO #	Client Project	Shipping Method
	NPICDD	

Quantity	Item	Options	Rate	Amount
	Description Credit memo for invoice no. 79405, 06/30/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount. This invoice is paid in full.			
1	SIS00068 Mgmt Svcs - Field Operations Field Management		\$200.00	\$200.00

Total	\$200.00
--------------	----------

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1636
12/1/2022

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

PO #	Client Project	Shipping Method
	NPICDD	

Quantity	Item	Options	Rate	Amount
	Description Credit memo for invoice no. 77942, 05/26/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount. This invoice is paid in full.			
1	SIS00068 Mgmt Svcs - Field Operations Field Management - Field Management		\$200.00	\$200.00

Total	\$200.00
--------------	----------

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1644
12/2/2022

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

PO #	Client Project	Shipping Method
	NPICDD	

Quantity	Item	Options	Rate	Amount
	Description Credit memo for invoice no. 74014, 02/18/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount. This invoice is paid in full.			
1	SIS00068 Mgmt Svcs - Field Operations Field Management - Field Management		\$200.00	\$200.00

Total	\$200.00
--------------	----------

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1645
12/2/2022

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

PO #	Client Project	Shipping Method
	NPICDD	

Quantity	Item	Options	Rate	Amount
	Description Credit memo for invoice no. 80861, 07/31/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount. This invoice is paid in full.			
1	SIS00068 Mgmt Svcs - Field Operations Field Management		\$200.00	\$200.00

Total	\$200.00
--------------	----------

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1647
12/2/2022

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

PO #	Client Project	Shipping Method
	NPICDD	

Quantity	Item	Options	Rate	Amount
	Description Credit memo for invoice no. 76808, 04/29/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount. This invoice is paid in full.			
1	SIS00068 Mgmt Svcs - Field Operations Field Management - Field Management		\$200.00	\$200.00

Total	\$200.00
--------------	----------

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1648
12/2/2022

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

PO #		Client Project	Shipping Method		
		NPICDD			
Quantity	Item	Options	Rate	Amount	
	Description Credit memo for invoice no. 75279, 03/23/22. The client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount. The invoice is paid in full.				
1	SIS00068 Mgmt Svcs - Field Operations Field Management - Field Management		\$200.00	\$200.00	
			Total	\$200.00	



INVOICE

INVOICE #	INVOICE DATE
TM 446946	11/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

North Park Isles CDD
c/o Inframark
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: December 1, 2022

Invoice Amount: \$9,187.50

Description	Current Amount
Monthly Landscape Maintenance November 2022	\$9,187.50

Invoice Total **\$9,187.50**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 449284	10/31/2022
TERMS	PO NUMBER
Net 30	

Bill To:

North Park Isles CDD
c/o Inframark
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: November 30, 2022

Invoice Amount: \$2,850.00

Description	Current Amount
Hurricane Ian - Storm clean-up ENH - Hurricane (FL/GA)	\$2,850.00

Invoice Total **\$2,850.00**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 457687	11/10/2022
TERMS	PO NUMBER
Net 30	

Bill To:

North Park Isles CDD
c/o Inframark
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: December 10, 2022

Invoice Amount: \$3,150.00

Description	Current Amount
Subcontract Tree Care Services (FL)* Hurricane Ian - Cleanup	\$3,150.00

Invoice Total **\$3,150.00**

Excellence

IN COMMERCIAL LANDSCAPING

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



INVOICE

INVOICE #	INVOICE DATE
TM 473383	1/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

North Park Isles CDD
c/o Inframark
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: January 31, 2023

Invoice Amount: \$9,187.50

Description	Current Amount
Monthly Landscape Maintenance January 2023	\$9,187.50

Invoice Total **\$9,187.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

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

December 01, 2022

Client: 001509

Matter: 000001

Invoice #: 22377

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/25/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE PERIOD ENDED SEPTEMBER 30, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING SAME.	0.2	\$33.00
10/27/2022	JMV	REVIEW COMMUNICATION FROM V. HALL; DRAFT EMAIL TO V. HALL RE: CDD AUDIT UPDATE.	0.3	\$106.50
10/27/2022	LB	RESEARCH RECORDS RE SEATS UP FOR LANDOWNER'S ELECTION; PREPARE DRAFT RESOLUTION CANVASSING AND CERTIFYING LANDOWNER'S ELECTION.	0.3	\$49.50
10/28/2022	JMV	PREPARE RESOLUTION FOR CDD LANDOWNER MEETING.	0.8	\$284.00
10/28/2022	LB	FINALIZE RESOLUTION CANVASSING AND CERTIFYING LANDOWNER'S ELECTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$33.00
11/3/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$177.50
11/3/2022	VTS	PREPARE FOR AND ATTEND LANDOWNERS' ELECTION AND REGULAR BOARD MEETING.	0.5	\$152.50
Total Professional Services			2.8	\$836.00

December 01, 2022
Client: 001509
Matter: 000001
Invoice #: 22377

Page: 2

Total Services	\$836.00	
Total Disbursements	\$0.00	
Total Current Charges		\$836.00
Previous Balance		\$1,109.90
Less Payments		(\$1,109.90)
PAY THIS AMOUNT		\$836.00

Please Include Invoice Number on all Correspondence

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

December 29, 2022

Client: 001509

Matter: 000001

Invoice #: 22510

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
11/21/2022	DCC	CONFER WITH CITY ATTORNEY REGARDING NOTICE OF LIEN; FOLLOW UP WITH CITY ATTORNEY WITH ENGINEER'S REPORT AND ASSESSMENT METHODOLOGY.	0.4	\$122.00
11/21/2022	VTS	PREPARE FOR AND ATTEND SPECIAL BOARD MEETING.	0.5	\$152.50
Total Professional Services			0.9	\$274.50

December 29, 2022
Client: 001509
Matter: 000001
Invoice #: 22510

Page: 2

Total Services	\$274.50	
Total Disbursements	\$0.00	
Total Current Charges		\$274.50
Previous Balance		\$836.00
Less Payments		(\$836.00)
PAY THIS AMOUNT		\$274.50

Please Include Invoice Number on all Correspondence



Received

DEC 21 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/14/2022
Account: 221008636724

Current month's charges:	\$204.34
Total amount due:	\$204.34
Payment Due By:	01/04/2023

Your Account Summary

Previous Amount Due	\$121.67
Payment(s) Received Since Last Statement	-\$121.67
Current Month's Charges	\$204.34
Total Amount Due	\$204.34



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

One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



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:	\$204.34
Total amount due:	\$204.34
Payment Due By:	01/04/2023

Amount Enclosed \$ 689655271352



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

6896552713522210086367240000000204346

Account: 221008636724
Statement Date: 12/14/2022
Current month's charges due 01/04/2023

Details of Charges – Service from 11/08/2022 to 12/08/2022

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	12/08/2022	4,988		3,727		1,261 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	1,261 kWh @ \$0.07089/kWh	\$89.39
Fuel Charge	1,261 kWh @ \$0.04126/kWh	\$52.03
Storm Protection Charge	1,261 kWh @ \$0.00315/kWh	\$3.97
Clean Energy Transition Mechanism	1,261 kWh @ \$0.00402/kWh	\$5.07
Florida Gross Receipt Tax		\$4.45
Electric Service Cost		\$178.16
Franchise Fee		\$11.67
Municipal Public Service Tax		\$14.51

Total Electric Cost, Local Fees and Taxes

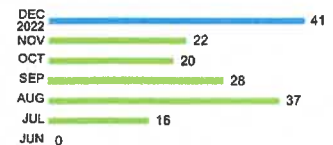
\$204.34

Total Current Month's Charges

\$204.34

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



North Park Isle Check Request

Date: 11/17/22

Inv# 11172022-9000

Vendor #: V00004

Vendor Name: North Park Isle CDD c/o US Bank

Pay From: Truist Acct# 8942

Desc: Series 2019 - FY 23 Tax Dist. ID 598

Code to: 200.131000.1000

Amount: \$11,409.73

Manager Approval William Rogers

Date Submitted: 11/17/2022

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 11/16/2022
Check Amount \$11,409.73
Payable To North Park Isle CDD
Check Description Series 2019 - FY 22 Tax Dist. ID 598
Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L		
Object Code		
Chk #	_____	Date _____

**TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2023, TAX YEAR 2022**

42W:\DMS\Client Files\North Park Isle CDD 516\Financial Services\Accounting\Debt Service\FY 2023\North Park Isle FY 2023 DS SCHEDULE



Received
DEC 21 2022

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/14/2022
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:	\$32.83
Total amount due:	\$32.83
Payment Due By:	01/04/2023

Your Account Summary

Previous Amount Due	\$38.44
Payment(s) Received Since Last Statement	-\$38.44
Current Month's Charges	\$32.83
Total Amount Due	\$32.83



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

One Less Worry :)

Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



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: 221008673537

Current month's charges:	\$32.83
Total amount due:	\$32.83
Payment Due By:	01/04/2023

Amount Enclosed \$ 689655271353



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

6896552713532210086735370000000032836

Account: 221008673537
Statement Date: 12/14/2022
Current month's charges due 01/04/2023

Details of Charges – Service from 11/08/2022 to 12/08/2022

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	12/08/2022	171		136		35 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	35 kWh @ \$0.07089/kWh	\$2.48
Fuel Charge	35 kWh @ \$0.04126/kWh	\$1.44
Storm Protection Charge	35 kWh @ \$0.00315/kWh	\$0.11
Clean Energy Transition Mechanism	35 kWh @ \$0.00402/kWh	\$0.14
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.12
Franchise Fee		\$1.84
Municipal Public Service Tax		\$2.87

Total Electric Cost, Local Fees and Taxes

\$32.83

Total Current Month's Charges

\$32.83

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



North Park Isle Check Request

Date:	11/22/22
Inv#	11222022-9000
Vendor #:	V00004
Vendor Name:	North Park Isle CDD c/o US Bank
Pay From:	Truist Acct# 8942
Desc:	Series 2019 - FY 23 Tax Dist ID. 599
Code to:	200.131000.1000
Amount:	\$22,218.97
Manager Approval	<u>William Rogers</u>
Date Submitted:	11/22/2022

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 11/22/2022
Check Amount \$22,218.97
Payable To North Park Isle CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 599
Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	
Object Code	
Chk #	<u> </u> Date <u> </u>

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	385,776.00	36.061%	0.360600
Net DS	684,002.28	63.939%	0.639400
Net Total	1,069,778.28	100.0000%	1.000000

Date Received	Amount Received	36.06%	36.06%	63.94%	63.94%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	52,595.22	18,966.52	18,966.52	33,628.70	33,628.70			
Net Total on Roll	1,069,778.28		385,776.00		684,002.28			
Collection Surplus / (Deficit)	(1,017,183.06)		(366,809.48)		(650,373.58)			

CHECK REQUEST FORM
North Park Isle

Date:	12/14/2022
Invoice#:	11282022-15
Vendor#:	V00028
Vendor Name:	North Park Isle
Pay From:	Truist Acct# 8942
Description:	Series 2019 - FY 23 Tax Dist. ID 600
Code to:	200.131000.1000
Amount:	\$7,806.66
Requested By:	<div>12/14/2022</div> <div><u>Toni Campbell</u></div>

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 11/28/2022
Check Amount \$7,806.66
Payable To North Park Isle CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 600
Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	
Object Code	
Chk #	<u> </u> Date <u> </u>

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	385,776.00	36.061%	0.360600
Net DS	684,002.28	63.939%	0.639400
Net Total	1,069,778.28	100.0000%	1.000000

Date Received	Amount Received	36.06%	36.06%	63.94%	63.94%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	64,804.82	23,369.46	23,369.46	41,435.36	41,435.36			
Net Total on Roll	1,069,778.28		385,776.00		684,002.28			
Collection Surplus / (Deficit)	(1,004,973.46)		(362,406.54)		(642,566.92)			

CHECK REQUEST FORM
North Park Isle

Date:	12/8/2022
Invoice#:	12062022-16
Vendor#:	V00028
Vendor Name:	North Park Isle
Pay From:	Truist Acct# 8942
Description:	Series 2019 - FY 23 Tax Dist. ID 602
Code to:	200.131000.1000
Amount:	\$248,612.21
Requested By:	<div>12/8/2022</div> <div><u>Toni Campbell</u></div>

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 12/6/2022
Check Amount \$248,612.21\
Payable To North Park Isle CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 602
Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	
Object Code	
Chk #	Date

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

Net O&M
Net DS
Net Total

Dollar Amounts	Fiscal Year 2023 Percentages	
385,776.00	36.061%	0.360600
684,002.28	63.939%	0.639400
1,069,778.28	100.0000%	1.000000

Date Received	Amount Received	36.06%	36.06%	63.94%	63.94%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	
12/6/2022	✓388,829.03	140,216.82	140,216.82	248,612.21	✓248,612.21	-	602	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	453,633.85	163,586.28	163,586.28	290,047.57	290,047.57			
Net Total on Roll	1,069,778.28		385,776.00		684,002.28			
Collection Surplus / (Deficit)	(616,144.43)		(222,189.72)		(393,954.71)			

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CYPRESS CREEK AQUATICS, INC.	1220	\$2,363.00		AQUATIC MAINT. JANUARY 2023
YELLOWSTONE LANDSCAPE	TM 482815	\$9,187.50		LANDSCAPE MAINT. FEBRUARY 2023
Monthly Contract Subtotal		\$11,550.50		
Variable Contract				
STRALEY ROBIN VERICKER	22613	\$246.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
Variable Contract Subtotal		\$246.00		
Utilities				
TECO	221008636724 011723	\$159.65		ELECTRICITY SERVICES 12/09/22-01/10/23
TECO	221008673537 011723	\$39.56	\$199.21	ELECTRICITY SERVICES 12/09/22-01/10/23
Utilities Subtotal		\$199.21		
Regular Services				
NEPTUNE MULTI SERVICES LLC	0053254	\$325.00		PET STATION - DECEMBER 2022
NEPTUNE MULTI SERVICES LLC	0053255	\$325.00		TRASH PICK-UP - NOV. 2022 DATES
NEPTUNE MULTI SERVICES LLC	0053256	\$325.00	\$975.00	TRASH PICK-UP - DEC 2022 DATES
NORTH PARK ISLE CDD	01052023-1	\$88,294.12		SERIES 2019 FY23 TAX DIST ID 606
NORTH PARK ISLE CDD	12132022-16	\$301,457.26	\$389,751.38	SERIES 2019 FY23 TAX DIST ID 604
STANTEC CONSULTING SERVICES	2030140	\$252.00		DISTRICT ENGINEER SERVICES THRU - 12/30/22
U. S. BANK	6773581	\$4,040.63		TRUSTEE FEES - 12/01/22-11/30/23
Regular Services Subtotal		\$395,019.01		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$407,014.72		

Approved (with any necessary revisions noted):

Signature: _____

Cypress Creek Aquatics, Inc.
 12231 Main St Unit 1196
 San Antonio, FL 33576
 352-877-4463



Invoice

Date	Invoice #
1/1/2023	1220

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	January 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

Total	\$2,363.00
--------------	------------



INVOICE

INVOICE #	INVOICE DATE
TM 482815	2/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

North Park Isles CDD
c/o Inframark
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: March 3, 2023

Invoice Amount: \$9,187.50

Description	Current Amount
Monthly Landscape Maintenance February 2023	\$9,187.50

Invoice Total **\$9,187.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

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

January 27, 2023

Client: 001509

Matter: 000001

Invoice #: 22613

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
1/10/2023	MS	PREPARE QUARTERLY REPORT FOR PERIOD ENDING 12/31/2022.	0.2	\$33.00
1/13/2023	VKB	PREPARE FOR AND ATTEND OPS MEETING WITH INFRAMARK, C. DE LA OSSA, AND PROJECT MANAGER.	0.3	\$106.50
1/14/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY UPDATE TO CDD BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			0.8	\$246.00

January 27, 2023
Client: 001509
Matter: 000001
Invoice #: 22613

Page: 2

Total Services	\$246.00	
Total Disbursements	\$0.00	
Total Current Charges		\$246.00
Previous Balance		\$274.50
Less Payments		(\$274.50)
PAY THIS AMOUNT		\$246.00

Please Include Invoice Number on all Correspondence



Received

JAN 20 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/17/2023

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:	\$163.72
Total amount due:	\$159.65
Payment Due By:	02/07/2023

Your Account Summary

Previous Amount Due	\$204.34
Payment(s) Received Since Last Statement	-\$204.34
Miscellaneous Credits	-\$4.07
Credit balance after payments and credits	-\$4.07
Current Month's Charges	\$163.72
Total Amount Due	\$159.65

**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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 card or download a payment app.
- **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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$163.72
Total amount due:	\$159.65
Payment Due By:	02/07/2023
Amount Enclosed	\$

690889854964



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

6908898549642210086367240000000159655

Account: 221008636724
Statement Date: 01/17/2023
Current month's charges due 02/07/2023

Details of Charges – Service from 12/09/2022 to 01/10/2023

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	01/10/2023	5,795		4,988		807 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	807 kWh @ \$0.07990/kWh	\$64.48
Fuel Charge	807 kWh @ \$0.04832/kWh	\$38.99
Storm Protection Charge	807 kWh @ \$0.00400/kWh	\$3.23
Clean Energy Transition Mechanism	807 kWh @ \$0.00427/kWh	\$3.45
Florida Gross Receipt Tax		\$3.46
Electric Service Cost		\$138.36
Franchise Fee		\$9.06
Municipal Public Service Tax		\$11.30

Total Electric Cost, Local Fees and Taxes **\$158.72**

Other Fees and Charges

Electric Late Payment Fee \$5.00

Total Other Fees and Charges **\$5.00**

Total Current Month's Charges **\$163.72**

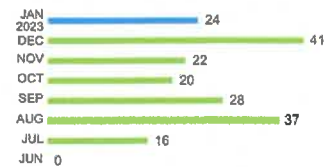
Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$4.07

Total Current Month's Credits **-\$4.07**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.





Received

JAN 26 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/17/2023

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:	\$39.56
Total amount due:	\$39.56
Payment Due By:	02/07/2023

Your Account Summary

Previous Amount Due	\$32.83
Payment(s) Received Since Last Statement	-\$32.83
Current Month's Charges	\$39.56
Total Amount Due	\$39.56

**Save Energy.
Save Money.**

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

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

**SCAM
ALERT!**

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- We will never ask you to purchase a prepaid card or download a payment app.
- **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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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: 221008673537

Current month's charges:	\$39.56
Total amount due:	\$39.56
Payment Due By:	02/07/2023

Amount Enclosed \$

690889854965



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

6908898549652210086735370000000039565



ACCOUNT INVOICE

tampaelectric.com



Account: 221008673537
Statement Date: 01/17/2023
Current month's charges due 02/07/2023

Details of Charges – Service from 12/09/2022 to 01/10/2023

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	01/10/2023	201		171		30 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	30 kWh @ \$0.07990/kWh	\$2.40
Fuel Charge	30 kWh @ \$0.04832/kWh	\$1.45
Storm Protection Charge	30 kWh @ \$0.00400/kWh	\$0.12
Clean Energy Transition Mechanism	30 kWh @ \$0.00427/kWh	\$0.13
Florida Gross Receipt Tax		\$0.74
Electric Service Cost		\$29.59
Franchise Fee		\$1.94
Municipal Public Service Tax		\$3.03

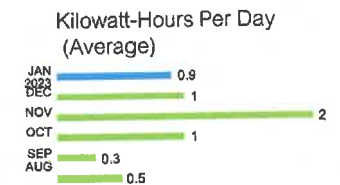
Total Electric Cost, Local Fees and Taxes **\$34.56**

Other Fees and Charges

Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges **\$39.56**

Tampa Electric Usage History



00005115-0010772-Page 11 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

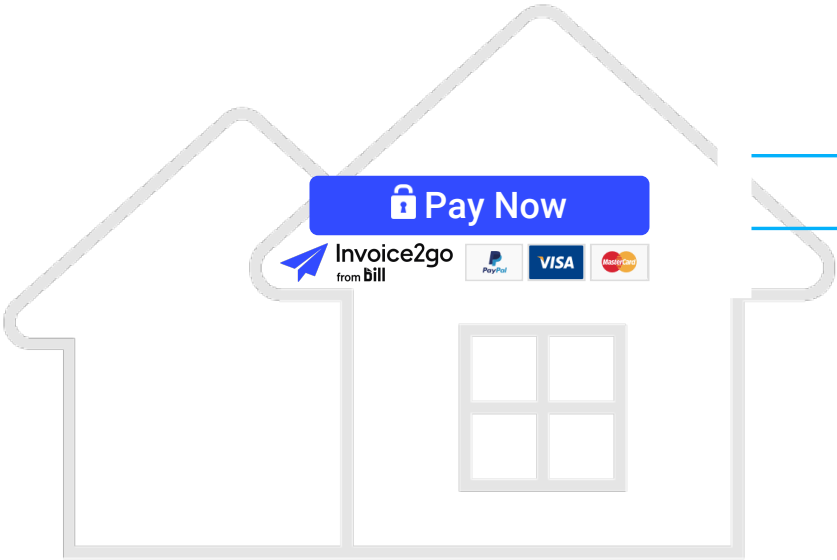
Invoice No: 0053254
Date: 01/09/2023
Terms: NET 0
Due Date: 01/09/2023

Bill To: North Park CDD
 teresa.farlow@inframark.com,
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Pet Stations December 2022 Service	5	\$65.00	\$325.00

Subtotal \$325.00
 TAX 0% \$0.00
 Total \$325.00
 Paid \$0.00

Balance Due \$325.00



Neptune Multi services LLC - Invoice 0053254 - 01/09/2023

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053254 on 01/09/2023

Balance Due \$325.00

Paid _____
Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





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

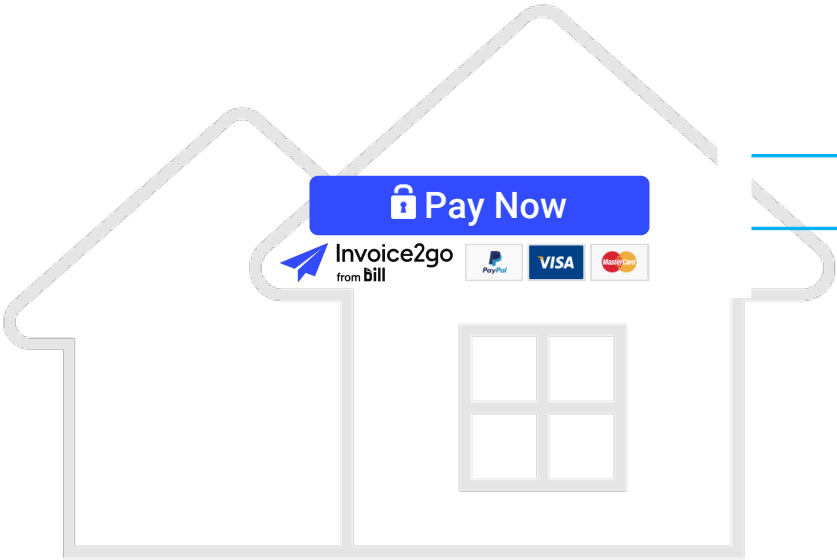
Invoice No: 0053255
Date: 01/09/2023
Terms: NET 0
Due Date: 01/09/2023

Bill To: North Park CDD
 teresa.farlow@inframark.com,
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash pick up November 4,11,18,25 2022	5	\$65.00	\$325.00

Subtotal	\$325.00
TAX 0%	\$0.00
Total	\$325.00
Paid	\$0.00

Balance Due	\$325.00
--------------------	-----------------



Neptune Multi services LLC - Invoice 0053255 - 01/09/2023

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053255 on 01/09/2023

Balance Due \$325.00

Paid _____
Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





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

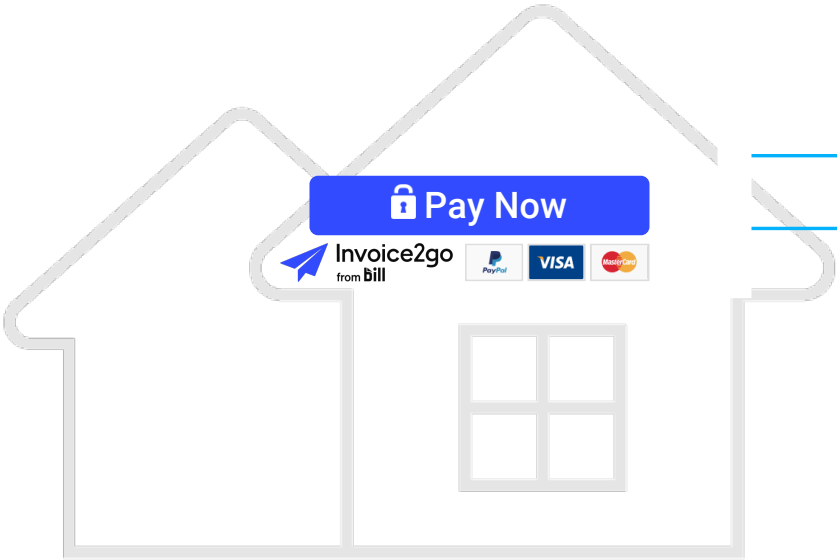
Invoice No: 0053256
Date: 01/09/2023
Terms: NET 0
Due Date: 01/09/2023

Bill To: North Park CDD
 teresa.farlow@inframark.com,
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash pick up December 2,9,16,23 2022	5	\$65.00	\$325.00

Subtotal	\$325.00
TAX 0%	\$0.00
Total	\$325.00
Paid	\$0.00

Balance Due	\$325.00
--------------------	-----------------



Neptune Multi services LLC - Invoice 0053256 - 01/09/2023

Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053256 on 01/09/2023

Balance Due \$325.00

Paid _____
Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



CHECK REQUEST FORM
North Park Isle

Date:	1/26/2023
Invoice#:	01052023-1
Vendor#:	V00028
Vendor Name:	North Park Isle
Pay From:	Truist Acct# 8942
Description:	Series 2019 - FY 23 Tax Dist. ID 606
Code to:	200.131000.1000
Amount:	\$88,294.12
Requested By:	<div>1/26/2023</div> <div>Toni Campbell</div>

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 1/5/2023
Check Amount \$88,294.12
Payable To North Park Isle CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 606
Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	
Object Code	
Chk #	<u> </u> Date <u> </u>

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	385,776.00	36.061%	0.360600
Net DS	684,002.28	63.939%	0.639400
Net Total	1,069,778.28	100.0000%	1.000000

Date Received	Amount Received	36.06%	36.06%	63.94%	63.94%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	1296
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	1296
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	1300
12/6/2022	388,829.03	140,216.82	140,216.82	248,612.21	248,612.21	-	602	1296
12/13/2022	471,478.59	170,021.33	170,021.33	301,457.26	301,457.26	-	604	1301
1/5/2023	138,091.83	49,797.71	49,797.71	88,294.12	88,294.12	-	606	
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,063,204.27	383,405.33	383,405.32	679,798.94	679,798.95			
Net Total on Roll	1,069,778.28		385,776.00		684,002.28			
Collection Surplus / (Deficit)	(6,574.01)		(2,370.68)		(4,203.33)			

CHECK REQUEST FORM
North Park Isle

Date: 12/28/2022

Invoice#: 12132022-16

Vendor#: V00028

Vendor Name: North Park Isle

Pay From: Truist Acct# 8942

Description: Series 2019 - FY 23 Tax Dist. ID 604

Code to: 200.131000.1000

Amount: \$301,457.26

Requested By: Toni Campbell 12/28/2022

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 12/13/2022
Check Amount \$301,457.26
Payable To North Park Isle CDD
Check Description Series 2019 - FY 23 Tax Dist. ID 604
Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	_____		
Object Code	_____		
Chk	#	_____	Date _____

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	385,776.00	36.061%	0.360600
Net DS	684,002.28	63.939%	0.639400
Net Total	1,069,778.28	100.0000%	1.000000

Date Received	Amount Received	36.06%	36.06%	63.94%	63.94%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	
12/6/2022	388,829.03	140,216.82	140,216.82	248,612.21	248,612.21	-	602	
12/13/2022	471,478.59	170,021.33	170,021.33	301,457.26	301,457.26	-	604	
		-	-	-	-	-		
		-	-	-	-	-		
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		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	925,112.44	333,607.61	333,607.61	591,504.83	591,504.83			
Net Total on Roll	1,069,778.28		385,776.00		684,002.28			
Collection Surplus / (Deficit)	(144,665.84)		(52,168.39)		(92,497.45)			

Invoice Number	2030140
Invoice Date	January 12, 2023
Purchase Order	215614807
Customer Number	150688
Project Number	215614807

Bill To

North Park Isle CCD
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
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	December 30, 2022
Current Invoice Total (USD)	252.00		

Process requisitions

Top Task	2023	2023 FY General Consulting
-----------------	-------------	-----------------------------------

Professional Services

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.75	144.00	252.00
Subtotal Professional Services	<u>1.75</u>		<u>252.00</u>

Top Task Subtotal	2023 FY General Consulting	252.00
-------------------	----------------------------	--------

Total Fees & Disbursements	<u>252.00</u>
INVOICE TOTAL (USD)	252.00

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](mailto:Summer.Fillinger@Stantec.com)

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

Thank you.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6773581
Account Number: 275132000
Invoice Date: 12/23/2022
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT
ATTN BRIAN LAMB DISTRICT MANAGER
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2021 (ASSESSMENT AREA TWO) REVENUE ACCOUNT**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

Received
JAN 03 2023

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**NORTH PARK ISLE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2021 (ASSESSMENT AREA TWO) REVENUE
ACCOUNT**

Invoice Number: 6773581
Account Number: 275132000
Current Due: \$4,040.63

Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275132000
Invoice # 6773581
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6773581
Invoice Date: 12/23/2022
Account Number: 275132000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

NORTH PARK ISLE COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BONDS,
SERIES 2021 (ASSESSMENT AREA TWO) REVENUE
ACCOUNT

Accounts Included 275132000 275132001 275132002 275132003 275132004 275132005
In This Relationship: 275132006 275132007 275132008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 12/01/2022 - 11/30/2023				\$3,750.00
Incidental Expenses 12/01/2022 to 11/30/2023	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2023

Prepared by:



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

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 442,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 442,801
Cash in Transit	-	88,294	-	-	-	-	-	88,294
Accounts Receivable	3,600	-	-	-	-	-	-	3,600
Due From Other Funds	-	1,513	1,969	-	-	-	-	3,482
Investments:								
Acq. & Construction - Amenity	-	-	-	-	25,384	-	-	25,384
Acq. & Construction - Master	-	-	-	-	222,417	-	-	222,417
Acquisition & Construction Account	-	-	4	1,193	5,446	-	-	6,643
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	591,991	1,418	-	-	-	-	593,409
Deposits	2,920	-	-	-	-	-	-	2,920
Fixed Assets								
Construction Work In Process	-	-	-	-	-	24,450,850	-	24,450,850
Amount Avail In Debt Services	-	-	-	-	-	-	1,235,754	1,235,754
Amount To Be Provided	-	-	-	-	-	-	24,778,305	24,778,305
TOTAL ASSETS	\$ 449,321	\$ 1,064,436	\$ 409,587	\$ 1,193	\$ 253,247	\$ 24,450,850	\$ 26,014,059	\$ 52,642,693
LIABILITIES								
Accounts Payable	\$ 114,616	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,616
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	320	-	-	1,193	1,969	-	-	3,482
TOTAL LIABILITIES	114,936	-	-	1,193	1,969	-	26,014,059	26,132,157
FUND BALANCES								
Restricted for:								
Debt Service	-	1,064,436	409,587	-	-	-	-	1,474,023
Capital Projects	-	-	-	-	251,278	-	-	251,278
Unassigned:	334,385	-	-	-	-	24,450,850	-	24,785,235
TOTAL FUND BALANCES	334,385	1,064,436	409,587	-	251,278	24,450,850	-	26,510,536
TOTAL LIABILITIES & FUND BALANCES	\$ 449,321	\$ 1,064,436	\$ 409,587	\$ 1,193	\$ 253,247	\$ 24,450,850	\$ 26,014,059	\$ 52,642,693

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 383,586	\$ (87,298)	81.46%
TOTAL REVENUES	470,884	383,586	(87,298)	81.46%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	2,400	4,800	33.33%
District Counsel	10,000	2,466	7,534	24.66%
District Engineer	5,000	756	4,244	15.12%
District Manager	32,000	10,667	21,333	33.33%
Accounting Services	6,750	2,250	4,500	33.33%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	17	133	11.33%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	3,137	146	95.55%
Legal Advertising	2,040	1,450	590	71.08%
Bank Fees	175	-	175	0.00%
Website Administration	1,800	400	1,400	22.22%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	-	175	(175)	0.00%
Total Administration	98,884	35,125	63,759	35.52%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	5,000	1,430	3,570	28.60%
Total Garbage/Solid Waste Services	5,000	1,430	3,570	28.60%
<u>Water-Sewer Comb Services</u>				
Utility - Water	5,000	-	5,000	0.00%
Total Water-Sewer Comb Services	5,000	-	5,000	0.00%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	43,000	9,452	33,548	21.98%
Field Services	12,000	4,000	8,000	33.33%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	42,750	87,250	32.88%
Amenity Center Pest Control	1,500	-	1,500	0.00%
Janitorial Services & Supplies	8,000	-	8,000	0.00%
R&M-Pools	2,500	-	2,500	0.00%
Amenity Maintenance & Repairs	5,000	-	5,000	0.00%
R&M-Monument, Entrance & Wall	5,000	-	5,000	0.00%
Waterway Improvements & Repairs	5,000	-	5,000	0.00%
Miscellaneous Maintenance	15,000	2,100	12,900	14.00%
Irrigation Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	252,000	58,302	193,698	23.14%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	735	109,265	0.67%
Total Road and Street Facilities	110,000	735	109,265	0.67%
TOTAL EXPENDITURES	470,884	95,592	375,292	20.30%
Excess (deficiency) of revenues				
Over (under) expenditures	-	287,994	287,994	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		46,391		
FUND BALANCE, ENDING		\$ 334,385		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
Series 2019 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,499	\$ 4,499	0.00%
Special Assmnts- Tax Collector	-	680,119	680,119	0.00%
Special Assmnts- Prepayment	-	46,049	46,049	0.00%
Special Assmnts- CDD Collected	762,684	120,374	(642,310)	15.78%
TOTAL REVENUES	762,684	851,041	88,357	111.59%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	225,000	-	225,000	0.00%
Interest Expense	537,684	270,881	266,803	50.38%
Total Debt Service	762,684	270,881	491,803	35.52%
TOTAL EXPENDITURES	762,684	270,881	491,803	35.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	580,160	580,160	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2,820)	(2,820)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,820)	(2,820)	0.00%
Net change in fund balance	\$ -	\$ 577,340	\$ 577,340	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 1,064,436		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
Series 2021 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,433	\$ 5,433	0.00%
Special Assmnts- CDD Collected	807,581	250,232	(557,349)	30.99%
TOTAL REVENUES	807,581	255,665	(551,916)	31.66%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	255,272	247,309	50.79%
Total Debt Service	807,581	580,272	227,309	71.85%
TOTAL EXPENDITURES	807,581	580,272	227,309	71.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(324,607)	(324,607)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(2,041)	(2,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(2,041)	(2,041)	0.00%
Net change in fund balance	\$ -	\$ (326,648)	\$ (326,648)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		\$ 409,587		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
Series 2019 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,561	\$ 2,561	0.00%
TOTAL REVENUES	-	2,561	2,561	0.00%
<u>EXPENDITURES</u>				
<u>Other Physical Environment</u>				
Improvements Other Than Bldgs	-	390,602	(390,602)	0.00%
Total Other Physical Environment	-	390,602	(390,602)	0.00%
TOTAL EXPENDITURES	-	390,602	(390,602)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(388,041)	(388,041)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,820	2,820	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,820	2,820	0.00%
Net change in fund balance	\$ -	\$ (385,221)	\$ (385,221)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ -		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
Series 2021 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,634	\$ 2,634	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	63,939	63,939	0.00%
<u>EXPENDITURES</u>				
<u>Other Physical Environment</u>				
Improvements Other Than Bldgs	-	107,631	(107,631)	0.00%
Total Other Physical Environment	-	107,631	(107,631)	0.00%
TOTAL EXPENDITURES	-	107,631	(107,631)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(43,692)	(43,692)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	2,041	2,041	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,041	2,041	0.00%
Net change in fund balance	\$ -	\$ (41,651)	\$ (41,651)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 251,278		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		24,450,850		
FUND BALANCE, ENDING		<u>\$ 24,450,850</u>		

NORTH PARK ISLE CDD

Bank Reconciliation

Bank Account No. 8942 TRUIST- GF OPERATING
Statement No. 01-23B
Statement Date 1/31/2023

G/L Balance (LCY)	442,801.23	Statement Balance	442,801.23
G/L Balance	442,801.23	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	442,801.23
Subtotal	442,801.23	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	442,801.23	Ending Balance	442,801.23
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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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: 2/14/23

TECHNICIAN: Bryce

PAGE: 1 of 1

WEATHER: _____

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 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 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<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 7	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<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 13	<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 14	<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 15	<input checked="" 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 16	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 18	<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 19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 20	<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"/>

Comments: Treated all vegetation in 20 ponds.

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Tuesday February 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	7	-3	<u>Some improvement</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Improving</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	3	-2	<u>Getting better</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Minor weeds</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	5	0	<u>Good</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	93	-7	93%
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Under Construction no residents.

Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday February 22, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Good</u>
INVASIVE MATERIAL (FLOATING)	20	17	-3	<u>Invasives noted in ponds but getting better.</u>
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	<u>Marginal submersed invasive material.</u>
FOUNTAINS/AERATORS	20	20	0	<u>NA</u>
DESIRABLE PLANTS	15	15	0	<u>NA</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>NA</u>
CLUBHOUSE EXTERIOR	3	3	0	<u>NA</u>
POOL WATER	10	10	0	<u>NA</u>
POOL TILES	10	10	0	<u>NA</u>
POOL LIGHTS	5	5	0	<u>N/A</u>
POOL FURNITURE/EQUIPMENT	8	8	0	<u>NA</u>
FIRST AID/SAFETY ITEMS	10	10	0	<u>NA</u>
SIGNAGE (rules, pool, playground)	5	5	0	<u>NA</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>NA</u>
RECREATIONAL FACILITIES	7	7	0	<u>NA</u>
RESTROOMS	6	6	0	<u>NA</u>
HARDSCAPE	10	10	0	<u>NA</u>
ACCESS & MONITORING SYSTEM	3	3	0	<u>NA</u>
IT/PHONE SYSTEM	3	3	0	<u>NA</u>
TRASH RECEPTACLES	3	3	0	<u>NA</u>
FOUNTAINS	8	8	0	<u>NA</u>
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>Good</u>
CLEANLINESS	25	25	0	<u>Good</u>
GENERAL CONDITION	25	25	0	<u>Good</u>

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday February 22, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	35	-5	No annuals
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	Good
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	Good
MONUMENT LIGHTING	30	30	0	Good
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	690	-10	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

North Park February 2023.



The East entrance façade on North Maryland & Sam Allen road is clean & looks good. The Bismarck palm trees are healthy & look good.



There is turf damage on the East side of North Maryland & Sam Allen Road entrance.



The Juniper plants on the East side North Maryland entrance look good.



Heading North On the West North Maryland sidewalk looks good overall. The turf fertility will improve with the warmer weather.



Heading North On the East North Maryland sidewalk looks good overall. The turf fertility will improve with the warmer weather.



The turf fertility is lacking in color on the Sam Allen frontage.
The turf fertility will improve with the warmer weather.



The weeds within the Juniper plants need to be removed. The landscaper was notified to remove the weeds.



The Areca palm trees facing Sam Allen Road was negatively affected from cold weather issues. The dead fronds will need to be removed, and the fertility of the palms will improve with the warmer weather.



The landscaper cleared the overgrown brush within the culvert.



There is a filamentous algae outbreak in the rock basin.



The Cooper Leaf plants will be cut back soon to stimulate new growth. The plant fertility will improve with the warmer weather.



Heading North on North Maryland looks good.



The turf fertility on both sides of North Maryland will improve with the warmer weather.



The N.E. side of Hazy Sea looks good overall.



Heading East on Hazy Sea looks good overall.



The S.E. side of Hazy Sea looks good.



The turf fertility on the East side of North Maryland will improve with the warmer weather.



The pocket park on the West side of North Maryland looks good.



The plants and trees on the North side of Tahitian Sunrise are healthy & look good.



The plants and trees on the East side of North Maryland are healthy & look good. The turf fertility will improve with the warmer weather.



New development East of North Maryland & Tahitian Sunrise.



The S.E. side of the pocket park on North Maryland looks good. overall.



The N.E. side of the North Maryland pocket park turf fertility will improve with the warmer weather.



The mailboxes in the Amenity Center parking lot are clean & look good.



The front of the Amenity Center looks good.



The office inside the Amenity Center.



The function room inside the Amenity Center.



The pool build in progress.



The men's bathroom build in progress.



The women's bathroom build in progress.



The leaning sign on Tropical Oasis is scheduled to be repaired.



The S.W. side of Tropical Acres look good overall.



The N.W side of Tropical Acres looks good overall. There are pavers left on the sidewalk that need to be removed.



The N.E side of Tropical acres looks good overall.



There is a new road being built heading East of Tropical Acres.



The mailboxes behind the Amenity Center are clean & look good.



The pocket park on the East side of North Maryland looks good.



The plants and trees are healthy and look good on the S.W side of North Maryland. The turf fertility will improve with the warmer weather.



The N.W. side of North Mary Land & Capri Coast looks good overall.



The N.E side of North Maryland & Capri Coast looks good overall.



The S.E side of North Maryland looks good.



Construction progress on North Maryland.



New road being built on the East end of Capri Coast.



Construction progress on Capri Coast.



The pocket park on Capri Coast looks good.



The leaning pedestrian sign on Capri Coast is scheduled to be repaired.



There is contractor trash in the culvert that needs to be removed.



Tropical Acres construction progress.



I was informed by Roger that the turf damage on the CDD property behind the home on Tahitian Sunrise was scheduled to be replaced.



The pocket park on Tropical Acres looks good.



The leaning street sign on Tahitian Sunrise is scheduled to be repaired.



Tahitian Sunrise construction progress.



There is a dead Cypress tree and missing Viburnum plants in the Tahitian Sunrise pocket park that are scheduled to be replaced under warranty.



The N.W. pocket park on Tahitian Sunrise looks good overall.



The N.E. pocket park on Tahitian Sunrise looks good overall.



The pond looks good overall except for the trash within the pond.



The pond looks good.



The pond looks good. The trash from the contractor is on the turf.



The invasives 7 weeds are dead. Once the pond is no longer receded it will look much better.



The picture is hazy but the pond looks good.



The receded pond looks good overall.



The pond looks good.



The pond looks good.



The pond looks good.



The receded pond looks good overall.



The was a filamentous algae outbreak in this pond. I informed the pond vendor to chemically treat the algae.