

# 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, April 06, 2023, at 2:00 p.m.

The Regular Meeting of the North Park Isle Community Development District will be held on **April 06, 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:

### Join Zoom Meeting

<https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

**Call in Number: 1 305 224 1968 US**

**Meeting ID: 870 6131 3619**

**Passcode: 315865**

*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. Discussion on Fiscal Year 2024 Budget
- B. General Matters of the District

### 4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
March 02, 2023, ..... Tab 01
- B. Consideration of Operation and Maintenance Expenditures February 2023 ..... Tab 02
- C. Review of Financial Statements Month Ending February 28, 2023, ..... Tab 03

### 5. STAFF REPORTS

- A. District Counsel
- B. District Manager ..... Tab 04
  - 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

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

**March 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, March 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, March 02, 2023, at 2:33 p.m.**

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

Carlos de la Ossa	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
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
Gary Schwartz	Field Manager, Inframark

There were two audience members present.

**2. PUBLIC COMMENTS**

There were no audience members comments.

**2. BUSINESS ITEMS**

**A. Consideration of North Park Isle/ Park East Shared Cost Agreement**

The Board reviewed and discussed the North Park Isle/Park East Shared Cost Agreement.

<b>MOTION TO:</b>	Approve the North Park Isle/Park East Shared Cost Agreement.
<b>MADE BY:</b>	Supervisor de la Ossa
<b>SECONDED BY:</b>	Supervisor Motko
<b>DISCUSSION:</b>	None further
<b>RESULT:</b>	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. Consideration of North Park Isle/City of Plant City Landscape Maintenance Agreement**

The Board reviewed and discussed the North Park Isle/City of Plant City Landscape Maintenance Agreement.

MOTION TO:	Approve the North Park Isle/City of Plant City Landscape Maintenance Agreement.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. General Matters of the District**

There were no general matters of the District currently.

**3. CONSENT AGENDA**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting February 02, 2023**

**B. Consideration of Operation and Maintenance Expenditures December 2022**

**C. Consideration of Operation and Maintenance Expenditures January 2023**

**D. Review of Financial Statements Month Ending January 31, 2023**

The Board reviewed the Consent Agenda items.

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

**4. VENDOR AND STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

*i. Aquatic Service Reports*

*ii. Community Inspection Report*

There were no staff reports currently.

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

There were no supervisor requests.

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

The residents commented on assessment lot size increase.

The residents expressed concerns with trash and speeding in the community.

The residents commented on communication and amenity center. Supervisor de la Ossa provided update.

**7. ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 3:22 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

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

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

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

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

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

**Title:**

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

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

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

**Title:**

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

*Recorded by Records Administrator*

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

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

Official District Seal

**NORTH PARK ISLE CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CYPRESS CREEK AQUATICS, INC.	1226	\$2,363.00		AQUATIC MAINT. FEB 2023
<b>Monthly Contract Subtotal</b>		<b>\$2,363.00</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CO 020223	\$200.00		SUPERVISOR FEE 02/02/23
KELLY ANN EVANS	KE 020223	\$200.00		SUPERVISOR FEE 02/02/23
NICHOLAS J. DISTER	ND 020223	\$200.00		SUPERVISOR FEE 02/02/23
RYAN MOTKO	RM 020223	\$200.00		SUPERVISOR FEE 02/02/23
STEVEN K. LUCE	SL 020223	\$200.00		SUPERVISOR FEE 02/02/23
<b>Variable Contract Subtotal</b>		<b>\$1,000.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
NEPTUNE MULTI SERVICES LLC	0053273	\$175.00		FIX AND STRAIGHTEN UP VARIOUS SIGNS
NEPTUNE MULTI SERVICES LLC	0053286	\$325.00		POND TRASH SERVICES - JANUARY 2023
NEPTUNE MULTI SERVICES LLC	0053287	\$325.00	\$825.00	PET STATIONS - JANUARY 2023
NORTH PARK ISLE CDD	02032023-1	\$1,839.07		SERIES 2019 FY23 TAX DIST ID 610
<b>Regular Services Subtotal</b>		<b>\$2,664.07</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$6,027.07</b>		

<p style="text-align: center;"><b>NORTH PARK ISLE CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

---

Signature:

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



**Cypress Creek**  
AQUATICS  
Environmental Services

Date	Invoice #
2/1/2023	1226

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

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	February 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

\$2,363.00



**North Park Isle CDD**

MEETING DATE: **February 2, 2023**

DMS: per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

Cd10 020223

**North Park Isle CDD**

**MEETING DATE: February 2, 2023**

**DMS:** per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

KE 020223

**North Park Isle CDD**

**MEETING DATE: February 2, 2023**

**DMS:** per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

ND 020223

**North Park Isle CDD**

**MEETING DATE: February 2, 2023**

**DMS:** per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

Rm 020223

**North Park Isle CDD**

MEETING DATE: February 2, 2023

DMS: per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

SL 020223



# 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

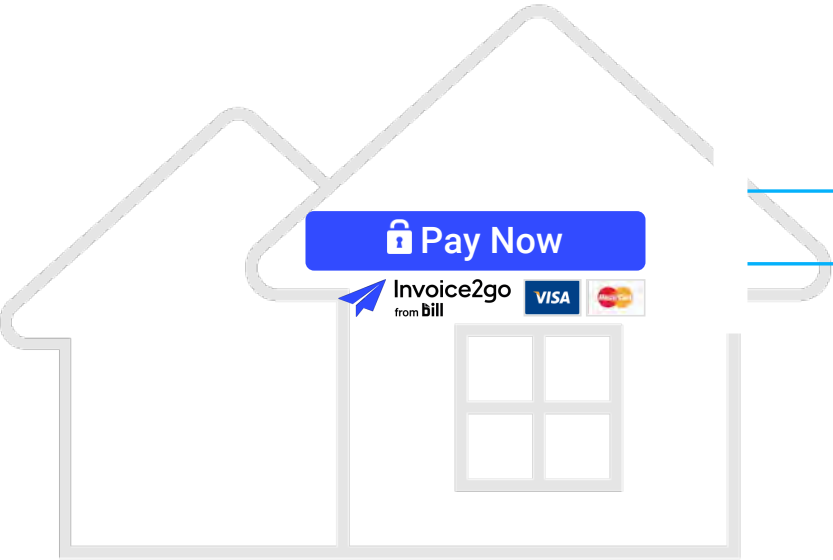
**Invoice No:** 0053273  
**Date:** 02/02/2023  
**Terms:** NET 0  
**Due Date:** 02/02/2023

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

Description	Quantity	Rate	Amount
Signs	1	\$175.00	\$175.00
Fix and straight up various signs			
Some of them had to ne tide with tensors and been pulled with truck to be fixed			

Subtotal	\$175.00
TAX 0%	\$0.00
Total	\$175.00
Paid	\$0.00

**Balance Due \$175.00**



# Neptune Multi services LLC - Invoice 0053273 - 02/02/2023

Please detach and send with remittance to:

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

**Remittance Advice for Invoice # 0053273 on 02/02/2023**

Balance Due \$175.00

Paid \_\_\_\_\_  
Received From: North Park CDD

**Card Type**

**Cardholder's Name**

**Card Number**

**CVV**

**Expiry Date**

**Signature**



Photo 1





Photo 2



Photo 3



Photo 4





## 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: 0053286  
 Date: 02/21/2023  
 Terms: NET 0  
 Due Date: 02/21/2023

**Bill To:** North Park CDD  
 heather.dilley@inframark.com,  
 inframark@avidbill.com

Description	Quantity	Rate	Amount
Trash pick up Service dates January 6,13,20,27 2023	5	\$65.00	\$325.00

### Payment Instructions

Zelle @8133257684  
 Cashapp \$neptunejku

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

Pay Now

Invoice2go  
from bill



**Balance Due \$325.00**

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053286 on 02/21/2023

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: 0053287  
 Date: 02/21/2023  
 Terms: NET 0  
 Due Date: 02/21/2023

**Bill To:** North Park CDD  
 heather.dilley@inframark.com,  
 inframark@avidbill.com

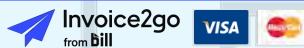
Description	Quantity	Rate	Amount
Pet stations January 2023 service. No bags needed for this month.	5	\$65.00	\$325.00

### Payment Instructions

Zelle @8133257684  
 Cashapp \$neptunejku

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

 Pay Now



**Balance Due \$325.00**

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053287 on 02/21/2023

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:** 2/7/2023

**Invoice#:** 02032023-1

**Vendor#:** V00028

**Vendor Name:** North Park Isle

**Pay From:** Truist Acct# 8942

**Description:** Series 2019 - FY 23 Tax Dist. ID 610

**Code to:** 200.103200.1000

**Amount:** \$1,839.07

**Requested By:** Toni Campbell 2/7/2023

---



# NORTH PARK ISLE CDD

## DISTRICT CHECK REQUEST

**Today's Date**                      2/3/2023

**Check Amount**                      \$1,839.07

**Payable To**                      North Park Isle CDD

**Check Description**                      Series 2019 - FY 23 Tax Dist. ID 610

**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	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	1305
2/3/2023	2,876.30	1,037.23	1,037.23	1,839.07	1,839.07	-	610	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	1,066,080.57	384,442.56	384,442.55	681,638.01	681,638.02			
<b>Net Total on Roll</b>	1,069,778.28		385,776.00		684,002.28			
<b>Collection Surplus / (Deficit)</b>	(3,697.71)		(1,333.45)		(2,364.26)			

# **North Park Isle Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 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 February 28, 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
<b>ASSETS</b>								
Cash - Operating Account	\$ 341,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,929
Accounts Receivable	3,600	-	-	-	-	-	-	3,600
Due From Other Funds	-	2,784	3,318	-	-	-	-	6,102
Investments:								
Acq. & Construction - Amenity	-	-	-	-	25,468	-	-	25,468
Acq. & Construction - Master	-	-	-	-	223,156	-	-	223,156
Acquisition & Construction Account	-	-	-	2,468	6,813	-	-	9,281
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	683,379	66,227	-	-	-	-	749,606
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
<b>TOTAL ASSETS</b>	<b>\$ 348,449</b>	<b>\$ 1,068,801</b>	<b>\$ 475,741</b>	<b>\$ 2,468</b>	<b>\$ 255,437</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,615,805</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 16,205	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,205
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	320	-	-	2,464	3,318	-	-	6,102
<b>TOTAL LIABILITIES</b>	<b>16,525</b>	<b>-</b>	<b>-</b>	<b>2,464</b>	<b>3,318</b>	<b>-</b>	<b>26,014,059</b>	<b>26,036,366</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	1,068,801	475,741	-	-	-	-	1,544,542
Capital Projects	-	-	-	4	252,119	-	-	252,123
Unassigned:	331,924	-	-	-	-	24,450,850	-	24,782,774
<b>TOTAL FUND BALANCES</b>	<b>331,924</b>	<b>1,068,801</b>	<b>475,741</b>	<b>4</b>	<b>252,119</b>	<b>24,450,850</b>	<b>-</b>	<b>26,579,439</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 348,449</b>	<b>\$ 1,068,801</b>	<b>\$ 475,741</b>	<b>\$ 2,468</b>	<b>\$ 255,437</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 52,615,805</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 470,884	\$ 384,623	\$ (86,261)	81.68%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
<b>TOTAL REVENUES</b>	<b>470,884</b>	<b>410,056</b>	<b>(60,828)</b>	<b>87.08%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	1,800	10,200	15.00%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	3,000	4,200	41.67%
District Counsel	10,000	2,466	7,534	24.66%
District Engineer	5,000	756	4,244	15.12%
District Manager	32,000	13,333	18,667	41.67%
Accounting Services	6,750	2,813	3,937	41.67%
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	-	100.00%
Website Administration	1,800	500	1,300	27.78%
Office Supplies	100	-	100	0.00%
<b>Total Administration</b>	<b>98,884</b>	<b>40,054</b>	<b>58,830</b>	<b>40.51%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	5,000	1,430	3,570	28.60%
<b>Total Garbage/Solid Waste Services</b>	<b>5,000</b>	<b>1,430</b>	<b>3,570</b>	<b>28.60%</b>
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	5,000	-	5,000	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Other Physical Environment</u></b>				
Waterway Management	43,000	11,815	31,185	27.48%
Field Services	12,000	5,000	7,000	41.67%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	51,938	78,062	39.95%
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	2,925	12,075	19.50%
Irrigation Maintenance	10,000	-	10,000	0.00%
<b>Total Other Physical Environment</b>	<b>252,000</b>	<b>71,678</b>	<b>180,322</b>	<b>28.44%</b>
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	110,000	11,361	98,639	10.33%
<b>Total Road and Street Facilities</b>	<b>110,000</b>	<b>11,361</b>	<b>98,639</b>	<b>10.33%</b>
<b>TOTAL EXPENDITURES</b>	<b>470,884</b>	<b>124,523</b>	<b>346,361</b>	<b>26.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	285,533	285,533	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>46,391</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 331,924</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,025	\$ 7,025	0.00%
Special Assmnts- Tax Collector	-	681,958	681,958	0.00%
Special Assmnts- Prepayment	-	46,049	46,049	0.00%
Special Assmnts- CDD Collected	762,684	120,374	(642,310)	15.78%
<b>TOTAL REVENUES</b>	<b>762,684</b>	<b>855,406</b>	<b>92,722</b>	<b>112.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	225,000	-	225,000	0.00%
Interest Expense	537,684	270,881	266,803	50.38%
<b>Total Debt Service</b>	<b>762,684</b>	<b>270,881</b>	<b>491,803</b>	<b>35.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>762,684</b>	<b>270,881</b>	<b>491,803</b>	<b>35.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	584,525	584,525	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,820)	(2,820)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,820)</b>	<b>(2,820)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 581,705	\$ 581,705	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>487,096</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,068,801</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 6,787	\$ 6,787	0.00%
Special Assmnts- CDD Collected	807,581	315,032	(492,549)	39.01%
<b>TOTAL REVENUES</b>	<b>807,581</b>	<b>321,819</b>	<b>(485,762)</b>	<b>39.85%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	255,272	247,309	50.79%
<b>Total Debt Service</b>	<b>807,581</b>	<b>580,272</b>	<b>227,309</b>	<b>71.85%</b>
<b>TOTAL EXPENDITURES</b>	<b>807,581</b>	<b>580,272</b>	<b>227,309</b>	<b>71.85%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(258,453)	(258,453)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(2,041)	(2,041)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(2,041)</b>	<b>(2,041)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (260,494)	\$ (260,494)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>736,235</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 475,741</b>		



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,565	\$ 2,565	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,565</b>	<b>2,565</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></b>				
Improvements Other Than Bldgs	-	390,602	(390,602)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>390,602</b>	<b>(390,602)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>390,602</b>	<b>(390,602)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(388,037)	(388,037)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	2,820	2,820	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,820</b>	<b>2,820</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (385,217)	\$ (385,217)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>385,221</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,475	\$ 3,475	0.00%
Developer Contribution	-	61,305	61,305	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>64,780</b>	<b>64,780</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Other Physical Environment</u></b>				
Improvements Other Than Bldgs	-	107,631	(107,631)	0.00%
<b>Total Other Physical Environment</b>	<b>-</b>	<b>107,631</b>	<b>(107,631)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>107,631</b>	<b>(107,631)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(42,851)	(42,851)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	2,041	2,041	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,041</b>	<b>2,041</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (40,810)	\$ (40,810)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>292,929</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 252,119</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>24,450,850</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,450,850</u></b>		

# NORTH PARK ISLE CDD

## Bank Reconciliation

Bank Account No. 8942 TRUIST- GF OPERATING  
Statement No. 02-23  
Statement Date 2/28/2023

G/L Balance (LCY)	341,929.41	Statement Balance	342,304.41
G/L Balance	341,929.41	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	342,304.41
Subtotal	341,929.41	Outstanding Checks	375.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	341,929.41	Ending Balance	341,929.41
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
2/3/2023	Payment	1305	NORTH PARK ISLE CDD	88,294.12	88,294.12	0.00
2/3/2023	Payment	1306	TECO	199.21	199.21	0.00
2/3/2023	Payment	1307	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00
2/3/2023	Payment	1308	INFRAMARK LLC	2,929.77	2,929.77	0.00
2/3/2023	Payment	1309	NEPTUNE MULTI SERVICES LLC	975.00	975.00	0.00
2/3/2023	Payment	1310	STANTEC CONSULTING SERVICES	252.00	252.00	0.00
2/3/2023	Payment	1311	U. S. BANK	4,040.63	4,040.63	0.00
2/10/2023	Payment	1312	NORTH PARK ISLE CDD	1,839.07	1,839.07	0.00
2/10/2023	Payment	1313	STRALEY ROBIN VERICKER	246.00	246.00	0.00
2/10/2023	Payment	1314	YELLOWSTONE LANDSCAPE	9,187.50	9,187.50	0.00
2/16/2023	Payment	1315	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00
2/16/2023	Payment	1316	INFRAMARK LLC	6,129.17	6,129.17	0.00
2/16/2023	Payment	1318	NICHOLAS J. DISTER	200.00	200.00	0.00
2/16/2023	Payment	1320	STEVEN K. LUCE	200.00	200.00	0.00
2/16/2023	Payment	1321	YELLOWSTONE LANDSCAPE	9,187.50	9,187.50	0.00
2/23/2023	Payment	1322	CARLOS DE LA OSSA	200.00	200.00	0.00
2/23/2023	Payment	1323	KELLY ANN EVANS	200.00	200.00	0.00
Total Checks				128,805.97	128,805.97	0.00

### Deposits

2/13/2023		JE000110	CK#10020648##### O&M	G/L	25,432.85	25,432.85	0.00
2/28/2023		JE000120	Debt Service/ Tax Revenue	G/L	2,876.30	2,876.30	0.00
Total Deposits					28,309.15	28,309.15	0.00

### Outstanding Checks

2/16/2023	Payment	1317	NEPTUNE MULTI SERVICES LLC	175.00	0.00	175.00
2/16/2023	Payment	1319	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				375.00		375.00



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: 3/16/23

TECHNICIAN: Bryce

PAGE: 1 of 1

WEATHER: \_\_\_\_\_

SERVICE: Monthly Aquatic Maintenance

## 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 5	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 11	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 17	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 20	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 21	<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 22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pond 24	<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"/>
Rock Swale	<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"/>

Comments: Treated vegetation in 24 ponds and the rock water way at the front of the community

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Tuesday March 28, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	3	-2	<u>Needs improvement</u>
TURF FERTILITY	10	7	-3	<u>Needs to be better</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>marginal</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	4	-1	<u>Good overall</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	4	-1	<u>Good overall</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	7	<u>Newly installed Pentas flowers</u>
INSECT/DISEASE CONTROL	7	7	0	<u>NA</u>
DEADHEADING/PRUNING	3	3	0	<u>NA</u>

### SCORE

100	91	-2	91%
-----	----	----	-----

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 March 29,, 2023

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

# Inframark, LLC

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday March 29,, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	35	-5	<u>new Penta perennial flowers were installed.</u>
RECREATIONAL AREAS	30	30	0	<u>NA</u>
SUBDIVISION MONUMENTS	30	30	0	<u>Good</u>
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	<u>Good</u>
SIDEWALKS	30	30	0	<u>Good</u>
SPECIALTY MONUMENTS	15	15	0	<u>Good</u>
STREETS	25	25	0	<u>Good</u>
PARKING LOTS	15	15	0	<u>Good</u>
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	<u>Good</u>
LANDSCAPE UP LIGHTING	22	22	0	<u>Good</u>
MONUMENT LIGHTING	30	30	0	<u>Good</u>
AMENITY CENTER LIGHTING	15	15	0	<u>N/A</u>
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		<u>N/A</u>
OPERATING SYSTEM	25	25		<u>N/A</u>
GATE MOTORS	25	25		<u>N/A</u>
GATES	25	25		<u>N/A</u>
<b>SCORE</b>	700	683	-17	98%

Manager's Signature: Gary Schwartz

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



North Park March 2023.



The East side entrance on North Maryland looks good.



Damage to the top of the entrance façade.



Damage to the railings on the entrance façade.





Damage to the entrance façade. Looks like a possible gun shot.



The turf fertility is improving on the frontage of Sam Allen Road.



Heading North on the East side of North Maryland's sidewalk looks good.





The entrance median on North Maryland looks good.



The D.M. is getting an estimate to replace the damaged turf with mulch.





Heading North on the West side of North Maryland's sidewalk looks good.



Heading East on the Sam Allen Road sidewalk looks good. The Copper leaf plant fertility is improving and will only get better with time.





The rock basin has filamentous algae within it. The D.M. has contacted the pond vendor to include this basin in the contract.



The North side of Hazy Sea looks good overall.



Heading East on Hazy Sea looks good.





The South side of Hazy Sea looks good.



The contractor turf damage needs to be repaired.





Heading North on North Maryland's street looks good.





The turf fertility should improve with the scheduled turf fertilization this month.



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



The pocket park on the N.W. side of Tahitian Sunrise looks good.





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



New development heading East on Tahitian Sunrise.



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





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



The Mailboxes in the Amenity Center parking lot looks good.





The Amenity Center parking lot.



The Amenity Center looks good.



The office at the Amenity Center.



The clubhouse at the Amenity Center.





The pool build is in progress.



Mens room.



Ladies room.



Build in progress.





The mailboxes behind the Amenity Center look good.



The playground build in progress.



The S.W side of the North Maryland pocket park looks good.  
The street sign is leaning & needs to be straightened.





The N.W. side of the North Maryland pocket park looks good. Cornerstone is scheduled to pick up the material left on the sidewalk.



The N.E pocket park on North Maryland looks good.



New construction heading East on Tropical Oasis.





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





The pocket park on the S.W. side of Capri Coast looks good.



The pocket park on the N.W. side of Capri Coast looks good.



The pocket park on the N.E side of Capri Coast looks good.





The pocket park on the S.E. side of Capri Coast looks good.



New construction on the East end of Capri Coast.



New site development area East of Capri Coast.





The pocket park on the East side of Capri Coast looks good.



The pocket park on the North side of Tahitian Sunrise looks good overall.





The pocket park on the N.W side of Tahitian Sunrise looks good.



The pond looks good overall except for the contractor trash that needs to be removed.





There is a lot of contractor trash within the pond. There are also invasives within this pond. The D.M. has scheduled the trash to be removed.



Invasives, weeds, & trash within this pond. The D.M. has scheduled the trash to be removed.





The pond looks good.



The pond looks good.



The receded pond looks good.



The pond looks good.





The canoe ramp looks good.