

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
Vacant, Assistant Secretary

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, September 07, 2023, at 2:00 p.m.

The Regular Meeting of the **North Park Isle Community Development District** will be held on **September 07, 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=eTc3Z3lUmtDUkdvZ0V1ZjhodE4rZz09>

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

- A. Appointment of Board of Supervisors to Vacant Seat
- B. Consideration of Resolution 2023-12; Redesignating OfficersTab 01
- C. Ratification of Developer Funding Agreement for Fiscal Year 2023/2024.....Tab 02
- D. Consideration of Resolution 2023-13; Standard Encroachment Easement
Policy AgreementTab 03
- E. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of the Board of Supervisors' Meeting Minutes of the Public Hearings &
Regular Meeting August 03, 2023, Tab 04
- B. Consideration of Operation and Maintenance Expenditures July 2023..... Tab 05
- C. Review of Financial Statements Month Ending July 2023,..... Tab 06

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Bryan Radcliff
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.northparkislecdd.com

U.S.C = Any items labeled under separate cover will be provided digitally before the meeting

RESOLUTION 2023-12

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

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

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

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

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

<u>Carlos de la Ossa</u>	Chair
<u>Nichols Dister</u>	Vice-Chair
<u>Brain Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Kyle Smith</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 7th day of September 2023

ATTEST:

**NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice-Chair of the Board of Supervisors

**FY 2023-2024 Operations and Maintenance
Budget Funding Agreement
(North Park Isle Community Development District)**

This FY 2023-2024 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of September 07, 2023, between the **North Park Isle Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **North Park Isle Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

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

WHEREAS, the District is adopting its budget for fiscal year 2023-2024 as attached hereto as **Exhibit A** (the “**FY 2023-2024 Budget**”), which commences on October 1, 2023, and concludes on September 30, 2024;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023-2024 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023-2024 Budget so long as payment is timely provided;

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

WHEREAS, the Developer agrees that the activities of the District described in the FY 2023-2024 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023-2024 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023-2024 Budget.

Operative Provisions

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

- 1. Funding Obligations.** From time to time during the 2023-2024 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ **[Insert Adopted 2023-2024 Budget Amount]** in accordance with the FY 2023-2024 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2023-2024 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2023-2024, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023-2024. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023-2024. The District and Developer agree that the FY 2023-2024 Budget shall be revised at the end of the 2023-2024 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2023 and ending on September 30, 2024. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023-2024 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023-2024 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**
- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2023-2024 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023-2024 fiscal year on September 30, 2024. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

North Park Isle Development, LLC

By: **Eisenhower Management, Inc.,**
a Florida corporation,
Its Manager

**North Park Isle Community
Development District**

Name: _____
Title: _____

Name: _____
Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2023-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE NORTH PARK ISLE COMMUNITY DEVELOPMENT
DISTRICT ADOPTING A STANDARD ENCROACHMENT
POLICY AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the District owns and maintains certain properties and public drainage easements within the boundaries of the District; and

WHEREAS, the District desires to adopt a standard Encroachment Policy on District property and public drainage easements within the community.

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

Section 1. The District hereby adopts the standard Encroachment Policy and the form(s) of the easement encroachment agreements attached hereto and incorporated herein as part of this resolution.

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

PASSED AND ADOPTED THIS 7th DAY OF September 2023.

Attest:

**North Park Isle
Community Development District**

Name: _____
Title: Assistant Secretary

Name: _____
Title: Chair/ Vice-Chair of the Board of Supervisors

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ENCROACHMENT POLICY

The North Park Isle Community Development District (the “**District**”) has adopted the following policy for landowners wishing to obtain an easement encroachment agreement (the “**Agreement**”) in order for said landowners to install encroachments on District property, easements, conservation areas, and/or wetland buffer areas.

1. No encroachments are allowed on District property, easements, drainage areas, conservation areas or wetland buffer areas without prior written authorization from the Chair or Vice-Chair of the Board of Supervisors (the “**Board Representative**”).
2. In order to begin the easement encroachment review process, a landowner should call the District Manager at (813) 873-7300 to review the current procedures. The District Manager will review with the landowner the proposed location of the encroachment, the associated plats of the property involved, and answer any questions about the process for submitting their request to the District Engineer and the Board Representative.
3. If a landowner desires to have a resident-installed encroachment considered by the Board Representative, a landowner must pay the \$150.00 review fee for an easement encroachment that consists of a normal public drainage area OR the \$250.00 review fee for an easement encroachment that contains a pipe within the public drainage area. The landowner will also need to submit the following information, in writing, to the District Manager for consideration by the Board Representative:
 - a. A copy of the design review documents that were submitted to the homeowners association, a description of the proposed encroachment, their physical address, their contact information, the subsequent approval letter from the homeowners association for the design of the encroachment, and the approval letters from any government agencies that may have jurisdiction over the property including, but not limited to,

Hillsborough County, the Southwest Florida Water Management District, and the U.S. Army Corps of Engineers.

- b. Proof of property ownership (if available) such as a copy of landowner's deed or a county property tax bill.
 - c. An 8.5 by 11-inch copy of the lot owner's survey showing the landowner's property and the District's property, easements, conservation areas, and/or wetland buffer areas.
 - d. An 8.5 by 11-inch copy of the plans or drawings for the proposed encroachment.
- 4. The District Manager will forward the request to the District Engineer and District Counsel for their review and recommendations as needed.
 - 5. District staff shall recommend to the Board Representative, after careful consideration of all documents provided as well as plat detailed information, the approval or denial of the request.
 - 6. The Board Representative shall review the recommendations of District staff. After its review of the staff recommendations, the Board Representative, in his/her delegated discretion, shall approve, deny, or request to modify the landowner's request.
 - 7. Upon Board Representative approval of an encroachment, the Easement Encroachment Agreement must be signed in the presence of a notary by the landowner(s) and the District. The landowner(s) may not commence the construction of the encroachment until the Agreement has been fully executed by the landowner and the District.
 - 8. At the next Board of Supervisor's Meeting, the signed Encroachment Agreement will be ratified by the entire Board of Supervisors and then filed with the County by District Counsel.
 - 9. The landowner must comply with the homeowner's association, deed restrictions, local, state, and Federal permits, rules, and regulations during the term of the Agreement.

10. The landowner is responsible for paying any fees or fines pursuant to any local, state, or Federal rules or regulations resulting from the encroachment.
11. If the Board approves and ratifies the Agreement, the District will record the Agreement in the public records of Hillsborough County, Florida.
12. At any time after the approval of the Agreement, the District may terminate the Agreement for cause with thirty (30) days written notice to the landowner's mailing address on file with the Property Appraiser's Office. If the District terminates the Agreement, the District may file a notice of termination of the Agreement in the public records of the county.
13. The District reserves the right to immediately remove any encroachment because of an emergency situation such as an emergency erosion repair or a broken drainage structure. In the event of an emergency removal, the District is not responsible for any costs associated with the repair or replacement of the encroachment and any such costs shall be the sole responsibility of the landowner. Other governmental agencies such as the state of Florida, Southwest Florida Water Management District ("SWFWMD"), and/or Hillsborough County may require the removal of an encroachment. The District is not responsible for any costs associated with the removal of the encroachments by those agencies.
14. Except for emergency situations requiring immediate removal, if the Agreement is terminated, the landowner must remove the encroachment at the landowner's expense within thirty (30) days. If the landowner does not remove the encroachment within thirty (30) days, the District may remove the encroachment at the landowner's expense.

Policy Adoption Date: _____.

Prepared by and return to:

Parcel No.: ____

Easement Encroachment Agreement

This Easement Encroachment Agreement (the “**Agreement**”) is entered into as of [__DATE__] (the “**Effective Date**”), between the **North Park Isle Community Development District** (the “**District**”) whose mailing address is [ADDRESS] and [NAME(S)], as [OWNERSHIP TYPE] (collectively the “**Landowner**”), whose mailing address is [ADDRESS].

WITNESSETH:

That for an in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. Landowner Property. Landowner is the fee simple landowner of Lot __, Block __, ____ (the “**Property**”), a subdivision according to the Plat thereof recorded at Plat Book __, Page(s) __ (the “**Plat**”), Public Records of Hillsborough County, Florida (the “**Property**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.

2. District Easement. The District has a _____ [Insert Easement Type] Easement (the “**Easement**”) on and/or abutting the Property, as shown on the Plat. Landowner desires to encroach into the Easement by constructing _____ (the “**Improvements**”). A diagram showing the Easement is attached as Exhibit “A.”

3. Installation and Maintenance of Improvements. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes.

4. Permits, Approvals, and Compliance with Regulations. Landowner shall apply for and obtain at its sole cost and expense, all necessary federal, state, local, and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work.

5. Term and Termination.

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written

notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

6. Indemnification. Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements.

7. Insurance. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. Covenants Run with the Land. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. Governing Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

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

11. No Title Search. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. Amendments. This Agreement may only be amended in writing by the parties.

13. Severability. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

14. Arm's Length Transaction. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

15. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

Witness 1:

**North Park Isle Community
Development District**

Print Name

Name: _____
Title: Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of either ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____, as Chair of the Board of Supervisors, on behalf of the District, who ☐ is personally known to me or ☐ has produced _____ (type of identification), as identification.

Notary Public Signature

(Print, Type, or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Printed Name: _____

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023, by _____. They are
☐ personally known to me or ☐ has produced _____ (type of identification), as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Printed Name: _____

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023, by _____. They are
☐ personally known to me or ☐ has produced _____ (type of identification), as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Easement Encroachment Agreement With Drainage Pipe

Prepared by and return to:

Prepared by and return to:

Parcel No.: ____

EASEMENT ENCROACHMENT AGREEMENT

This Easement Encroachment Agreement (the "**Agreement**") is entered into as of the ____ day of _____ (the "**Effective Date**"), between **North Park Isle Community Development District** (the "**District**") whose mailing address is [Address] and [NAME(S)], [OWNERSHIP TYPE] (collectively, the "**Landowner**"), whose mailing address is _____.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Two Hundred and Fifty Dollars (\$250.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

16. Landowner is the fee simple landowner of **Lot** ____, **Block** ____, of _____, according to the plat thereof, as recorded in **Plat Book** ____, **Page(s)** __ - ____, of the Public Records of Hillsborough County, Florida (the "**Property**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of Hillsborough County.

17. The District has a drainage easement ("**Easement**") on and/or abutting the Property, as shown on the plat. Landowner desires to encroach into the Easement by constructing a six foot white vinyl fence abutting the Property (the "**Improvements**").

18. Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the

exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables.

19. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to the construction of the Improvements.

20. This Agreement shall remain in effect until terminated by either party. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

21. Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be

incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements

22. Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

23. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

24. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of Hillsborough County.

25. The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

26. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

27. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs

incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

28. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

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

Witness 1:

**North Park Isle Community
Development District**

Print Name

Name: _____
Chair of the Board of Supervisors

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____, as Chair of the Board of Supervisors, on behalf of the District. They are ☐ personally known to me or ☐ has produced _____ (type of identification), as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Print Name

Printed Name: _____

Witness 2:

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or
☐ online notarization, this ____ day of _____, 2023, by _____. They are
☐ personally known to me or ☐ has produced _____ (type of identification), as
identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

Witness 1:

Landowner

Printed Name: _____

Print Name

Witness 2:

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2023, by _____. They are ☐ personally known to me or ☐ has produced _____ (type of identification), as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of
Notary Public)

1 **MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING**
2 **NORTH PARK ISLE**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4
5 The Public Hearing and regular meetings of the Board of Supervisors of North Park Isle
6 Community Development District was held on Thursday, August 3, 2023, at 2:30 p.m. at the
7 Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

8
9 Present and constituting a quorum were:

10	Nicholas “Nick” Dister	Chairperson
11	Carlos de la Ossa	Vice Chairperson
12	Ryan Motko	Assistant Secretary
13	Kelly Evans	Assistant Secretary

14
15
16 Also present were:

17	Bryan Radcliff	District Manager
18	Angie Grunwald	District Manager
19	John Vericker	District Counsel
20	Kathryn “KC” Hopkinson	District Counsel
21	Michael Broadus	District Counsel
22	Residents	

23
24
25 *The following is a summary of the discussions and actions taken.*

26
27 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

28 Mr. Radcliff called the meeting to order, and a quorum was established.

29
30 **SECOND ORDER OF BUSINESS**

Public Comment Agenda Items

31 • The residents commented on the status of the ponds and the proposed assessment increase
32 for Fiscal Year 2024.

33 • The residents commented on the process for getting key cards and how to pay for
34 additional ones.

35
36 **THIRD ORDER OF BUSINESS**

Recess to Public Hearings

37 Mr. Radcliff directed the Board of Supervisors to recess to the Public Hearing.

38 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year
2024 Final Budget**

39
40 **A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget.**

41 On MOTION by Mr. de la Ossa seconded by Mr. Dister with
42 all in favor Public Hearing on Adopting Fiscal Year 2024 Final
43 Budget was opened. 4-0
44
45

B. Staff Presentations

Mr. Radcliff discussed the proposed budget with the Board.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2023-08; Adopting Final Fiscal Year 2024 Budget

Mr. Radcliff reviewed and discussed the Resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor Resolution 2023-08 for the Fiscal Year 2024 Final Budget, was adopted. 4-0

E. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Dister with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget was closed. 4-0

FIFTH ORDER OF BUSINESS

Public Hearing on Levying O&M Assessments

A. Open Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor Public Hearing on Levying O&M Assessments was opened. 4-0

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2024 Final Budget to the Board.

C. Public Comment

A conversation ensued between the Board and the residents in attendance.

D. Consideration of Resolution 2023-09; Levying O&M Assessments

Mr. Radcliff reviewed and discussed the Resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor Resolution 2023-09 for Levying O&M Assessments, was adopted. 4-0

E. Consideration of Developer Funding Agreement for FY 2024

Mr. Radcliff reviewed and discussed the funding agreement for Fiscal Year 2024 with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the Developer Funding Agreement for Fiscal Year 2024 was approved in substantial form. 4-0

F. Close Public Hearing on Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor Public Hearing on Adopting Levying O&M Assessments was closed. 4-0

SIXTH ORDER OF BUSINESS

Return to Regular Meeting

Mr. Radcliff directed the Board of Supervisors to proceed to the Regular Meeting.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2023-10; Setting Public Hearing for the amenity-Recreational Rules and Policies

Mr. Radcliff discussed the Resolution with the Board and setting the Public Hearing for the Amenity-Recreational Rules and Policies for September 7, 2023, at 2:00 p.m. at the Inframark offices in Tampa.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor Resolution 2023-10, Setting the Public Hearing for the Amenity- Recreational Rules and Policies, was adopted. 4-0

B. Consideration of Resolution 2023-11; Setting Fiscal Year 2024 Meeting Schedule

Mr. Radcliff discussed the Resolution with the Board.

On MOTION by Mr. de la Ossa seconded by Mr. Motko with all in favor Resolution 2023-11, Setting the Fiscal Year 2024 meeting schedule, was adopted. 4-0

C. Ratification of Addendum to the Landscape Contract

Mr. Radcliff discussed the Landscape Contract with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the Addendum to the Landscape Contract with Yellowstone for amenity maintenance, was ratified. 4-0

D. Ratification of Pool Maintenance Contract with Blue Life Pools

Mr. Radcliff discussed the Pool Maintenance Contract with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the Pool Maintenance Contract with Blue Life Pools, was ratified. 4-0

E. Ratification of Pond Maintenance Agreement with Eco-Logic Services

Mr. Radcliff discussed the Pond Maintenance Agreement with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the Pond Maintenance Agreement with Eco-Logic Services, was ratified. 4-0

F. Ratification of Pond Clean Up Agreement with Eco-Logic Services

Mr. Radcliff discussed the Agreement with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the Pond Clean Up Agreement with Eco-Logic Services, was ratified. 4-0

G. Ratification of Camera Installation and Monitoring contract with SecuriTeam

Mr. Radcliff discussed the Contract with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the Camera Installation and Monitoring Contract with SecuriTeam, was ratified. 4-0

H. Approval of Janitorial Services Agreement with JNJ Amenity Services

Mr. Radcliff discussed the Agreement with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the Janitorial Services Agreement with JNJ Amenity Services, was approved. 4-0

I. Discussion of Dog Waste Station Services

Mr. Radcliff discussed this item with the Board.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor a proposal from Inframark Field Services for the servicing of dog waste stations within the District, was approved. 4-0

J. Discussion of Amenity Opening

Mr. Radcliff updated the Board on the pending amenity opening.

K. General Matters of the District

There being no additional general matters of the District, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting June 1, 2023

B. Consideration of Operation and Maintenance Expenditures May 2023

C. Consideration of Operation and Maintenance Expenditures June 2023

D. Review of Financial Statements Month Ending June 30, 2023

The Board reviewed the consent agenda items as presented.

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the consent agenda items A through D, were approved. 4-0

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no staff reports, the next order of business followed.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor the meeting was adjourned at 2:51 p.m.

Bryan Radcliff
Assistant Secretary

Nicholas Dister
Chairperson

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.	1261	\$2,363.00		JULY AQUATIC MAINTENANCE
INFRAMARK LLC	98303	\$4,933.97		DISTRICT INVOICE JULY 2023
NEPTUNE MULTI SERVICES LLC	0053392	\$360.00		PET STATIONS - MAY 2023
NEPTUNE MULTI SERVICES LLC	0053393	\$620.00		PET STATIONS - JUNE 2023
NEPTUNE MULTI SERVICES LLC	0053394	\$585.00		COMMUNITY/POND PORTER SERVICE - APRIL 2023
NEPTUNE MULTI SERVICES LLC	0053395	\$585.00	\$2,150.00	COMMUNITY/POND PORTER SERVICE - MAY 2023
YELLOWSTONE LANDSCAPE	TM 551464	\$10,189.28		JULY 2023 LANDSCAPE MAINTENANCE
Monthly Contract Subtotal		\$19,636.25		
Variable Contract				
STRALEY ROBIN VERICKER	23288	\$4,947.40		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 07/11/23
Variable Contract Subtotal		\$4,947.40		
Utilities				
TECO	1253 071423 ACH	\$855.99		ELECTRICITY SERVICES 06/09/23-07/10/23
TECO	1600 071423 ACH	\$32.64		ELECTRICITY SERVICES 06/09/23-07/10/23
TECO	3537 071423 ACH	\$3.57		ELECTRICITY SERVICES 06/09/23-07/10/23
TECO	6724 071423 ACH	\$85.00	\$977.20	ELECTRICITY SERVICES 06/09/23-07/10/23
Utilities Subtotal		\$977.20		
Regular Services				
EGIS INSURANCE	18072	\$2,625.00		ADD PROPERTY - 10/01/22-10/01/23
NEPTUNE MULTI SERVICES LLC	0053396	\$520.00		COMMUNTI / POND PORTER SERVICE - CANCELLED AS OF 06/26/23
SPEAREM ENTERPRISES	5828	\$125.00		CLEANED DOG WASTE CANS
TIMES PUBLISHING COM	185626 070523	\$350.56		BUDGET HEARING
YELLOWSTONE LANDSCAPE	TM 560496	\$600.00		IRRIGATION TROUBLE SHOOTING
Regular Services Subtotal		\$4,220.56		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$29,781.41		

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 #
7/1/2023	1261

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

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#98303

DATE

7/19/2023

CUSTOMER ID

C2301

NET TERMS

Net 30

PO#**DUE DATE**

8/18/2023

BILL TO

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

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,666.67		2,666.67
Accounting Services	1	Ea	562.50		562.50
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	100.00		100.00
B/W Copies	32	Ea	0.15		4.80
Dissemination Services	1	Ea	600.00		600.00
Subtotal					4,933.97

Subtotal \$4,933.97

Tax \$0.00

Total Due \$4,933.97

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: 0053392
Date: 07/10/2023
Terms: NET 0
Due Date: 07/10/2023

Bill To: North Park CDD
inframark@avidbill.com

Description	Quantity	Rate	Amount
Dog staions May 2023 services	5	\$65.00	\$325.00
Dog trash bags	1	\$35.00	\$35.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$360.00
TAX 0%	\$0.00
Total	\$360.00
Paid	\$0.00

Balance Due	\$360.00
--------------------	-----------------

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053392 on 07/10/2023

Balance Due \$360.00

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: 0053393
 Date: 07/10/2023
 Terms: NET 0
 Due Date: 07/10/2023

Bill To: North Park CDD
 inframark@avidbill.com

Description	Quantity	Rate	Amount
pet stations June 2023 services (June 26 final date of service) 2 times per week.	9	\$65.00	\$585.00
Dog trash bags	1	\$35.00	\$35.00

Payment Instructions

Zelle @8133257684
 Cashapp \$neptunejku

Subtotal	\$620.00
TAX 0%	\$0.00
Total	\$620.00
Paid	\$0.00

Balance Due \$620.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053393 on 07/10/2023

Balance Due \$620.00

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: 0053394
Date: 07/10/2023
Terms: NET 0
Due Date: 07/10/2023

Bill To: North Park CDD
inframark@avidbill.com

Description	Quantity	Rate	Amount
Community and pind porter service April 2023 service	9	\$65.00	\$585.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$585.00
TAX 0%	\$0.00
Total	\$585.00
Paid	\$0.00

Balance Due \$585.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053394 on 07/10/2023

Balance Due \$585.00

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: 0053395
Date: 07/10/2023
Terms: NET 0
Due Date: 07/10/2023

Bill To: North Park CDD
inframark@avidbill.com

Description	Quantity	Rate	Amount
Porter services community and pond May 2023 services	9	\$65.00	\$585.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$585.00
TAX 0%	\$0.00
Total	\$585.00
Paid	\$0.00

Balance Due \$585.00

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053395 on 07/10/2023

Balance Due \$585.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





INVOICE

INVOICE #	INVOICE DATE
TM 551464	7/1/2023
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: July 31, 2023

Invoice Amount: \$10,189.28

Description	Current Amount
Monthly Landscape Maintenance July 2023	\$10,189.28

Invoice Total **\$10,189.28**

Excellence

IN COMMERCIAL LANDSCAPING

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

North Park Isle Community Development District

Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

July 17, 2023

Client: 001509

Matter: 000001

Invoice #: 23288

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
5/22/2023	JMV	REVIEW COMMUNICATION RE: CDD BOARD MEETING; REVIEW LEGAL NOTICE.	0.2	\$75.00
5/23/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/31/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/31/2023	KCH	REVIEW AGENDA AND ATTACHMENTS FOR BOS MEETING.	0.4	\$130.00
6/1/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
6/1/2023	KCH	FINAL PREP FOR BOS MEETING; ATTEND BOS MEETING.	0.5	\$162.50
6/2/2023	JMV	PREPARED FOR AND ATTEND CONFERENCE CALL ON EASEMENTS.	0.3	\$112.50
6/8/2023	LB	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS RE SAME.	1.2	\$210.00
6/14/2023	KCH	REVIEW AGREEMENT; PREPARE NOTICE OF TERMINATION TO CYPRESS CREEK AQUATICS.	1.0	\$325.00
6/17/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.1	\$412.50
6/19/2023	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS RE FY 2023/2024 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50

SERVICES

Date	Person	Description of Services	Hours	Amount
6/26/2023	MB	REVIEW CORRESPONDENCE FROM BOARD OF SUPERVISORS; ANALYZE CORRESPONDENCE FROM BUYER'S ATTORNEY REGARDING TITLE INSURANCE OBJECTIONS.	0.7	\$227.50
6/27/2023	KCH	REVIEW AGREEMENT WITH NEPTUNE; PREPARE TERMINATION NOTICE TO NEPTUNE.	1.5	\$487.50
6/28/2023	JMV	TELEPHONE CALL WITH CDD MANAGER AND ENGINEER.	0.4	\$150.00
6/28/2023	KCH	TEAMS CALL REGARDING CDD TRAFFIC.	0.5	\$162.50
7/5/2023	JMV	REVIEW CORRESPONDENCE FROM PROPERTY APPRAISER'S OFFICE.	0.3	\$112.50
7/6/2023	MKS	PREPARE CORRECTIVE DEEDS.	1.0	\$375.00
7/6/2023	MS	RECEIVE, REVIEW AND PROCESS LETTER FROM HILLSBOROUGH COUNTY PROPERTY APPRAISER REGARDING ISSUE WITH LEGAL DESCRIPTION ON A RECORDED DEED; ANALYZE CLIENT FILE FOR ORIGINAL DEED NEEDED FOR CORRECTION PER HILLSBOROUGH COUNTY PROPERTY APPRAISER LETTER; PULL TOGETHER NEW EXHIBITS FOR CORRECTIVE SPECIAL WARRANTY DEED; REVIEW AND MAKE EDITS TO CORRECTIVE SPECIAL WARRANTY DEED.	1.8	\$315.00
7/10/2023	MKS	PREPARE CORRECTIVE DEEDS.	1.3	\$487.50
7/10/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER; EVALUATE ENGINEER REPORT; EVALUATE MASTER ASSESSMENT METHDOLOGY REPORT; ANALYZE SUPPLEMENTAL METHODOLOGY REPORT; ANALYZE 2ND SUPPLEMENTAL ASSESSMENT METHODOLOGY.	2.4	\$780.00
Total Professional Services			16.0	\$4,930.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/27/2023	Postage	\$17.40
Total Disbursements		\$17.40

July 17, 2023
Client: 001509
Matter: 000001
Invoice #: 23288

Page: 3

Total Services	\$4,930.00	
Total Disbursements	\$17.40	
Total Current Charges		\$4,947.40
Previous Balance		\$852.50
Less Payments		(\$852.50)
PAY THIS AMOUNT		\$4,947.40

Please Include Invoice Number on all Correspondence



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
C/O MERITUS CORP
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Statement Date: July 14, 2023

Amount Due: \$855.99

Due Date: August 04, 2023

Account #: 221008971253

DO NOT PAY. Your account will be drafted on August 04, 2023

Account Summary

Current Service Period: June 09, 2023 - July 10, 2023

Previous Amount Due	\$211.24
Payment(s) Received Since Last Statement	-\$424.71
Credit balance after payments and credits	-\$213.47
Current Month's Charges	\$1,069.46

Amount Due by August 04, 2023 **\$855.99**

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

Your Energy Insight



Your average daily kWh used was **425.71% higher** than it was in your previous period.



Scan here to view your account online.



ACT NOW FOR FREE INSTALL!

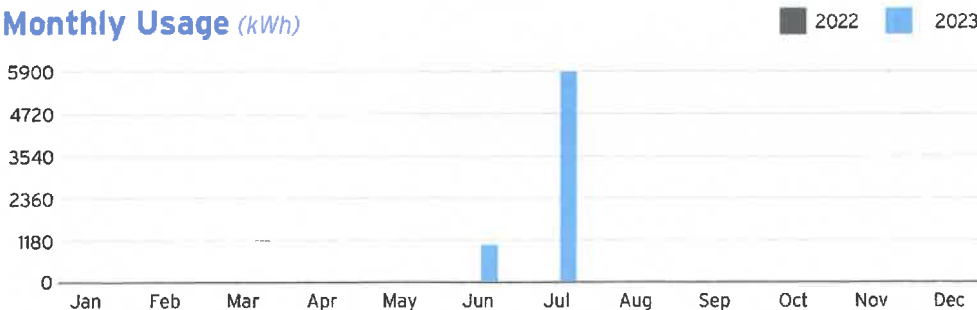
Keep your business running by protecting your equipment from harmful surges.

TampaElectric.com/SurgeProtection

ZapCap
SYSTEMS



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221008971253

Due Date: August 04, 2023

Amount Due: **\$855.99**

Payment Amount: \$

651383948837

Your account will be
drafted on August 04, 2023

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
3716 N MARYLAND AVE
PLANT CITY, FL 33565

Account #: 221008971253
Statement Date: July 14, 2023
Charges Due: August 04, 2023

Meter Read

Meter Location: AMENITY CENTER

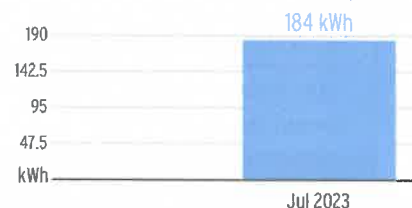
Service Period: Jun 09, 2023 - Jul 10, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000799286	07/10/2023	6,935	1,057		5,878 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	5,878 kWh @ \$0.07990/kWh	\$469.65
Fuel Charge	5,878 kWh @ \$0.05239/kWh	\$307.95
Storm Protection Charge	5,878 kWh @ \$0.00400/kWh	\$23.51
Clean Energy Transition Mechanism	5,878 kWh @ \$0.00427/kWh	\$25.10
Storm Surcharge	5,878 kWh @ \$0.01061/kWh	\$62.37
Florida Gross Receipt Tax		\$23.40

Electric Service Cost

Franchise Fee	\$61.31
Municipal Public Service Tax	\$72.17

Total Electric Cost, Local Fees and Taxes **\$1,069.46**

Total Current Month's Charges

\$1,069.46

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
C/O MERITUS CORP
HAZY SEA DRIVE, SOLAR
PLANT CITY, FL 33565

Statement Date: July 14, 2023

Amount Due: **\$32.64**

Due Date: August 04, 2023

Account #: 221008971600

DO NOT PAY. Your account will be drafted on August 04, 2023

Account Summary

Current Service Period: June 09, 2023 - July 10, 2023

Previous Amount Due	\$278.21
Payment(s) Received Since Last Statement	-\$556.42
Credit balance after payments and credits	-\$278.21
Current Month's Charges	\$310.85

Amount Due by August 04, 2023 **\$32.64**

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



Scan here to view
your account online.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.
TampaElectric.com/SurgeProtection



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008971600

Due Date: August 04, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: ~~\$32.64~~

Payment Amount: \$ 32.64

651383948838

Your account will be
drafted on August 04, 2023

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
HAZY SEA DRIVE
SOLAR, PLANT CITY, FL 33565

Account #: 221008971600
Statement Date: July 14, 2023
Charges Due: August 04, 2023

Service Period: Jun 09, 2023 - Jul 10, 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$310.85
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$310.85

Total Current Month's Charges

\$310.85

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 14, 2023

Amount Due: \$3.57

Due Date: August 04, 2023

Account #: 221008673537

DO NOT PAY. Your account will be drafted on August 04, 2023

Account Summary

Current Service Period: June 09, 2023 - July 10, 2023

Previous Amount Due	\$37.31
Payment(s) Received Since Last Statement	-\$74.62
Credit balance after payments and credits	-\$37.31
Current Month's Charges	\$40.88

Amount Due by August 04, 2023 **\$3.57**

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

Your Energy Insight



Your average daily kWh used was
0% higher than it was in your
previous period.



Scan here to view
your account online.



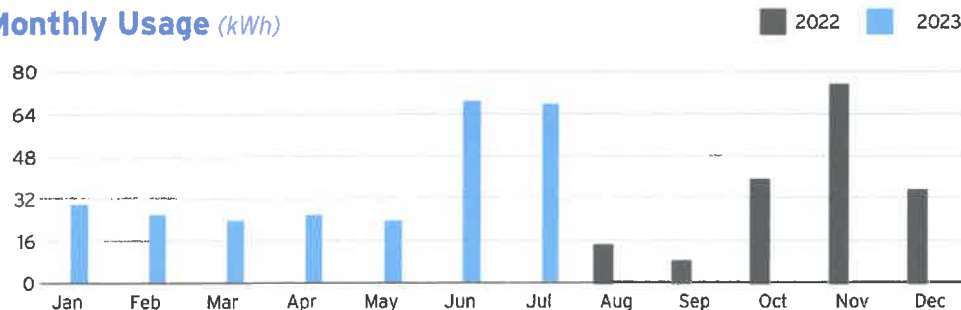
ACT NOW FOR FREE INSTALL!

Keep your business running by protecting
your equipment from harmful surges.
TampaElectric.com/SurgeProtection

ZapCap
SYSTEMS™



Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221008673537

Due Date: August 04, 2023

Amount Due: \$3.57

Payment Amount: \$ 3.57

683482584516

Your account will be
drafted on August 04, 2023

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008673537
Statement Date: July 14, 2023
Charges Due: August 04, 2023

Meter Read

Meter Location: ENTRANCE

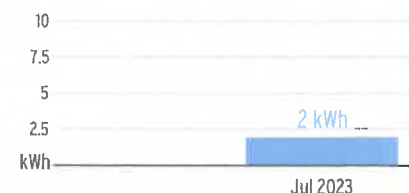
Service Period: Jun 09, 2023 - Jul 10, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000869434	07/10/2023	438		370		68 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	68 kWh @ \$0.07990/kWh	\$5.43
Fuel Charge	68 kWh @ \$0.05239/kWh	\$3.56
Storm Protection Charge	68 kWh @ \$0.00400/kWh	\$0.27
Clean Energy Transition Mechanism	68 kWh @ \$0.00427/kWh	\$0.29
Storm Surcharge	68 kWh @ \$0.01061/kWh	\$0.72
Florida Gross Receipt Tax		\$0.88

Electric Service Cost **\$35.15**

Franchise Fee \$2.30

Municipal Public Service Tax \$3.43

Total Electric Cost, Local Fees and Taxes **\$40.88**

Total Current Month's Charges

\$40.88

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Statement Date: July 14, 2023



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

Amount Due: \$85.00

Due Date: August 04, 2023

Account #: 221008636724

JUL 19 2023

DO NOT PAY. Your account will be drafted on August 04, 2023

Your Energy Insight

Your average daily kWh used was **68.75% higher** than the same period last year.

Your average daily kWh used was **18.18% lower** than it was in your previous period.



Scan here to view your account online.



ACT NOW FOR FREE INSTALL!

Keep your business running by protecting your equipment from harmful surges.
TampaElectric.com/SurgeProtection



Account Summary

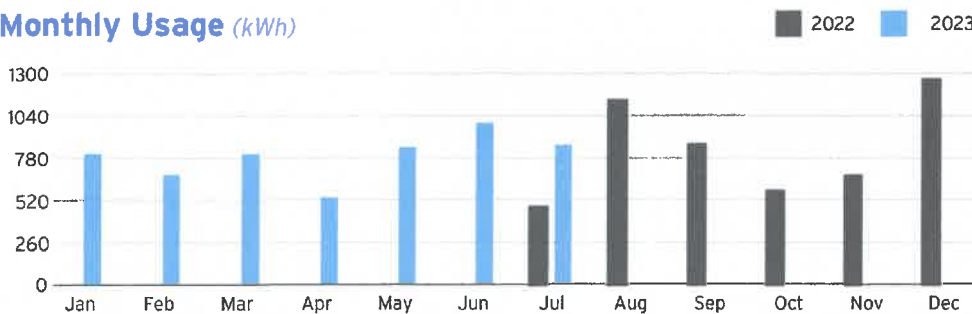
Current Service Period: June 09, 2023 - July 10, 2023

Previous Amount Due	\$96.10
Payment(s) Received Since Last Statement	-\$192.20
Credit balance after payments and credits	-\$96.10
Current Month's Charges	\$181.10

Amount Due by August 04, 2023 \$85.00

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

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008636724

Due Date: August 04, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$85.00

Payment Amount: \$ _____

683482584515

Your account will be
drafted on August 04, 2023

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221008636724
Statement Date: July 14, 2023
Charges Due: August 04, 2023

Meter Read


Meter Location: IRRIGATION

Service Period: Jun 09, 2023 - Jul 10, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850100	07/10/2023	10,540		9,680		860 kWh	1	32 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	860 kWh @ \$0.07990/kWh	\$68.71
Fuel Charge	860 kWh @ \$0.05239/kWh	\$45.06
Storm Protection Charge	860 kWh @ \$0.00400/kWh	\$3.44
Clean Energy Transition Mechanism	860 kWh @ \$0.00427/kWh	\$3.67
Storm Surcharge	860 kWh @ \$0.01061/kWh	\$9.12
Florida Gross Receipt Tax		\$3.95
Electric Service Cost		\$157.95
Franchise Fee		\$10.35
Municipal Public Service Tax		\$12.80
Total Electric Cost, Local Fees and Taxes		\$181.10

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$181.10

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

- **Bank Draft**
Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.
- **In-Person**
Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)
- **Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- **Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.
- **Phone**
Toll Free: **866-689-6469**

Contact Us

- Online:**
[TampaElectric.com](https://www.tampaelectric.com)
Phone:
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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INVOICE

Customer	North Park Isle Community Development District
Acct #	894
Date	03/23/2023
Customer Service	Charisse Bitner
Page	1 of 1

North Park Isle Community Development District
c/o Meritus Corp
2005 Pan Am Circle, Ste 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 2,625.00
Payment Amount	
Payment for:	Invoice#18072
100122393	

Thank You

Please detach and return with payment



Customer: North Park Isle Community Development District

Invoice	Effective	Transaction	Description	Amount
18072	03/01/2023	Policy change	Policy #100122393 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Add Property Due Date: 3/23/2023	2,625.00

Total

\$ 2,625.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

P.O. Box 748555
Atlanta, GA 30374-8555

(321)233-9939

sclimer@egisadvisors.com

Date

03/23/2023



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: 0053396
Date: 07/10/2023
Terms: NET 0
Due Date: 07/10/2023

Bill To: North Park CDD
inframark@avidbill.com

Description	Quantity	Rate	Amount
Porter services community and ponds (Contract was cancelled on June 26 2023)	8	\$65.00	\$520.00

Payment Instructions

Zelle @8133257684
Cashapp \$neptunejku

Subtotal	\$520.00
TAX 0%	\$0.00
Total	\$520.00
Paid	\$0.00

Balance Due	\$520.00
--------------------	-----------------

Neptune Multi services LLC - Invoice 0053396 - 07/10/2023

Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053396 on 07/10/2023

Balance Due \$520.00

Paid

Received From: North Park CDD

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
+1 8139978101
spearem.jmb@gmail.com



INVOICE

BILL TO north park isle	INVOICE	5828
	DATE	07/14/2023
	TERMS	Net 15
	DUE DATE	07/29/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor cleaned out and neglected 6 dog waste cans. also supplied each can with mut mits	1	125.00	125.00

Thank You! We Appreciate Your Business.

BALANCE DUE

\$125.00



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/ 5/23		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
07/05/2023	Deirdre Bonett	185626	
Total Amount Due		Ad Number	
\$350.56		0000294706	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000294706	Times	Legals CLS	Budget Hearing	1	2x49 L	\$346.56
07/05/23	07/05/23	0000294706	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/ 5/23		NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account	
07/05/2023	Deirdre Bonett	185626	
Total Amount Due		Ad Number	
\$350.56		0000294706	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida, that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **7/5/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

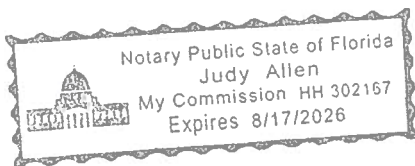
Sworn to and subscribed before me this **07/05/2023**

Judy Allen

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



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

The Board of Supervisors (the "Board") of the North Park Isle Community Development District (the "District") will hold a public hearing and a meeting on August 3, 2023, at 2:30 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.northparkislecdd.com, or may be obtained by contacting the District Manager's office via email at Bryan.Radcliff@inframark.com or via phone at (813) 873-7300.

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

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

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

Bryan Radcliff
 District Manager

Run Date: July 5, 2023

0000294706



INVOICE

INVOICE #	INVOICE DATE
TM 560496	7/17/2023
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: August 16, 2023

Invoice Amount: \$600.00

Description	Current Amount
Irrigation trouble-shooting wire path.	
Irrigation Repairs	\$600.00

Invoice Total **\$600.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 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	\$ 133,342	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,342
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	9,761	10,705	-	-	-	-	20,466
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	90	-	-	90
Acq. & Construction - Master	-	-	-	-	109,783	-	-	109,783
Acquisition & Construction Account	-	-	-	2,749	3,199	-	-	5,948
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	200,394	600	-	-	-	-	200,994
Deposits	1,460	-	-	-	-	-	-	1,460
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	\$ 135,425	\$ 592,793	\$ 417,501	\$ 2,751	\$ 113,072	\$ 24,450,850	\$ 26,014,059	\$ 51,726,451
LIABILITIES								
Accounts Payable	\$ 10,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,840
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	300	-	-	9,441	10,725	-	-	20,466
TOTAL LIABILITIES	11,140	-	-	9,441	10,725	-	26,014,059	26,045,365
FUND BALANCES								
Restricted for:								
Debt Service	-	592,793	417,501	-	-	-	-	1,010,294
Capital Projects	-	-	-	-	102,347	-	-	102,347
Unassigned:	124,285	-	-	(6,690)	-	24,450,850	-	24,568,445
TOTAL FUND BALANCES	124,285	592,793	417,501	(6,690)	102,347	24,450,850	-	25,681,086
TOTAL LIABILITIES & FUND BALANCES	\$ 135,425	\$ 592,793	\$ 417,501	\$ 2,751	\$ 113,072	\$ 24,450,850	\$ 26,014,059	\$ 51,726,451

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 387,095	\$ (83,789)	82.21%
Special Assmnts- CDD Collected	-	25,433	25,433	0.00%
Developer Contribution	-	16,000	16,000	0.00%
TOTAL REVENUES	470,884	428,528	(42,356)	91.01%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,200	6,800	43.33%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	6,000	1,200	83.33%
District Counsel	10,000	14,455	(4,455)	144.55%
District Engineer	5,000	2,162	2,838	43.24%
District Manager	32,000	26,667	5,333	83.33%
Accounting Services	6,750	5,625	1,125	83.33%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	150	31	119	20.67%
Public Officials Insurance	2,686	2,566	120	95.53%
Insurance -Property & Casualty	3,283	3,137	146	95.55%
Legal Advertising	2,040	4,140	(2,100)	202.94%
Bank Fees	175	175	-	100.00%
Website Administration	1,800	1,000	800	55.56%
Office Supplies	100	-	100	0.00%
Total Administration	98,884	79,199	19,685	80.09%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	5,000	3,415	1,585	68.30%
Total Garbage/Solid Waste Services	5,000	3,415	1,585	68.30%
<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 July 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	27,680	15,320	64.37%
Field Services	12,000	10,000	2,000	83.33%
Contracts-Pools	15,000	3,376	11,624	22.51%
Contracts - Landscape	130,000	104,211	25,789	80.16%
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	520	4,480	10.40%
Miscellaneous Maintenance	15,000	6,114	8,886	40.76%
Irrigation Maintenance	10,000	600	9,400	6.00%
Total Other Physical Environment	252,000	152,501	99,499	60.52%
<u>Road and Street Facilities</u>				
Utility - StreetLights	110,000	98,243	11,757	89.31%
Total Road and Street Facilities	110,000	98,243	11,757	89.31%
<u>Construction In Progress</u>				
Construction in Progress	-	12,217	(12,217)	0.00%
Total Construction In Progress	-	12,217	(12,217)	0.00%
TOTAL EXPENDITURES	470,884	345,575	125,309	73.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	82,953	82,953	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		41,332		
FUND BALANCE, ENDING		\$ 124,285		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 22,573	\$ 22,573	0.00%
Special Assmnts- Tax Collector	-	686,284	686,284	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	875,280	112,596	114.76%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	225,000	225,000	-	100.00%
Interest Expense	537,684	541,763	(4,079)	100.76%
Total Debt Service	762,684	766,763	(4,079)	100.53%
TOTAL EXPENDITURES	762,684	766,763	(4,079)	100.53%
Excess (deficiency) of revenues				
Over (under) expenditures	-	108,517	108,517	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	\$ -	\$ 105,697	\$ 105,697	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		487,096		
FUND BALANCE, ENDING		\$ 592,793		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 14,786	\$ 14,786	0.00%
Special Assmnts- CDD Collected	807,581	500,084	(307,497)	61.92%
TOTAL REVENUES	807,581	514,870	(292,711)	63.75%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	305,000	325,000	(20,000)	106.56%
Interest Expense	502,581	506,563	(3,982)	100.79%
Total Debt Service	807,581	831,563	(23,982)	102.97%
TOTAL EXPENDITURES	807,581	831,563	(23,982)	102.97%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(316,693)	(316,693)	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	\$ -	\$ (318,734)	\$ (318,734)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		736,235		
FUND BALANCE, ENDING		\$ 417,501		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 2,641	\$ 2,641	0.00%
TOTAL REVENUES	-	2,641	2,641	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%
<u>Construction In Progress</u>				
Construction in Progress	-	6,770	(6,770)	0.00%
Total Construction In Progress	-	6,770	(6,770)	0.00%
TOTAL EXPENDITURES	-	397,372	(397,372)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(394,731)	(394,731)	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	\$ -	\$ (391,911)	\$ (391,911)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		385,221		
FUND BALANCE, ENDING		\$ (6,690)		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 7,161	\$ 7,161	0.00%
Developer Contribution	-	61,305	61,305	0.00%
TOTAL REVENUES	-	68,466	68,466	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	-	153,458	(153,458)	0.00%
Total Construction In Progress	-	153,458	(153,458)	0.00%
TOTAL EXPENDITURES	-	261,089	(261,089)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(192,623)	(192,623)	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	\$ -	\$ (190,582)	\$ (190,582)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		292,929		
FUND BALANCE, ENDING		\$ 102,347		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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.	07-23	
Statement Date	7/31/2023	

G/L Balance (LCY)	133,341.72	Statement Balance	138,414.12
G/L Balance	133,341.72	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	138,414.12
Subtotal	133,341.72	Outstanding Checks	5,072.40
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	133,341.72	Ending Balance	133,341.72
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/15/2023	Payment	1369	NICHOLAS J. DISTER	200.00	200.00	0.00
6/15/2023	Payment	1370	RYAN MOTKO	200.00	200.00	0.00
6/22/2023	Payment	1375	GIG FIBER LLC	83,650.00	83,650.00	0.00
6/29/2023	Payment	1376	TECO	625.09	625.09	0.00
7/6/2023	Payment	1377	CYPRESS CREEK AQUATICS, INC.	475.00	475.00	0.00
7/6/2023	Payment	1378	INFRAMARK LLC	4,930.07	4,930.07	0.00
7/6/2023	Payment	1379	STANTEC CONSULTING SERVICES	266.00	266.00	0.00
7/6/2023	Payment	1380	YELLOWSTONE LANDSCAPE	10,189.28	10,189.28	0.00
7/13/2023	Payment	1381	CYPRESS CREEK AQUATICS, INC.	2,363.00	2,363.00	0.00
7/13/2023	Payment	1382	TIMES PUBLISHING COM	2,338.95	2,338.95	0.00
7/13/2023	Payment	1383	YELLOWSTONE LANDSCAPE	10,189.28	10,189.28	0.00
7/20/2023	Payment	1384	TIMES PUBLISHING COM	350.56	350.56	0.00
7/27/2023	Payment	1385	NEPTUNE MULTI SERVICES LLC	2,085.00	2,085.00	0.00
7/27/2023	Payment	1388	YELLOWSTONE LANDSCAPE	600.00	600.00	0.00
7/31/2023	Payment	DD104	Payment of Invoice 000358	67.68	67.68	0.00
7/31/2023	Payment	DD105	Payment of Invoice 000359	2,583.22	2,583.22	0.00
7/31/2023	Payment	DD106	Payment of Invoice 000360	748.52	748.52	0.00
7/31/2023	Payment	DD107	Payment of Invoice 000361	512.59	512.59	0.00
7/31/2023	Payment	DD108	Payment of Invoice 000362	98.62	98.62	0.00
7/31/2023	Payment	DD109	Payment of Invoice 000363	1,069.66	1,069.66	0.00
7/31/2023	Payment	DD110	Payment of Invoice 000364	127.75	127.75	0.00
7/31/2023	Payment	DD111	Payment of Invoice 000365	102.39	102.39	0.00
7/31/2023	Payment	DD112	Payment of Invoice 000366	48.83	48.83	0.00
7/31/2023	Payment	DD113	Payment of Invoice 000367	2,017.42	2,017.42	0.00
7/31/2023	Payment	DD114	Payment of Invoice 000368	44.42	44.42	0.00
7/31/2023	Payment	DD115	Payment of Invoice 000369	3,824.00	3,824.00	0.00
7/31/2023		JE000236	TRUIST- GF OPERATING	622.86	622.86	0.00
Total Checks				130,330.19	130,330.19	0.00

Deposits

7/26/2023		JE000223	Wire - Dev Fund	G/L	16,000.00	16,000.00	0.00
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NORTH PARK ISLE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				16,000.00	16,000.00	0.00
Outstanding Checks						
7/27/2023	Payment	1386	SPEAREM ENTERPRISES	125.00	0.00	125.00
7/27/2023	Payment	1387	STRALEY ROBIN VERICKER	4,947.40	0.00	4,947.40
Total Outstanding Checks.....				5,072.40		5,072.40