

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, May 04, 2023, at 2:00 p.m.

The Regular Meeting of the North Park Isle Community Development District will be held on **May 04, 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:

Meeting ID: 870 6131 3619

Passcode: 315865

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

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. Annual Notice of Qualified ElectorsTab 01
- B. Discussion on Review of Fiscal Year 2024 Proposed Budget
- C. General Matters of the District

4. CONSENT AGENDA

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

5. STAFF REPORTS

- A. District Counsel
- B. District Manager Tab 05
 - i. 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

www.northparkisleccd.com



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
North Park Isles	225

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager



**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

April 06, 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, April 06, 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, April 06, 2023, at 3:56 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas "Nick" Dister	Chairman
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
Whitney Sousa	District Counsel, Straley Robin Vericker
Gary Schwartz	Field Manager, Inframark

There were no audience members present.

2. PUBLIC COMMENTS

There were no audience members comments.

3. BUSINESS ITEMS

A. Discussion on Fiscal Year 2024 Budget

Inframark committed they will have the Budget drafted by the next meeting in April.

B. Matters of the District

There were no general matters of the District.

4. CONSENT AGENDA ITEMS

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

B. Consideration of Operation and Maintenance Expenditures February 2023

C. Review of Financial Statements Month Ending February 28, 2023

The Board reviewed the consent agenda items.

MOTION TO:	Approve the Consent Agenda items A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Aquatic Service Reports

ii. Community Inspection Report

There were no staff reports currently.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests currently.

7. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 4:00 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Evans
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

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
Monthly Contract				
CYPRESS CREEK AQUATICS, INC.	1231	\$2,363.00		AQUATIC MAINT. MARCH 2023
CYPRESS CREEK AQUATICS, INC.	1236	\$1,715.00		AQUATIC MAINT. - INITIAL TREATMENT
CYPRESS CREEK AQUATICS, INC.	1237	\$215.00	\$4,293.00	AQUATIC MAINT. APRIL 2023
INFRAMARK LLC	90603	\$4,929.32		DISTRICT INVOICE FEB 2023
NEPTUNE MULTI SERVICES LLC	0053298	\$360.00		PET STATIONS - FEBRUARY
YELLOWSTONE LANDSCAPE	TM 494922	\$9,892.50		LANDSCAPE MAINT. MARCH 2023
Monthly Contract Subtotal		\$19,474.82		
Variable Contract				
CARLOS DE LA OSSA	CDLO 030223	\$200.00		SUPERVISOR FEE 03/02/23
KELLY ANN EVANS	KE 030223	\$200.00		SUPERVISOR FEE 03/02/23
RYAN MOTKO	RM 030223	\$200.00		SUPERVISOR FEE 03/02/23
STEVEN K. LUCE	SL 030223	\$200.00		SUPERVISOR FEE 03/02/23
STRALEY ROBIN VERICKER	22762	\$1,148.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
Variable Contract Subtotal		\$1,948.00		
Utilities				
TECO	2210008673537 21423	\$35.30		ELECTRICITY SERVICES 01/11/23-02/08/23
TECO	221008636724 021423	\$140.12		ELECTRICITY SERVICES 01/11/23-02/08/23
TECO	221008636724 031423	\$160.27		ELECTRICITY SERVICES 02/09/23-03/09/23
TECO	221008673537 031523	\$34.98	\$370.67	ELECTRICITY SERVICES 02/09/23-03/09/23
Utilities Subtotal		\$370.67		
Regular Services				
STANTEC CONSULTING SERVICES	2052545	\$918.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
Regular Services Subtotal		\$918.50		
Additional Services				
NEPTUNE MULTI SERVICES LLC	0053296	\$75.00		PET STATIONS - RELOCATION
Additional Services Subtotal		\$75.00		
TOTAL		\$22,786.99		

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

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



Invoice

Date	Invoice #
3/1/2023	1231

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	March 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

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



Invoice

Date	Invoice #
3/6/2023	1236

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
1	Aquatic Maintenance	Aquatic Maintenance - Initial Treatment for four additional ponds.	1,715.00	1,715.00
			Total	\$1,715.00

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



Invoice

Date	Invoice #
3/17/2023	1237

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
1	Aquatic Maintenance	Aquatic Maintenance: Amendment #2 Maintenance for Pond #25 (Rock drainage swale along Sam Allen Rd.)	215.00	215.00
			Total	\$215.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#90603

DATE

2/28/2023

CUSTOMER ID

C2301

NET TERMS

Net 30

PO#**DUE DATE**

3/30/2023

BILL TO

North Park Isle CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,666.67		2,666.67
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	600.00		600.00
Accounting Services	1	Ea	562.50		562.50
Website Maintenance / Admin	1	Ea	100.00		100.00
B/W Copies	1	Ea	0.15		0.15
Subtotal					4,929.32

Subtotal \$4,929.32

Tax \$0.00

Total Due \$4,929.32

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.



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: 0053298
Date: 03/03/2023
Terms: NET 0
Due Date: 03/03/2023

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

Description	Quantity	Rate	Amount
Pet stations Pet stations pick up for month of february plus fuel charge	1	\$360.00	\$360.00*

*Indicates non-taxable item

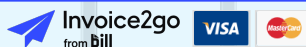
Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$360.00
Total	\$360.00
Paid	\$0.00

Balance Due \$360.00

Pay Now



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053298 on 03/03/2023

Balance Due \$360.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





INVOICE

INVOICE #	INVOICE DATE
TM 494922	3/1/2023
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 31, 2023

Invoice Amount: \$9,892.50

Description	Current Amount
Monthly Landscape Maintenance March 2023	\$9,892.50

Invoice Total **\$9,892.50**

Excellence

IN COMMERCIAL LANDSCAPING

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

North Park Isle CDD

MEETING DATE: March 2, 2023

DMS: per Heather Dille

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 030223

North Park Isle CDD

MEETING DATE: March 2, 2023

DMS: per Heather Dilley

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 030223

North Park Isle CDD

MEETING DATE: March 2, 2023

DMS: per Heather Dilley

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills CARLOS C. 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 030223

North Park Isle CDD

MEETING DATE: March 2, 2023

DMS: per Heather Dilley

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 030223

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

March 01, 2023

Client: 001509

Matter: 000001

Invoice #: 22762

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
1/18/2023	MS	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2022.	0.3	\$49.50
1/24/2023	LB	REVIEW DISTRICT'S WEBSITE; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD RE CORRECTION TO THE DISTRICT'S WEBSITE RE TERMS OF THE BOARD MEMBERS.	0.1	\$16.50
2/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
2/2/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
2/2/2023	KSH	PREPARE AND ATTEND BOS MEETING AT INFRAMARK.	0.4	\$122.00
2/7/2023	KSH	REVIEW OF YELLOWSTONE LANDSCAPE AGREEMENTS AND ADDENDUMS; PREPARATION OF UNIFIED LANDSCAPE AGREEMENT; PARTICIPATION IN TEAMS MEETING WITH CARLOS REGARDING UNIFIED AGREEMENT.	1.2	\$366.00
2/10/2023	WAS	RESEARCH AND DRAFT MEMORANDUM IN RESPONSE TO NEW LEGISLATION REGARDING LEGAL NOTICE POSTING REQUIREMENTS.	0.3	\$91.50
2/13/2023	KSH	REVIEW OF YELLOWSTONE AGREEMENTS SENT BY HEATHER DILLEY.	0.6	\$183.00
Total Professional Services			3.8	\$1,148.00

March 01, 2023
Client: 001509
Matter: 000001
Invoice #: 22762

Page: 2

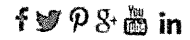
Total Services	\$1,148.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,148.00
Previous Balance		\$246.00
Less Payments		(\$246.00)
PAY THIS AMOUNT		\$1,148.00

Please Include Invoice Number on all Correspondence



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/14/2023

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:	\$35.30
Total amount due:	\$35.30
Payment Due By:	03/07/2023

Your Account Summary

Previous Amount Due	\$39.56
Payment(s) Received Since Last Statement	-\$39.56
Current Month's Charges	\$35.30
Total Amount Due	\$35.30

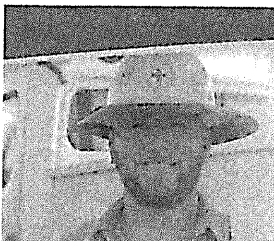


DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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:	\$35.30
Total amount due:	\$35.30
Payment Due By:	03/07/2023

Amount Enclosed

\$

656322109442



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

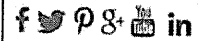
MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6563221094422210086735370000000035305



ACCOUNT INVOICE

tampaelectric.com



Account: 221008673537
Statement Date: 02/14/2023
Current month's charges due 03/07/2023

Details of Charges – Service from 01/11/2023 to 02/08/2023

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	02/08/2023	227		201		26 kWh	1	29 Days
Daily Basic Service Charge							Tampa Electric Usage History	
Energy Charge							Kilowatt-Hours Per Day (Average)	
Fuel Charge							FEB 2023 0.9	
Storm Protection Charge							JAN 0.9	
Clean Energy Transition Mechanism							DEC 1	
Florida Gross Receipt Tax							NOV 2	
Electric Service Cost							OCT 1	
Franchise Fee							SEP 0.3	
Municipal Public Service Tax							AUG 0.5	
Total Electric Cost, Local Fees and Taxes							\$30.30	
Other Fees and Charges								
Electric Late Payment Fee							\$5.00	
Total Other Fees and Charges							\$5.00	
Total Current Month's Charges							\$35.30	

Important Messages

More clean energy to you

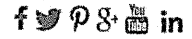
Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/14/2023

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:	\$140.12
Total amount due:	\$140.12
Payment Due By:	03/07/2023

Your Account Summary

Previous Amount Due	\$159.65
Payment(s) Received Since Last Statement	-\$159.65
Current Month's Charges	\$140.12
Total Amount Due	\$140.12

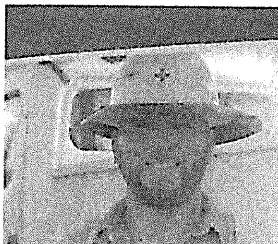


DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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:	\$140.12
Total amount due:	\$140.12
Payment Due By:	03/07/2023

Amount Enclosed

\$

656322109441



00005043 02 AV 0.47 33607 FTECO102142322460210 00000 01 01000000 011 01 5043 006

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

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

6563221094412210086367240000000140123

ACCOUNT INVOICE

 tampaelectric.com |     

Account: 221008636724
Statement Date: 02/14/2023
Current month's charges due 03/07/2023

Details of Charges – Service from 01/11/2023 to 02/08/2023

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	02/08/2023	6,477		5,795		682 kWh	1	29 Days
Daily Basic Service Charge 29 days @ \$0.75000 Energy Charge 682 kWh @ \$0.07990/kWh Fuel Charge 682 kWh @ \$0.04832/kWh Storm Protection Charge 682 kWh @ \$0.00400/kWh Clean Energy Transition Mechanism 682 kWh @ \$0.00427/kWh Florida Gross Receipt Tax Electric Service Cost Franchise Fee Municipal Public Service Tax						\$21.75 \$54.49 \$32.95 \$2.73 \$2.91 \$2.94 \$117.77 \$7.71 \$9.64		
Total Electric Cost, Local Fees and Taxes						\$135.12		
Other Fees and Charges								
Electric Late Payment Fee						\$5.00		
Total Other Fees and Charges						\$5.00		
Total Current Month's Charges						\$140.12		

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)

FEB 2023	24
JAN	24
DEC	41
NOV	22
OCT	20
SEP	28
AUG	37
JUL	16
JUN	0

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



Statement Date: 03/15/2023

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:	\$160.27
Total amount due:	\$160.27
Payment Due By:	04/05/2023

Your Account Summary

Previous Amount Due	\$140.12
Payment(s) Received Since Last Statement	-\$140.12
Current Month's Charges	\$160.27
Total Amount Due	\$160.27

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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:	\$160.27
Total amount due:	\$160.27
Payment Due By:	04/05/2023

Amount Enclosed \$ 684717082392

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

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

Account: 221008636724
Statement Date: 03/15/2023
Current month's charges due 04/05/2023



Details of Charges – Service from 02/09/2023 to 03/09/2023

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

Rate Schedule: General Service - Non Demand

Meter Location: IRRIGATION

00000075-0000777- Page 17 of 20

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	03/09/2023	7,285		6,477		808 kWh	1	29 Days

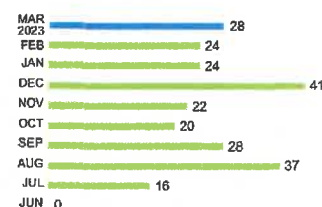
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	808 kWh @ \$0.07990/kWh	\$64.56
Fuel Charge	808 kWh @ \$0.04832/kWh	\$39.04
Storm Protection Charge	808 kWh @ \$0.00400/kWh	\$3.23
Clean Energy Transition Mechanism	808 kWh @ \$0.00427/kWh	\$3.45
Florida Gross Receipt Tax		\$3.39
Electric Service Cost		\$135.42
Franchise Fee		\$8.87
Municipal Public Service Tax		\$10.98
Total Electric Cost, Local Fees and Taxes		\$155.27
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges

\$160.27

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.

Statement Date: 03/15/2023

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:	\$34.98
Total amount due:	\$34.98
Payment Due By:	04/05/2023

Your Account Summary

Previous Amount Due	\$35.30
Payment(s) Received Since Last Statement	-\$35.30
Current Month's Charges	\$34.98
Total Amount Due	\$34.98

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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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:	\$34.98
Total amount due:	\$34.98
Payment Due By:	04/05/2023

Amount Enclosed \$

684717082393

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

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

Account: 221008673537
Statement Date: 03/15/2023
Current month's charges due 04/05/2023



Details of Charges – Service from 02/09/2023 to 03/09/2023

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	03/09/2023	251		227		24 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	24 kWh @ \$0.07990/kWh	\$1.92
Fuel Charge	24 kWh @ \$0.04832/kWh	\$1.16
Storm Protection Charge	24 kWh @ \$0.00400/kWh	\$0.10
Clean Energy Transition Mechanism	24 kWh @ \$0.00427/kWh	\$0.10
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.67
Franchise Fee		\$1.68
Municipal Public Service Tax		\$2.63

Total Electric Cost, Local Fees and Taxes **\$29.98**

Other Fees and Charges

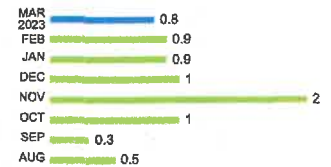
Electric Late Payment Fee \$5.00

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

Total Current Month's Charges **\$34.98**

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.

Invoice Number	2052545
Invoice Date	March 9, 2023
Purchase Order	215614807
Customer Number	150688
Project Number	215614807

Bill To

North Park Isle Community Development District
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	February 24, 2023
Current Invoice Total (USD)	918.50		

Review requisition requests

Top Task 2023 2023 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.00	152.00	152.00
Stewart, Tonja L	3.50	219.00	766.50
Subtotal Professional Services	<u>4.50</u>		<u>918.50</u>

Top Task Subtotal	2023 FY General Consulting	918.50
Total Fees & Disbursements		<u>918.50</u>
INVOICE TOTAL (USD)		918.50

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.



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: 0053296
 Date: 03/03/2023
 Terms: NET 0
 Due Date: 03/03/2023

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

Description	Quantity	Rate	Amount
Pet Stations REMOVE AND RELOCATE PET STATION	1	\$75.00	\$75.00*

*Indicates non-taxable item

Payment Instructions

Zelle @8133257684
 Cashapp \$neptunejku

Subtotal	\$75.00
Total	\$75.00
Paid	\$0.00

Balance Due \$75.00

Pay Now

Invoice2go
from bill

VISA

MasterCard

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053296 on 03/03/2023

Balance Due \$75.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 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	\$ 308,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,042
Accounts Receivable	3,600	-	-	-	-	-	-	3,600
Due From Other Funds	-	4,002	4,611	-	-	-	-	8,613
Investments:								
Acq. & Construction - Master	-	-	-	-	223,866	-	-	223,866
Acquisition & Construction Account	-	-	-	3,693	5,394	-	-	9,087
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	685,458	66,239	-	-	-	-	751,697
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	\$ 314,562	\$ 1,072,098	\$ 477,046	\$ 3,693	\$ 229,260	\$ 24,450,850	\$ 26,014,059	\$ 52,561,568
LIABILITIES								
Accounts Payable	\$ 9,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,412
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	320	-	-	3,682	4,611	-	-	8,613
TOTAL LIABILITIES	9,732	-	-	3,682	4,611	-	26,014,059	26,032,084
FUND BALANCES								
Restricted for:								
Debt Service	-	1,072,098	477,046	-	-	-	-	1,549,144
Capital Projects	-	-	-	11	224,649	-	-	224,660
Unassigned:	304,830	-	-	-	-	24,450,850	-	24,755,680
TOTAL FUND BALANCES	304,830	1,072,098	477,046	11	224,649	24,450,850	-	26,529,484
TOTAL LIABILITIES & FUND BALANCES	\$ 314,562	\$ 1,072,098	\$ 477,046	\$ 3,693	\$ 229,260	\$ 24,450,850	\$ 26,014,059	\$ 52,561,568

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ 384,623	\$ (86,261)	81.68%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
TOTAL REVENUES	470,884	410,056	(60,828)	87.08%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	3,600	3,600	50.00%
District Counsel	10,000	7,691	2,309	76.91%
District Engineer	5,000	1,675	3,325	33.50%
District Manager	32,000	16,000	16,000	50.00%
Accounting Services	6,750	3,375	3,375	50.00%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	26	124	17.33%
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	600	1,200	33.33%
Office Supplies	100	-	100	0.00%
Total Administration	98,884	50,936	47,948	51.51%
<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 March 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	16,108	26,892	37.46%
Field Services	12,000	6,000	6,000	50.00%
Contracts-Pools	15,000	-	15,000	0.00%
Contracts - Landscape	130,000	62,228	67,772	47.87%
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	3,360	11,640	22.40%
Irrigation Maintenance	10,000	-	10,000	0.00%
Total Other Physical Environment	252,000	87,696	164,304	34.80%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	11,556	98,444	10.51%
Total Road and Street Facilities	110,000	11,556	98,444	10.51%
TOTAL EXPENDITURES	470,884	151,618	319,266	32.20%
Excess (deficiency) of revenues				
Over (under) expenditures	-	258,438	258,438	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		46,392		
FUND BALANCE, ENDING		\$ 304,830		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 10,322	\$ 10,322	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%
TOTAL REVENUES	762,684	858,703	96,019	112.59%
<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	-	587,822	587,822	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	\$ -	\$ 585,002	\$ 585,002	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 1,072,098		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 8,092	\$ 8,092	0.00%
Special Assmnts- CDD Collected	807,581	315,032	(492,549)	39.01%
TOTAL REVENUES	807,581	323,124	(484,457)	40.01%
<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	-	(257,148)	(257,148)	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	\$ -	\$ (259,189)	\$ (259,189)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		\$ 477,046		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 2,572	\$ 2,572	0.00%
TOTAL REVENUES	-	2,572	2,572	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	-	(388,030)	(388,030)	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	\$ -	\$ (385,210)	\$ (385,210)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ 11		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 4,287	\$ 4,287	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	65,592	65,592	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%
<u>Construction In Progress</u>				
Construction in Progress	-	28,282	(28,282)	0.00%
Total Construction In Progress	-	28,282	(28,282)	0.00%
TOTAL EXPENDITURES	-	135,913	(135,913)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(70,321)	(70,321)	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	\$ -	\$ (68,280)	\$ (68,280)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 224,649		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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. 03-23
Statement Date 3/31/2023

G/L Balance (LCY)	308,042.42	Statement Balance	309,027.67
G/L Balance	308,042.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	309,027.67
Subtotal	308,042.42	Outstanding Checks	985.25
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	308,042.42	Ending Balance	308,042.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
3/2/2023	Payment	1324	NEPTUNE MULTI SERVICES LLC	650	650.00	0.00
3/9/2023	Payment	1325	CYPRESS CREEK AQUATICS, INC.	2363	2,363.00	0.00
3/9/2023	Payment	1326	GIG FIBER LLC	10450	10,450.00	0.00
3/9/2023	Payment	1327	INFRAMARK LLC	4929.32	4,929.32	0.00
3/9/2023	Payment	1328	NEPTUNE MULTI SERVICES LLC	435	435.00	0.00
3/9/2023	Payment	1329	STRALEY ROBIN VERICKER	1148	1,148.00	0.00
3/9/2023	Payment	1330	TECO	175.42	175.42	0.00
3/9/2023	Payment	1331	YELLOWSTONE LANDSCAPE	9892.5	9,892.50	0.00
3/17/2023	Payment	1332	CARLOS DE LA OSSA	200	200.00	0.00
3/17/2023	Payment	1333	CYPRESS CREEK AQUATICS, INC.	1715	1,715.00	0.00
3/17/2023	Payment	1334	KELLY ANN EVANS	200	200.00	0.00
3/17/2023	Payment	1336	STANTEC CONSULTING SERVICES	918.5	918.50	0.00
3/17/2023	Payment	1337	STEVEN K. LUCE	200	200.00	0.00
Total Checks				33,276.74	33,276.74	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
3/17/2023	Payment	1335	RYAN MOTKO	200.00	0.00	200.00
3/30/2023	Payment	1338	CYPRESS CREEK AQUATICS, INC.	215.00	0.00	215.00
3/30/2023	Payment	1339	TECO	195.25	0.00	195.25
Total Outstanding Checks.....				985.25		985.25

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Tuesday April 25, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	4	-1	<u>Getting better</u>
TURF FERTILITY	10	7	-3	<u>Improving</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Good overall</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	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>Good</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 April 6, 2023

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

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday April 6, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
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	Good
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	688	-12	98%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

NORTH PARK ISLE CDD 4/25/23, 5:42 PM

April 2023 site inspection report.

Tuesday, April 25, 2023

Prepared For Board Of Supervisors.

75 Issues Identified



NORTH PARK

They are in the process of paving the new entrance road.



NORTH MARYLAND

The entrance looks good.



ENTRANCE FACADE.

The entrance facade is clean and looks good.



EAST SIDE OF THE NORTH MARYLAND'S ENTRANCE.

Heading North on the sidewalk looks good overall. The turf fertility needs to improve. I asked the landscaper to get multiple soil samples throughout the community so they can dial in the exact micro nutrients needed to pop the turf.



FRONTAGE ON SAM ALLEN RD.

The turf fertility is improving, but still needs to get better.



WEST NORTH MARYLAND.

Heading North on the sidewalk looks good.



BISMARCK PALM TREES.

The Bismarck palm trees are healthy and look good. There are some dead palm fronds that need to be removed.



PENTAS IN THE ENTRANCE BED.

There are a few Pentas flowers that are not doing well. I asked the landscaper to look into the issue. FYI, I notice multiple children sitting on the facade waiting for the school bus.



DEAD BULBINE PLANT.

I asked Landscaper to remove the dead plant.



SAM ALLEN FRONTAGE.

The fertility of the plants, trees, & ornamental grass is improving.



SAM ALLEN FRONTAGE.

I asked Landscaper to spray all of the bed weeds and to pull the larger weeds.



HAZY SEA.

I asked the landscaper to upright the fallen Areca tree.



HAZY SEA

The turf fertility could use some improvement.



WEST NORTH MARYLAND.

Heading South on the sidewalk looks good overall. The turf fertility needs improvement.



NORTH MARYLAND STREET.

Looks good. The Crape Myrtle trees should be ready to flower soon.



**S.W SIDE OF TAHITIAN
SUNRISE.**

The dog park looks good.



**N.W. SIDE OF TAHITIAN
SUNRISE.**

Looks good.



N.E SIDE OF TAHITIAN SUNRISE.

Looks good.



S.E. OF TAHITIAN SUNRISE.

Deterred fertility in this area is getting better, but still needs improvement.



TAHITIAN SUNRISE

New entrance road East of Tahitian Sunrise.



NORTH MARYLAND EAST POCKET PARK

The turf fertility in this pocket park is getting better, and looks good overall.



AMENITY CENTER.

Assigned To Parking lot looks good.



MAILBOXES.

The mailboxes are clean and look good.



AMENITY CENTER.

Newly installed Paurotis palm trees look good. They need consistent maintenance to look their best. They need to have their seed removed often.



AMENITY CENTER.

The Amenity Center looks good. I was informed by the project manager it should take about a month and a half before the Amenity Center is completed.



AMENITY CENTER PAVERS.

Looks good.



AMENITY CENTER BISMARCK PALM TREES.

The palm trees are healthy and look good. I was told they would be untied within the week.



AMENITY CENTER POOL.

Looks good.



AMENITY CENTER.

Looks good.



AMENITY CENTER CLUBHOUSE.

Looks good.



AMENITY CENTER PALM TREE INSTALLATION.

The palm trees are healthy and look good.



AMENITY CENTER MAILBOXES.

The mailboxes are clean and look good.



AMENITY CENTER PICNIC PAVILION.

Looks good.



THE PLAYGROUND.

Looks good.



AMENITY CENTER.

Future pickle ball court.



AMENITY CENTER.

Future basketball court.



S.W. TROPICAL ACRES.

Looks good overall. The stop sign is leaning and needs to be straightened.



N.W. TROPICAL ACRES.

Looks good.



TROPICAL ACRES DOG PARK.

Looks good.



N.W. CAPRI COAST.

The turf fertility is improving and looks good.



N.E. CAPRI COAST.

The pocket park looks good, but the turf fertility needs improvement.



S.W. CAPRI COAST.

The Cedar trees look dry. I asked Landscaper to check the irrigation times and coverage.



S.E. CAPRI COAST.

The pocket park looks good, but the turf fertility needs improvement.



N.E. CAPRI COAST.

Looks good.



END OF CAPRI COAST

New Road.



TAHITIAN SUNRISE DOG PARK.

Looks good.



TAHITIAN SUNRISE.

Missing Viburnum plants should be replaced under warranty.



TAHITIAN SUNRISE POCKET PARK.

N.W. pocket park looks good overall. Deterred fertility is improving in this area.



TAHITIAN SUNRISE.

The homeowner needs to reinstall the fence correctly.



TAHITIAN SUNRISE.

N.E. pocket park looks good.



POND.

Various invasive plants within the pond. Knot grass / torpedo weed, floating Primrose.



POND

Various amount of invasives within the pond. Floating willow , pennywort, & torpedo / knot grass.



POND.

The pond is receded, and I will ask the landscaper to trim closer to the pond. Primrose, knot / torpedo grass, & various other invasive plants in the pond.



POND.

There is algae, Primrose, torpedo grass & other various invasive plants in the pond. I contacted all the builders within the community to remove all the contractor trash within all of the ponds.



POND

Algae bloom & other various invasive plants in the pond. I am informing the pond vendor of all pond issues within the community.



POND

Algae bloom, Primrose, torpedo grass & other various invasive plants in the pond.



POND.

Contractor trash needs to be removed from this pond. There is some die back of the floating Primrose, knot / torpedo grass & other various invasive plants.



POND.

Pennywort, floating Primrose, knot grass / torpedo grass in the pond.



POND

Knot / torpedo grass, floating
Primrose & other various invasive
plants in this heavily receded pond.



POND

Looks good overall. Marginal
amount of invasive plants in the
pond.



POND.

Planktonic algae, floating Primrose, torpedo / knot grass & other various invasive plants in the pond.



CANOE RAMP.

Can you rap is clean and looks good.



POND.

Looks good overall. Minor amount of invasive plants in the pond.



POND.

Primrose & other invasive plants in the pond.



POND

This pond is heavily receded.
Torpedo grass & other various
invasive plants in the pond.



CONTRACTOR TRASH

The homebuilder project manager
was contacted to remove the trash.



POND.

The pond looks good.



POND.

There is some dead invasive plant material within this heavily receded pond. This pond also has a raised area of land within it. Floating primrose, knot /torpedo grass, & other various invasive plants.



POND.

The pond is receded. There are various invasive plants in the pond.



POND.

The pond is heavily receded. I will ask the landscaper to trim closer to the ponds edge. Various invasives have started to die.



CANAL

The canal is heavily receded.

Invasive plants are within the canal.



POND.

The Cattails & other invasive plant material within the pond has started to die.



POND

Knot / torpedo grass, floating
Primrose. & other various in plants
in the pond.



CANAL WASH-OUT

The canal behind Tahitian Sunrise
has a wash-out that needs repair.



DRAINAGE ROCK BASIN.

All invasive plant material has died within the drainage rock basin.