

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 04, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

North Park Isle Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Kelly Evans, Assistant Secretary
Albert Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, January 04, 2024, at 2:00 p.m.

The Regular Meeting of North Park Isle Community Development District will be held on **January 04, 2024, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you plan to call into the meeting.

Zoom Meeting

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmLGNwEvJbTHO.1>

Meeting ID: 869 9208 4254 Passcode: 944104

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 COMMENT ON AGENDA ITEMS *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

3. BUSINESS ITEMS

- A. Consideration of Resolution 2024-02; Setting Public Hearing for Towing Rules and Policy

4. CONSENT AGENDA

- A. Approval of Minutes of the December 07, 2023; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures November 2023
- C. Acceptance of the Financials and Approval of the Check Register for November 2023

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

*The next regularly scheduled meeting is February 01, 2024, at 2:00 p.m.

RESOLUTION NO. 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING FROM DISTRICT OWNED COMMON AREA; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; 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;

WHEREAS, the District owns and maintains the District-owned parking areas, including the clubhouse located at 3716 North Maryland Avenue, Plant City, FL 33565 and the mailbox kiosk parking area located near the entrance of the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District-Owned Property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

WHEREAS, unauthorized vehicles or vessels on the District-Owned Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS, the District desires to contract with a towing operator that is included on an approved list of towing operators in Hillsborough County, Florida, to tow unauthorized vehicles from District-Owned Property;

WHEREAS, the Board held a public meeting to receive public comment on its proposed parking and towing policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Parking and Towing Policy.** The Board hereby adopts the Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Hillsborough County regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District-Owned Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on January 4, 2024

Attest:

**North Park Isle
Community Development District**

Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit "A"

North Park Isle Community Development District Parking and Towing Policy

The North Park Isle Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on both the District-owned clubhouse parking area, located at 3716 North Maryland Avenue, Plant City, FL 33565 (the “**District Parking Areas**”).

The term District Parking Areas shall include all common areas and sidewalks located adjacent to the District Parking Areas, and the grass strip between sidewalk and any roadway located adjacent to the District Parking Areas. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. There shall be no parking of vehicles on District Parking Areas except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
2. No overnight parking is allowed between the hours of 12:00 a.m. and 6:00 a.m.
3. No automobiles, motorcycles, or vehicles of any kind or nature may be parked overnight on District Parking Areas designated as a parking area.
4. No commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), may be parked on the District Parking Areas except during the period of delivery or the provision of services to the District.
5. No recreational vehicles, trailers of any kind or vessels may be parked on the District Parking Areas.
6. Any vehicle parked with 1/4 a tire width or more of a tire on the grass of the District Parking Areas is in violation of this Policy or applicable regulatory requirements and shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
7. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Parking Areas in accordance with said agreement.
8. The towing operator may patrol the District Parking Areas for violations of this Policy (commonly referred to as “roam towing”).

This policy was adopted by Resolution No. 2024-02 on January 4, 2024.

**MINUTES OF MEETING
NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of North Park Isle Community
2 Development District was held on Thursday, December 7, 2023, and called to order at 2:33 p.m.
3 at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

4
5 Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Nicholas Dister	Vice Chairperson (<i>via phone</i>)
9	Ryan Motko	Assistant Secretary
10	Kelly Evans	Assistant Secretary
11	Albert Viera	Assistant Secretary

12
13 Also present were:

14		
15	Bryan Radcliff	District Manager
16	Angie Grunwald	District Manager
17	John Vericker	District Counsel
18	Kathryn Hopkinson	District Counsel
19	Seth Mendoza	Yellowstone Landscaping
20	Brian Mahar	Yellowstone Landscaping

21
22 *The following is a summary of the discussions and actions taken.*

23
24 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

25 Ms. Grunwald called the meeting to order, and a quorum was established.

26
27 **SECOND ORDER OF BUSINESS** **Public Comment on Agenda Items**

- 28 • Representatives from *Yellowstone Landscaping* provided a report to the Board of the
29 landscaping status. Discussion ensued.

30
31 **THIRD ORDER OF BUSINESS** **Business Items**

32 **A. Acceptance of Financial Report FY Ending September 30, 2022**

34 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
35 favor, the Financial Report for Fiscal Year Ending September 30, 2022,
36 was accepted. 5-0

37
38 **B. Ratification of Landscaping Agreement**

39
40 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
41 favor, the *Yellowstone Landscaping* agreement, was ratified. 5-0

42
43 **FOURTH ORDER OF BUSINESS** **Consent Agenda**

44 **A. Approval of Minutes of the November 2, 2023, Public Hearing & Regular Meeting**
Unapproved Minutes

- 45 **B. Consideration of Operation and Maintenance Expenditures October 2023**
- 46 **C. Acceptance of the Financials and Approval of the Check Register for October 2023**

47

48 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
 49 favor, the Consent Agenda, was approved. 5-0

50

51 **FIFTH ORDER OF BUSINESS** **Staff Reports**

- 52 **A. District Counsel**
- 53 **B. District Engineer**
- 54 **C. District Manager**

55 There being no reports, the next item followed.

56 **i. Community Inspection Report**

57 The Community Inspection Report was presented, a copy of which was included in
 58 the agenda package.

59

60 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
 61 **Comments**

62 There being none, the next order of business followed.

63

64 **SEVENTH ORDER OF BUSINESS** **Adjournment**

65

66 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
 67 favor, the meeting was adjourned at 2:46 p.m. 5-0

68

69

70

71

72 Bryan Radcliff
 73 District Manager

Carlos de la Ossa
 Chairperson

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
BLUE LIFE POOL SERVICE LLC	12963	\$2,000.00		POOL SERVICE - NOVEMBER 2023
JNJ AMENITY SERVICES LLC	0306	\$700.00		AMENITY CLEANING - NOVEMBER 2023
SECURITEAM	17487	\$500.00		MONITORING SERVICE - NOVEMBER 2023
Monthly Contract Subtotal		\$3,200.00		
Variable Contract				
ALBERTO VIERA	AV 110223	\$200.00		SUPERVISOR FEE 11/02/23
AYSHA MARIE TORRES-BURGOS	AT 110923 KEYS	\$600.00		KEY FOBS
CARLOS DE LA OSSA	CDLO 110223	\$200.00		SUPERVISOR FEE 11/02/23
KELLY ANN EVANS	KE 110223	\$200.00		SUPERVISOR FEE 11/02/23
MONICA T. ALVAREZ	MA 110923 KEYS	\$600.00		KEY FOBS
NICHOLAS J. DISTER	ND 110223	\$200.00		SUPERVISOR FEE 11/02/23
RYAN MOTKO	RM 110223	\$200.00		SUPERVISOR FEE 11/02/23
STRALEY ROBIN VERICKER	23765	\$1,281.66		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
Variable Contract Subtotal		\$3,481.66		
Utilities				
GIG FIBER LLC	2091	\$10,450.00		SOLAR EQUIPMENT LEASE - NOV 2023
TECO	1600 101723 ACH	\$4,177.40		ELECTRICITY SERVICE - 09/06/23-10/09/23
Utilities Subtotal		\$14,627.40		
Regular Services				
NORTH PARK ISLE CDD	10312023-1	\$5,549.19		SERIES 2019 FY23 TAX DIST ID 642 EXCESS FEES
NORTH PARK ISLE CDD	11082023-1	\$4,654.39		SERIES 2019 FY24 TAX DIST ID 644
NORTH PARK ISLE CDD	11082023-2	\$464.83		SERIES 2021 FY24 TAX DIST ID 644
NORTH PARK ISLE CDD	11172023-1	\$20,201.47		SERIES 2019 FY24 TAX DIST ID 646
NORTH PARK ISLE CDD	11172023-2	\$2,017.49	\$32,887.37	SERIES 2021 FY24 TAX DIST ID 646
SECURITEAM	17551	\$611.00		200 ACCESS CARDS
YELLOWSTONE LANDSCAPE	TM 621781	\$5,298.00		LANDSCAPE ENHANCEMENT
Regular Services Subtotal		\$38,796.37		
Additional Services				
Additional Services Subtotal		\$0.00		

NORTH PARK ISLE CDD				
Summary of Operations and Maintenance Invoices				

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$60,105.43		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary

BLUE LIFE POOL SERVICE
 5108 SWALLOW DR
 LAND O LAKES, FL 34639 US
 +1 8135975009
 bluelifepools@gmail.com
 www.bluelifepoolsfl.com

Invoice



BILL TO
NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

SHIP TO
NORTH PARK ISLE CDD 2005 PAN AM CIRCLE STE 300 TAMPA, FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12963	11/01/2023	\$2,000.00	12/01/2023	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00

BALANCE DUE

\$2,000.00

INVOICE

JNJ Amenity Services LLC
7804 davie ray dr
Zephyrhills FL 33540

services@jnjcleanservices.com
+1 (813) 781 8999



North Park Isle CDD c/o Inframark

Bill to

North Park Isle CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Invoice details

Invoice no.: 0306
Invoice date: 11/27/2023
Due date: 12/15/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Restrooms Clean and sanitize 8 toilets, 3 urinals, and 6 sinks. Sweep and/or mop floors. Supply all toilet paper, paper towels, hand soap and trash bags.		2	\$185.00	\$370.00
2.		Pool Deck Rearrange pool chairs and/or tables Wipe tables as needed Close umbrellas when not in use Pick up any trash around pool deck			\$120.00	\$120.00
3.		Trash Remove and replace 3 large trash bags.		3	\$30.00	\$90.00
4.		Kitchen/Activity Room Wipe down all counters, sink, and refrigerator on the outside. Sweep and/or mop floors.			\$120.00	\$120.00

Total **\$700.00**

Ways to pay



Note to customer

Amenity cleaning services at North Park Isle Nov 2023

Pay invoice



A Security & Technology Company
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775

Invoice

Bill To
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607

Ship To
Norh Park Isle CDD 3716 N Maryland Ave Plant City, FL 33565

Date	Invoice #	P.O. No.	Terms	Due Date
11/01/2023	17487		Net 30	12/01/2023

QTY	Description
	Monthly Monitoring Service
1	12 hour Amenity Event Based Remote Video Monitoring

	Subtotal	\$500.00
	Sales Tax (0.0%)	\$0.00
	Total	\$500.00
	Payments/Credits	\$0.00
	Balance Due	\$500.00

North Park Isle CDD

MEETING DATE: November 02, 2023

DMS:  BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AV 110223

NORTH PARK ISLE
Community Development District
Check Request

Date: November 9, 2023

Date Needed By:

Amount: \$ 600.00

Payable To: Aysha Torres

Address: [REDACTED]

City, State, Zip: Tampa Fl 33604

Coding: _____

Requested By: Monica

Authorized by: Bryan Radcliff _____

Additional Directions:



North Park Isle CDD

MEETING DATE: November 02, 2023

DMS:  *BYAN RADCLIFF*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Cd10 110223

North Park Isle CDD

MEETING DATE: **November 02, 2023**

DMS:

[Signature]
BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

KE 110223

NORTH PARK ISLE
Community Development District
Check Request

Date: November 9, 2023

Date Needed By:

Amount: \$ 600.00

Payable To: Monica Alvarez

Address: [REDACTED]

City, State, Zip: Tampa Fl 33604

Coding: _____

Requested By: Monica

Authorized by: Bryan Radcliff



Additional Directions:

North Park Isle CDD

MEETING DATE: November 02, 2023

DMS:  RYAN RADCLIFF

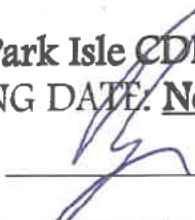
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ND 110223

North Park Isle CDD

MEETING DATE: November 02, 2023

DMS:

 RYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Rm110223

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

Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

November 02, 2023

Client: 001509

Matter: 000001

Invoice #: 23765

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
9/22/2023	MB	REVIEW CORRESPONDENCE FROM BOARD OF SUPERVISOR REGARDING DISTRICT LANDSCAPE VENDOR; REVIEW CORRESPONDENCE FROM DISTRICT MANAGEMENT REGARDING DISTRICT LANDSCAPING ISSUES; CORRESPONDENCE TO DISTRICT BOARD OF SUPERVISOR REGARDING CORRESPONDENCE TO DISTRICT LANDSCAPE VENDOR.	0.3	\$97.50
9/25/2023	LB	REVIEW STATUS OF AUDIT FOR FISCAL YEAR ENDED SEPTEMBER 30, 2022.	0.2	\$35.00
9/25/2023	MB	REVIEW CORRESPONDENCE FROM DISTRICT BOARD OF SUPERVISOR REGARDING LANDSCAPING ISSUES; ANALYZE CORRESPONDENCE FROM DISTRICT STAFF DETAILING LANDSCAPING ISSUES; CONFERENCE CALL WITH DISTRICT STAFF REGARDING DISTRICT LANDSCAPING ISSUES; PREPARE 60 DAY NOTICE TO CURE LETTER TO YELLOWSTONE LANDSCAPE.	1.4	\$455.00
10/5/2023	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.2	\$450.00
10/5/2023	MS	REVIEW AUDIT REQUEST LETTER FOR FY 2022; PREPARE AUDIT RESPONSE LETTER FOR FY 2022; TRANSMIT RESPONSE LETTER FOR FY 2022 AUDIT.	0.7	\$122.50
10/13/2023	JMV	PREPARE FOR AND ATTEND CDD OPERATIONS MEETING.	0.3	\$112.50
Total Professional Services			4.1	\$1,272.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/25/2023	Postage	\$9.16
	Total Disbursements	\$9.16
	Total Services	\$1,272.50
	Total Disbursements	\$9.16
	Total Current Charges	\$1,281.66
	Previous Balance	\$830.00
	<i>Less Payments</i>	<i>(\$830.00)</i>
	PAY THIS AMOUNT	\$1,281.66

Please Include Invoice Number on all Correspondence

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #: 2091
Invoice Date: 11/01/23
Amount Due: \$10,450.00

Bill To:

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

Ship To:

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

Due Date
12/01/23

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	North Park Isle CDD, Ph 1_Nov 2023	209	\$50.00	\$10,450.00

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

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



NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT
TROPICAL OASIS AVE. SOLAR
PLANT CITY, FL 33565

Statement Date: October 17, 2023

Amount Due: \$6,232.12

Due Date: November 07, 2023


Account #: 221008971600

DO NOT PAY. Your account will be drafted on November 07, 2023

Account Summary

Previous Amount Due	\$2,054.72
Payment(s) Received Since Last Statement	\$0.00
Previous Statement Balance*	\$2,054.72
Current Month's Charges – Due by November 07, 2023	\$4,177.40
Total Amount Due	\$6,232.12

Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.



Scan here to view your account online.

SAFETY TIP:
Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.




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: November 07, 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:	\$6,232.12
Payment Amount: \$	_____

600000585036

Your account will be drafted on November 07, 2023

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
TROPICAL OASIS AVE, SOLAR
PLANT CITY, FL 33565

Make 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:
TROP CAL OAS S AVE
SOLAR PLANT C TY FL 33565

Account #: 221008971600
Statement Date: October 17, 2023
Charges Due: November 07, 2023

Service Period: Sep 22 2023 Oct 09 2023

Rate Schedule: LS 2 Customer Spec f ed L ght ng

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 18 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1678.60
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	\$1,678.60

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit 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 us at Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

To Free: **866-689-6469**

All Other

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

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 automatically 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 receive the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including the failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.




Service For:
TROPICAL OASIS AVE
SOLAR PLANT CITY FL 33565

Account #: 221008971600
Statement Date: October 17, 2023
Charges Due: November 07, 2023

Service Period: Sep 09 2023 - Oct 09 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 31 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$1065.78
	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	\$1,065.78

Billing information continues on next page →




Service For:
TROPICAL OASIS AVE
SOLAR PLANT CITY FL 33565

Account #: 221008971600
Statement Date: October 17, 2023
Charges Due: November 07, 2023

Service Period: Sep 06 2023 - Oct 09 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges	
	Lighting Service Items LS-2 (Bright Choices) for 34 days	
	Lighting Energy Charge	\$0.00
	Monthly Charge	\$444.08
	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	\$444.08

Billing information continues on next page →




Service For:
 TROP CAL OAS S AVE
 SOLAR PLANT C TY FL 33565

Account #: 221008971600
Statement Date: October 17, 2023
Charges Due: November 07, 2023

Service Period: Sep 09 2023 Oct 09 2023

Rate Schedule: LS 2 Customer Spec f ed L ght ng

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 31 days		
L ght ng Energy Charge	210 kWh @ \$0.03511/kWh	\$7.37
Month y Charge		\$655.46
L ght ng Fue Charge	210 kWh @ \$0.05169/kWh	\$10.85
Storm Protect on Charge	210 kWh @ \$0.01466/kWh	\$3.08
C ean Energy Trans t on Mechan sm	210 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	210 kWh @ \$0.00326/kWh	\$0.68
F or da Gross Rece pt Tax		\$0.57
Lighting Charges		\$678.09

Billing information continues on next page →




Service For:
TROPICAL OASIS AVE
SOLAR PLANT CITY FL 33565

Account #: 221008971600
Statement Date: October 17, 2023
Charges Due: November 07, 2023

Service Period: Sep 09 2023 - Oct 09 2023

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 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 \$4,177.40



Service For:
TROPICAL OASIS AVE
SOLAR PLANT CITY FL 33565

Account #: 221008971600
Statement Date: October 17, 2023
Charges Due: November 07, 2023

Important Messages

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. A common tactic is requesting payment through mobile applications. Visit TampaElectric.com/Scam to report a scam and earn more.

CHECK REQUEST FORM
North Park Isle

Date: 11/6/2023

Invoice#: 10312023-1

Vendor#: V00028

Vendor Name: North Park Isle

Pay From: Truist Acct# 8942

Description: Series 2019 - FY 23 Tax Dist. ID 642 excess fees

Code to: 200.103200.1000

Amount: \$5,549.19

Requested By: Teresa Farlow 11/6/2023

NORTH PARK ISLE CDD

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

	Fiscal Year 2023 Percentages	
Net O&M	36.061%	0.360600
Net DS	63.939%	0.639400
Net Total	100.00000%	1.000000

Date Received	Dollar Amounts	36.06%		63.94%		Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue			
11/16/2022	17,844.80	6,435.07	6,435.07	11,409.73	11,409.73	-	598	1296
11/22/2022	34,750.42	12,531.45	12,531.45	22,218.97	22,218.97	-	599	1296
11/28/2022	12,209.60	4,402.94	4,402.94	7,806.66	7,806.66	-	600	1300
12/6/2022	388,829.03	140,216.82	140,216.82	248,612.21	248,612.21	-	602	1296
12/13/2022	471,478.59	170,021.33	170,021.33	301,457.26	301,457.26	-	604	1301
1/5/2023	138,091.83	49,797.71	49,797.71	88,294.12	88,294.12	-	606	1305
2/3/2023	2,876.30	1,037.23	1,037.23	1,839.07	1,839.07	-	610	1312
4/11/2022	31.63	11.41	11.41	20.22	20.22	-	Interest	1359
6/6/2023	517.58	186.65	186.65	330.93	330.93	-	624	1373
6/16/2023	6,248.65	2,253.34	2,253.34	3,995.31	3,995.31	-	626	1373
10/31/2023	8,678.93	3,129.74	3,129.74	5,549.19	5,549.19	-	642/excess fees	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,081,557.36	390,023.69	390,023.69	691,533.67	691,533.67	-		
Net Total on Roll	1,069,778.28		385,776.00		684,002.28			
Collection Surplus / (Deficit)	11,779.08		4,247.69		7,531.39			



ANNUAL REPORT OF EXCESS FEES
Year Ended September 30, 2023
Hillsborough County Tax Collector

Distribution ID	Period Start Date	Period End Date	Agency Code	Funding Agency	Excess Fees
642	10/1/2022	9/30/2023	FNSD PCFGFA	FLORIDA GREEN FINANCE AUTHORITY	13,840.50
642	10/1/2022	9/30/2023	FNSD PCPACE	FLORIDA PACE FUNDING AGENCY	3,648.53
642	10/1/2022	9/30/2023	FNSD PCFRED	FLORIDA RESILIENCY AND ENERGY DISTRICT	4,970.02
642	10/1/2022	9/30/2023	FNSD 00114	FLOREST BROOKE CDD	15,236.08
642	10/1/2022	9/30/2023	FNSD 00078	GRAND HAMPTON CDD	8,937.78
642	10/1/2022	9/30/2023	FNSD PCYGRN	GREEN CORRIDOR PROPERTY ASSESSMENT	22,120.02
642	10/1/2022	9/30/2023	FNSD 00027	HAMMOCK WOODS SDD	141.85
642	10/1/2022	9/30/2023	FNSD 00100	HAMMOCKS CDD	4,519.06
642	10/1/2022	9/30/2023	FNSD 00701	HAMPTON OAKS	84.59
642	10/1/2022	9/30/2023	FNSD 00062	HARBOR BAY CDD	47,353.68
642	10/1/2022	9/30/2023	FNSD 00073	HARBOUR ISLES CDD	9,583.30
642	10/1/2022	9/30/2023	FNSD 00110	HAWK'S POINT CDD	7,955.71
642	10/1/2022	9/30/2023	FNSD 00159	HAWKSTONE CDD	7,428.49
642	10/1/2022	9/30/2023	FNSD 00055	HERITAGE HARBOR CDD	9,627.40
642	10/1/2022	9/30/2023	FNSD 00057	HERITAGE ISLES CDD	16,140.83
642	10/1/2022	9/30/2023	FNSD 00025	HICKORY HILL SDD	317.50
642	10/1/2022	9/30/2023	FNSD 00126	HIDDEN CREEK CDD	12,827.08
642	10/1/2022	9/30/2023	FNSD 00077	HIGHLANDS CDD	24,319.04
642	10/1/2022	9/30/2023	FA410	HILLS CO TRANSIT AUTHORITY	523,263.16
642	10/1/2022	9/30/2023	FNSD 00018	HUNTER'S LAKE SDD	86.98
642	10/1/2022	9/30/2023	FNSD 00019	INDIAN HILLS-HICKORY RIDGE SDD	71.60
642	10/1/2022	9/30/2023	FNSD 00141	K-BAR II CDD	20,699.29
642	10/1/2022	9/30/2023	FNSD 00105	K-BAR RANCH CDD	13,639.86
642	10/1/2022	9/30/2023	FNSD 00081	KEYSTONE GROVE LAKES SDD	37.39
642	10/1/2022	9/30/2023	FNSD 00131	LA COLLINA CDD	4,323.38
642	10/1/2022	9/30/2023	FNSD 00009	LAGO VISTA SDD	390.24
642	10/1/2022	9/30/2023	FNSD 00045	LAKE BRANT SDD	30.18
642	10/1/2022	9/30/2023	FNSD 00020	LAKE HEATHER SDD	189.47
642	10/1/2022	9/30/2023	FNSD 00026	LAKE MAGDALENE ESTATES W SDD	90.51
642	10/1/2022	9/30/2023	FNSD 00082	LAKE MAGDALENE SDD	255.43
642	10/1/2022	9/30/2023	FNSD 00051	LAKE ST CHARLES CDD	9,807.38
642	10/1/2022	9/30/2023	FNSD 00072	LAKE STRAWBERRY SDD	119.06
642	10/1/2022	9/30/2023	FA210	LIBRARY-SERVICE	577,165.53
642	10/1/2022	9/30/2023	FNSD 00069	LIVE OAK 1 CDD	7,140.55
642	10/1/2022	9/30/2023	FNSD 00070	LIVE OAK 2 CDD	6,512.96
642	10/1/2022	9/30/2023	FNSD 00021	LOGAN GATE VILLAGE SDD	1,005.04
642	10/1/2022	9/30/2023	FNSD 00155	LYNWOOD CDD	5,590.28
642	10/1/2022	9/30/2023	FNSD 00118	MAGNOLIA PARK CDD	5,689.68
642	10/1/2022	9/30/2023	FNSD 00165	MANGROVE POINT AND MANGROVE MANOR CDD	3,413.44
642	10/1/2022	9/30/2023	FNSD 00091	MIRA LAGO WEST CDD	3,588.57
642	10/1/2022	9/30/2023	FNSD 00103	MIRABELLA CDD	2,718.09
642	10/1/2022	9/30/2023	FNSD 00098	NEW PORT TAMPA BAY CDD	735.15
642	10/1/2022	9/30/2023	FNSD 00007	NORTH LAKES SDD	404.43
642	10/1/2022	9/30/2023	FNSD 00157	NORTH PARK ISLE CDD	8,678.93
642	10/1/2022	9/30/2023	FNSD 00030	NORTH POINTE SDD	289.99
642	10/1/2022	9/30/2023	FNSD 00005	NORTHDAL SDD	3,193.15
642	10/1/2022	9/30/2023	FNSD 00137	OAKS AT SHADY CREEK CDD	5,820.81
642	10/1/2022	9/30/2023	FNSD 00046	PALM BAY CDD	1,658.15
642	10/1/2022	9/30/2023	FNSD 00067	PANTHER TRACE CDD	8,682.01
642	10/1/2022	9/30/2023	FNSD 00076	PANTHER TRACE II CDD	13,999.38
642	10/1/2022	9/30/2023	FNSD 00080	PANTHER TRAILS CDD	12,927.35
642	10/1/2022	9/30/2023	FA220	PARK BONDS - UNINCORPORATED	20,921.30
642	10/1/2022	9/30/2023	FNSD 00125	PARK CREEK CDD	7,266.94
642	10/1/2022	9/30/2023	FNSD 00065	PARK PLACE CDD	10,873.06

CHECK REQUEST FORM
North Park Isle

Date: 11/17/2023

Invoice#: 11082023-1

Vendor#: V00028

Vendor Name: North Park Isle

Pay From: Truist Acct# 8942

Description: Series 2019 - FY 24 Tax Dist. ID 644

Code to: 200.103200.1000

Amount: \$4,654.39

Requested By: 11/17/2023
Teresa Farlow

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 11/8/2023

Check Payable To: North Park Isle CDD

Check Amount \$4,654.39

Check Description Series 2019 - FY 24 Tax Dist. ID 644

Check Amount ~~\$464.83~~

Check Description ~~Series 2021 - FY 24 Tax Dist. ID 644~~

Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	
Object Code	

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Fiscal Year 2024 Percentages	
Net O&M	36.061%	0.360600
Net DS 2019	58.133%	0.581300
Net DS 2021	5.806%	0.058100
Net Total	100.00000%	1.0000000

Date Received	Dollar Amounts	36.06%		58.13%		58.13%		5.81%		Rounded Debt Service Revenue	5.81%	Proof	Distribution Number & Date Transferred
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue						
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4,654.39	464.83	464.83	-	464.83	-	-	-	644
11/17/2023	34,750.42	12,531.45	12,531.45	20,201.47	20,201.47	2,017.49	2,017.49	-	2,017.49	0.01	-	0.01	646
TOTAL	42,756.87	15,418.68	15,418.68	24,855.86	24,855.86	-	-	-	-	-	-	-	
Net Total on Roll	1,178,163.71		424,861.20		684,902.28								
Collection Surplus / (Deficit)	(1,135,406.84)		(409,442.52)		(660,046.42)								

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	646	DD0148	SOUTHSHORE BAY CDD	13,261.76	0.00	0.00	0.00	-530.55	12,731.21	254.63	12,476.58
Real Estate Current	646	DD0149	CYPRESS MILL CDD	46,454.90	0.00	0.00	0.00	-1,841.82	44,613.08	892.26	43,720.82
Real Estate Current	646	DD0150	SPENCER CREEK	8,336.77	0.00	0.00	0.00	-333.47	8,003.30	160.06	7,843.24
Real Estate Current	646	DD0151	SHELL POINT CDD	13,976.20	0.00	0.00	0.00	-559.05	13,417.15	268.34	13,148.81
Real Estate Current	646	DD0152	CREEK PRESERVE CDD	24,124.42	0.00	0.00	0.00	-984.97	23,159.45	463.19	22,696.26
Real Estate Current	646	DD0153	BELMONT II CDD	47,323.55	0.00	0.00	0.00	-1,892.94	45,430.61	908.61	44,522.00
Real Estate Current	646	DD0154	FISHHAWK RANCH CDD	466,596.13	0.00	0.00	0.00	-18,244.13	447,950.94	8,959.02	438,991.92
Real Estate Current	646	DD0155	LYNWOOD CDD	12,820.99	0.00	0.00	0.00	-512.84	12,308.15	246.16	12,061.99
Real Estate Current	646	DD0156	RHODINE ROAD NORTH CDD	36,343.38	0.00	0.00	0.00	-1,453.77	34,889.61	897.79	34,191.82
Real Estate Current	646	DD0157	NORTH PARK ISLE CDD	36,937.10	0.00	0.00	0.00	-1,477.49	35,459.61	709.19	34,750.42
Real Estate Current	646	DD0158	BELMOND RESERVE CDD	24,350.55	0.00	0.00	0.00	-974.03	23,376.52	467.54	22,908.98
Real Estate Current	646	DD0159	HAWKSTONE CDD	26,780.59	0.00	0.00	0.00	-1,071.23	25,709.36	514.18	25,195.18
Real Estate Current	646	DD0160	BERRY BAY CDD	46,803.76	0.00	0.00	0.00	-1,872.17	44,931.59	898.63	44,032.96
Real Estate Current	646	DD0161	SOUTH CREEK CDD	16,436.47	0.00	0.00	0.00	-737.46	17,099.01	353.88	17,245.03
Real Estate Current	646	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	10,284.38	0.00	0.00	0.00	-411.37	9,873.01	197.46	9,675.55
Real Estate Current	646	DD0170	WATERSET SOUTH CDD	16,339.03	0.00	0.00	0.00	-653.55	15,685.48	313.71	15,371.77
Real Estate Current	646	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,121.10	0.00	0.00	0.00	0.00	20,121.10	402.43	19,718.67
Real Estate Current	646	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	6,921.05	0.00	0.00	0.00	0.00	6,921.05	138.42	6,782.63
Real Estate Current	646	DF0003	FLORIDA PACE FUNDING AGENCY	4,392.07	0.00	0.00	0.00	0.00	4,392.07	87.84	4,304.23
Real Estate Current	646	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	17,477.18	0.00	0.00	0.00	0.00	17,477.18	349.54	17,127.64
Real Estate Current	646	DN022163	VARREA SOUTH CDD	15,365.30	0.00	0.00	0.00	-614.63	14,750.67	295.01	14,455.66

CHECK REQUEST FORM
North Park Isle

Date: 11/17/2023

Invoice#: 11082023-2

Vendor#: V00028

Vendor Name: North Park Isle

Pay From: Truist Acct# 8942

Description: Series 2021 - FY 24 Tax Dist. ID 644

Code to: 201.103200.1000

Amount: **\$464.83**

Requested By: Teresa Farlow 11/17/2023

NORTH PARK ISLE CDD
DISTRICT CHECK REQUEST

Today's Date 11/8/2023

Check Payable To: North Park Isle CDD

Check Amount ~~\$4,654.39~~

Check Description Series 2019 - FY 24 Tax Dist. ID 644

Check Amount \$464.83

Check Description Series 2021 - FY 24 Tax Dist. ID 644

Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

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

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	646	DD0148	SOUTHSHORE BAY CDD	13,261.76	0.00	0.00	0.00	-530.55	12,731.21	254.63	12,476.58
Real Estate Current	646	DD0149	CYPRESS MILL CDD	46,454.90	0.00	0.00	0.00	-1,841.82	44,613.08	892.26	43,720.82
Real Estate Current	646	DD0150	SPENCER CREEK	8,336.77	0.00	0.00	0.00	-333.47	8,003.30	160.06	7,843.24
Real Estate Current	646	DD0151	SHELL POINT CDD	13,076.20	0.00	0.00	0.00	-559.05	13,417.15	268.34	13,148.81
Real Estate Current	646	DD0152	CREEK PRESERVE CDD	24,124.42	0.00	0.00	0.00	-964.97	23,159.45	463.19	22,696.26
Real Estate Current	646	DD0153	BELMONT II CDD	47,323.55	0.00	0.00	0.00	-1,892.94	45,430.61	908.61	44,522.00
Real Estate Current	646	DD0154	FISHHAWK RANCH CDD	466,596.13	0.00	0.00	0.00	-18,645.19	447,950.94	8,959.02	438,991.92
Real Estate Current	646	DD0155	LYNWOOD CDD	12,820.99	0.00	0.00	0.00	-512.84	12,308.15	246.16	12,061.99
Real Estate Current	646	DD0156	RHODINE ROAD NORTH CDD	38,343.38	0.00	0.00	0.00	-1,453.77	34,889.61	697.79	34,191.82
Real Estate Current	646	DD0157	NORTH PARK ISLE CDD	36,937.10	0.00	0.00	0.00	-1,477.49	35,459.61	709.19	34,750.43
Real Estate Current	646	DD0158	BELMONT RESERVE CDD	24,350.55	0.00	0.00	0.00	-974.03	23,376.52	467.54	22,908.98
Real Estate Current	646	DD0159	HAWKSTONE CDD	26,780.59	0.00	0.00	0.00	-1,071.23	25,709.36	514.18	25,195.18
Real Estate Current	646	DD0160	BERRY BAY CDD	46,803.76	0.00	0.00	0.00	-1,872.17	44,931.59	898.63	44,032.96
Real Estate Current	646	DD0161	SOUTH CREEK CDD	18,436.47	0.00	0.00	0.00	-737.46	17,699.01	353.98	17,345.03
Real Estate Current	646	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	10,284.38	0.00	0.00	0.00	-411.37	9,873.01	197.46	9,675.55
Real Estate Current	646	DD0170	WATERSET SOUTH CDD	16,339.03	0.00	0.00	0.00	-653.55	15,685.48	313.71	15,371.77
Real Estate Current	646	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,121.10	0.00	0.00	0.00	0.00	20,121.10	402.43	19,718.67
Real Estate Current	646	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	5,921.05	0.00	0.00	0.00	0.00	5,921.05	138.42	5,782.63
Real Estate Current	646	DF0003	FLORIDA PACE FUNDING AGENCY	4,392.07	0.00	0.00	0.00	0.00	4,392.07	87.84	4,304.23
Real Estate Current	646	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	17,477.18	0.00	0.00	0.00	0.00	17,477.18	349.54	17,127.64
Real Estate Current	646	DN022163	VARREA SOUTH CDD	15,365.30	0.00	0.00	0.00	-614.83	14,750.47	295.01	14,455.46

CHECK REQUEST FORM
North Park Isle

Date: 11/17/2023

Invoice#: 11172023-1

Vendor#: V00028

Vendor Name: North Park Isle

Pay From: Truist Acct# 8942

Description: Series 2019 - FY 24 Tax Dist. ID 646

Code to: 200.103200.1000

Amount: **\$20,201.47**

Requested By: 11/17/2023
Teresa Farlow

NORTH PARK ISLE CDD

DISTRICT CHECK REQUEST

Today's Date 11/17/2023

Check Payable To: North Park Isle CDD

Check Amount \$20,201.47

Check Description Series 2019 - FY 24 Tax Dist. ID 646

Check Amount ~~\$2,017.49~~

Check Description ~~Series 2021 - FY 24 Tax Dist. ID 646~~

Special Instructions Do not mail. Please give to Eric Davidson

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

Eric

Authorization

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

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fee	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	646	DD0148	SOUTHSHORE BAY CDD	13,261.76	0.00	0.00	0.00	-530.55	12,731.21	254.63	12,476.58
Real Estate Current	646	DD0149	CYPRESS MILL CDD	46,454.90	0.00	0.00	0.00	-1,841.82	44,613.08	892.26	43,720.82
Real Estate Current	646	DD0150	SPENCER CREEK	8,336.77	0.00	0.00	0.00	-333.47	8,003.30	160.06	7,843.24
Real Estate Current	646	DD0151	SHELL POINT CDD	13,978.20	0.00	0.00	0.00	-559.05	13,417.15	268.34	13,148.81
Real Estate Current	646	DD0152	CREEK PRESERVE CDD	24,124.42	0.00	0.00	0.00	-964.97	23,159.45	463.19	22,696.26
Real Estate Current	646	DD0153	BELMONT II CDD	47,323.55	0.00	0.00	0.00	-1,892.94	45,430.61	908.61	44,522.00
Real Estate Current	646	DD0154	FISHHAWK RANCH CDD	466,696.13	0.00	0.00	0.00	-18,645.19	447,950.94	8,959.02	438,991.92
Real Estate Current	646	DD0155	LYNWOOD CDD	12,820.99	0.00	0.00	0.00	-512.84	12,308.15	246.16	12,061.99
Real Estate Current	646	DD0156	RHODINE ROAD NORTH CDD	36,343.38	0.00	0.00	0.00	-1,453.77	34,889.61	697.79	34,191.82
Real Estate Current	646	DD0157	NORTH PARK ISLE CDD	36,937.10	0.00	0.00	0.00	-1,477.49	35,459.61	709.19	34,750.42
Real Estate Current	646	DD0158	BELMOND RESERVE CDD	24,350.55	0.00	0.00	0.00	-974.03	23,376.52	467.54	22,908.98
Real Estate Current	646	DD0159	HAWKSTONE CDD	26,780.59	0.00	0.00	0.00	-1,071.23	25,709.36	514.18	25,195.18
Real Estate Current	646	DD0160	BERRY BAY CDD	46,803.76	0.00	0.00	0.00	-1,872.17	44,931.59	898.63	44,032.96
Real Estate Current	646	DD0161	SOUTH CREEK CDD	18,436.47	0.00	0.00	0.00	-737.46	17,699.01	353.98	17,345.03
Real Estate Current	646	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	10,284.38	0.00	0.00	0.00	-411.37	9,873.01	197.46	9,675.55
Real Estate Current	646	DD0170	WATERSET SOUTH CDD	16,339.03	0.00	0.00	0.00	-653.55	15,685.48	313.71	15,371.77
Real Estate Current	646	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,121.10	0.00	0.00	0.00	0.00	20,121.10	402.43	19,718.67
Real Estate Current	646	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	6,921.05	0.00	0.00	0.00	0.00	6,921.05	138.42	6,782.63
Real Estate Current	646	DF0003	FLORIDA PACE FUNDING AGENCY	4,392.07	0.00	0.00	0.00	0.00	4,392.07	87.84	4,304.23
Real Estate Current	646	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	17,477.18	0.00	0.00	0.00	0.00	17,477.18	349.54	17,127.64
Real Estate Current	646	DN022163	VARREA SOUTH CDD	15,365.30	0.00	0.00	0.00	-614.63	14,750.67	295.01	14,455.66

CHECK REQUEST FORM
North Park Isle

Date: 11/17/2023

Invoice#: 11172023-2

Vendor#: V00028

Vendor Name: North Park Isle

Pay From: Truist Acct# 8942

Description: Series 2021 - FY 24 Tax Dist. ID 646

Code to: 201.103200.1000

Amount: \$2,017.49

Requested By: 11/17/2023
Teresa Farlow

NORTH PARK ISLE CDD
DISTRICT CHECK REQUEST

Today's Date 11/17/2023

Check Payable To: North Park Isle CDD

Check Amount ~~\$20,301.47~~

Check Description ~~Series 2019 - FY 24 Tax Dist. ID 646~~

Check Amount \$2,017.49

Check Description Series 2021 - FY 24 Tax Dist. ID 646

Special Instructions Do not mail. Please give to Eric Davidson

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

Eric
Authorization

DM	
Fund	<u>001</u>
G/L	
Object Code	

NORTH PARK ISLE CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

	Fiscal Year 2024 Percentages	
Net O&M	36.061%	0.360600
Net DS 2019	58.133%	0.581300
Net DS 2021	5.806%	0.058100
Net Total	100.00000%	1.0000000

Date Received	Dollar Amounts	36.06%		58.13%		58.13%		5.81%		Rounded 2021 Debt Service Revenue	5.81%	Proof	Distribution Number & Date Transferred
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2019 Debt Service Revenue	Rounded 2019 Debt Service Revenue	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue						
11/8/2023	8,006.45	2,887.23	2,887.23	4,654.39	4,654.39	464.83	464.83	-	-	464.83	-	-	644
11/17/2023	34,750.42	12,531.45	12,531.45	20,201.47	20,201.47	2,017.49	2,017.49	-	-	2,017.49	0.01	0.01	646
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Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 11-01-2023 to 11-10-2023 dated 11-17-2023 - Run 11/16/2023 10:40AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	646	DD0148	SOUTHSHORE BAY CDD	13,261.76	0.00	0.00	0.00	-530.65	12,731.21	254.63	12,476.58
Real Estate Current	646	DD0149	CYPRESS MILL CDD	46,454.90	0.00	0.00	0.00	-1,841.82	44,613.08	892.28	43,720.82
Real Estate Current	646	DD0150	SPENCER CREEK	8,339.77	0.00	0.00	0.00	-333.47	8,003.30	160.06	7,843.24
Real Estate Current	646	DD0151	SHELL POINT CDD	13,976.20	0.00	0.00	0.00	-559.05	13,417.15	268.34	13,148.81
Real Estate Current	646	DD0152	CREEK PRESERVE CDD	24,124.42	0.00	0.00	0.00	-964.97	23,159.45	463.19	22,696.26
Real Estate Current	646	DD0153	BELMONT II CDD	47,323.55	0.00	0.00	0.00	-1,892.94	45,430.61	908.61	44,522.00
Real Estate Current	646	DD0154	FISHHAWK RANCH CDD	466,596.13	0.00	0.00	0.00	-18,645.19	447,950.94	8,959.02	438,991.92
Real Estate Current	646	DD0155	LYNWOOD CDD	12,820.99	0.00	0.00	0.00	-512.84	12,308.15	246.16	12,061.99
Real Estate Current	646	DD0156	RHODINE ROAD NORTH CDD	36,343.38	0.00	0.00	0.00	-1,453.77	34,889.61	697.79	34,191.82
Real Estate Current	646	DD0157	NORTH PARK ISLE CDD	36,937.10	0.00	0.00	0.00	-1,477.49	35,459.61	709.19	34,760.42
Real Estate Current	646	DD0158	BELMONT RESERVE CDD	24,350.55	0.00	0.00	0.00	-974.03	23,376.52	467.54	22,908.98
Real Estate Current	646	DD0159	HAWKSTONE CDD	26,780.50	0.00	0.00	0.00	-1,071.23	25,709.36	514.18	25,195.18
Real Estate Current	646	DD0160	BERRY BAY CDD	46,803.76	0.00	0.00	0.00	-1,872.17	44,931.59	898.63	44,032.96
Real Estate Current	646	DD0161	SOUTH CREEK CDD	18,436.47	0.00	0.00	0.00	-737.46	17,699.01	353.98	17,345.03
Real Estate Current	646	DD0165	MANGROVE POINT AND MANGROVE MANOR CDD	10,284.38	0.00	0.00	0.00	-411.37	9,873.01	197.46	9,675.55
Real Estate Current	646	DD0170	WATERSET SOUTH CDD	16,339.03	0.00	0.00	0.00	-853.55	15,685.48	313.71	15,371.77
Real Estate Current	646	DF0001	FLORIDA GREEN FINANCE AUTHORITY	20,121.10	0.00	0.00	0.00	0.00	20,121.10	402.43	19,718.67
Real Estate Current	646	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	6,921.05	0.00	0.00	0.00	0.00	6,921.05	138.42	6,782.63
Real Estate Current	646	DF0003	FLORIDA PACE FUNDING AGENCY	4,392.07	0.00	0.00	0.00	0.00	4,392.07	87.64	4,304.23
Real Estate Current	646	DF0004	GREEN CORRIDOR PROPERTY ASSESSMENT	17,477.18	0.00	0.00	0.00	0.00	17,477.18	349.54	17,127.64
Real Estate Current	646	DN022163	VARREA SOUTH CDD	15,365.30	0.00	0.00	0.00	-614.63	14,750.67	295.01	14,455.66



A Security & Technology Company
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775

Invoice

Bill To
North Park Isle CDD c/o Inframark 2005 Pan Am Circle Tampa, FL 33607

Ship To
Norh Park Isle CDD 2005 Pan Am Circle Tampa, FL 33607

Date	Invoice #	P.O. No.	Terms	Due Date
11/6/2023	17551		Net 30	12/6/2023

QTY	Description
200	HU-1326LSSMV Format: H10301 FC: 26 Range:2300-2499
1	Shipping & Delivery

This invoice is for 200 access cards. Payment must be made prior to the order being placed.	Subtotal	\$611.00
	Sales Tax (0.0%)	\$0.00
	Total	\$611.00
	Payments/Credits	\$0.00
	Balance Due	\$611.00



INVOICE

INVOICE #	INVOICE DATE
TERMS	PO NUMBER

Description	Current Amount
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Excellence

IN COMMERCIAL LANDSCAPING

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 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 November 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019	SERIES 2021	SERIES 2019	SERIES 2021	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS								
Cash - Operating Account	\$ 238,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238,994
Cash in Transit	-	(3,698)	2,482	-	-	-	-	(1,216)
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	20,447	17,848	-	-	-	-	38,295
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	91	-	-	91
Acq. & Construction - Master	-	-	-	-	111,606	-	-	111,606
Acquisition & Construction Account	-	-	-	9,149	7,100	-	-	16,249
Interest Account	-	-	251,291	-	-	-	-	251,291
Reserve Fund	-	382,638	406,196	-	-	-	-	788,834
Revenue Fund	-	14,906	474	-	-	-	-	15,380
Sinking fund	-	-	305,000	-	-	-	-	305,000
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	\$ 241,077	\$ 414,293	\$ 983,291	\$ 9,151	\$ 118,797	\$ 24,450,850	\$ 26,014,059	\$ 52,231,518
LIABILITIES								
Accounts Payable	\$ 27,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,661
Accrued Expenses	4,929	-	-	-	-	-	-	4,929
Bonds Payable	-	-	-	-	-	-	26,014,059	26,014,059
Due To Other Funds	5,104	-	-	15,759	17,432	-	-	38,295
TOTAL LIABILITIES	37,694	-	-	15,759	17,432	-	26,014,059	26,084,944

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 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
FUND BALANCES								
Restricted for:								
Debt Service	-	414,293	983,291	-	-	-	-	1,397,584
Capital Projects	-	-	-	-	101,365	-	-	101,365
Unassigned:	203,383	-	-	(6,608)	-	24,450,850	-	24,647,625
TOTAL FUND BALANCES	203,383	414,293	983,291	(6,608)	101,365	24,450,850	-	26,146,574
TOTAL LIABILITIES & FUND BALANCES	\$ 241,077	\$ 414,293	\$ 983,291	\$ 9,151	\$ 118,797	\$ 24,450,850	\$ 26,014,059	\$ 52,231,518

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ 386,285	\$ 18,128	\$ (368,157)	4.69%
Special Assmnts- CDD Collected	503,540	319,398	(184,142)	63.43%
TOTAL REVENUES	889,825	337,526	(552,299)	37.93%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Trustee Fees	8,100	-	8,100	0.00%
Disclosure Report	7,200	1,800	5,400	25.00%
District Counsel	10,000	1,282	8,718	12.82%
District Engineer	5,000	-	5,000	0.00%
District Manager	36,000	8,000	28,000	22.22%
Accounting Services	6,750	1,688	5,062	25.01%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	97	403	19.40%
Public Officials Insurance	3,100	2,656	444	85.68%
Legal Advertising	7,000	618	6,382	8.83%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	300	1,200	20.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	107,675	19,116	88,559	17.75%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	359	14,641	2.39%
Total Electric Utility Services	15,000	359	14,641	2.39%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	5,000	-	5,000	0.00%
Total Garbage/Solid Waste Services	5,000	-	5,000	0.00%
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	-	3,500	0.00%
Total Water-Sewer Comb Services	3,500	-	3,500	0.00%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	44,000	3,700	40,300	8.41%
Field Services	12,000	4,200	7,800	35.00%
Contracts-Pools	11,200	4,100	7,100	36.61%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	36,721	143,279	20.40%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	35,000	-	35,000	0.00%
Janitorial Services & Supplies	1,800	-	1,800	0.00%
Insurance - General Liability	3,800	-	3,800	0.00%
Insurance -Property & Casualty	50,000	18,458	31,542	36.92%
Insurance Deduct ble	2,500	-	2,500	0.00%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	-	10,000	0.00%
R&M-Pools	20,000	-	20,000	0.00%
Amenity Maintenance & Repairs	10,000	1,611	8,389	16.11%
Janitorial Maintenance	8,000	-	8,000	0.00%
R&M-Bush Hogging	1,500	-	1,500	0.00%
R&M-Monument, Entrance & Wall	2,800	-	2,800	0.00%
Landscape - Annuals	15,000	-	15,000	0.00%
Landscape - Mulch	20,000	-	20,000	0.00%
Landscape Maintenance	5,000	4,000	1,000	80.00%
R&M-Shared Landsc Maint Fr Ent	1,500	-	1,500	0.00%
R&M-Security Cameras	15,000	-	15,000	0.00%
Plant Replacement Program	15,000	-	15,000	0.00%
Security System Monitoring & Maint.	3,000	-	3,000	0.00%
Miscellaneous Maintenance	15,000	17,072	(2,072)	113.81%
Irrigation Maintenance	15,000	-	15,000	0.00%
Mitigation Area Monitoring & Maintenance	2,500	-	2,500	0.00%
Aquatic Maintenance	3,000	-	3,000	0.00%
Aquatic Plant Replacement	2,000	-	2,000	0.00%
Misc-Access Cards	2,000	-	2,000	0.00%
Holiday Lighting & Decorations	15,000	-	15,000	0.00%
Janitorial Supplies	1,000	-	1,000	0.00%
Dog Waste Station Supplies	9,000	-	9,000	0.00%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Reserve - Undesignated	62,550	-	62,550	0.00%
Total Other Physical Environment	628,650	89,862	538,788	14.29%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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>Road and Street Facilities</u>				
Utility - StreetLights	130,000	31,640	98,360	24.34%
Total Road and Street Facilities	130,000	31,640	98,360	24.34%
TOTAL EXPENDITURES	889,825	140,977	748,848	15.84%
Excess (deficiency) of revenues				
Over (under) expenditures	-	196,549	196,549	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		6,834		
FUND BALANCE, ENDING		\$ 203,383		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 15,354	\$ 15,354	0.00%
Special Assmnts- Tax Collector	764,347	29,224	(735,123)	3.82%
TOTAL REVENUES	764,347	44,578	(719,769)	5.83%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	235,000	1,235,000	(1,000,000)	525.53%
Interest Expense	529,347	266,803	262,544	50.40%
Total Debt Service	764,347	1,501,803	(737,456)	196.48%
TOTAL EXPENDITURES	764,347	1,501,803	(737,456)	196.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,457,225)	(1,457,225)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		\$ 414,293		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 4,197	\$ 4,197	0.00%
Special Assmnts- Tax Collector	-	2,919	2,919	0.00%
Special Assmnts- CDD Collected	810,109	466,606	(343,503)	57.60%
TOTAL REVENUES	810,109	473,722	(336,387)	58.48%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	247,555	-	247,555	0.00%
Interest Expense	562,554	-	562,554	0.00%
Total Debt Service	810,109	-	810,109	0.00%
TOTAL EXPENDITURES	810,109	-	810,109	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	473,722	473,722	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		\$ 983,291		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 55	\$ 55	0.00%
TOTAL REVENUES	-	55	55	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	55	55	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(6,663)		
FUND BALANCE, ENDING		<u>\$ (6,608)</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 954	\$ 954	0.00%
TOTAL REVENUES	-	954	954	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	954	954	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		100,411		
FUND BALANCE, ENDING		<u>\$ 101,365</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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, 2023)		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. 11-23
 Statement Date 11/30/2023

G/L Balance (LCY)	238,994.40	Statement Balance	268,732.58
G/L Balance	238,994.40	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	268,732.58
Subtotal	238,994.40	Outstanding Checks	29,738.18
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	238,994.40	Ending Balance	238,994.40
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
10/23/2023	Payment	1430	GIG FIBER LLC	10,500.00	10,500.00	0.00	
11/3/2023	Payment	1439	FLORIDA DEPARTMENT OF	175.00	175.00	0.00	
11/3/2023	Payment	1440	NEPTUNE MULTI SERVICES LLC	520.00	520.00	0.00	
11/3/2023	Payment	1441	YELLOWSTONE LANDSCAPE	10,529.00	10,529.00	0.00	
11/8/2023	Payment	1442	ADA SITE COMPLIANCE	1,500.00	1,500.00	0.00	
11/8/2023	Payment	1443	ALBERTO VIERA	200.00	200.00	0.00	
11/8/2023	Payment	1444	BLUE LIFE POOL SERVICE LLC	2,000.00	2,000.00	0.00	
11/8/2023	Payment	1445	CARLOS DE LA OSSA	200.00	200.00	0.00	
11/8/2023	Payment	1446	INFRAMARK LLC	2,270.35	2,270.35	0.00	
11/8/2023	Payment	1447	JNJ AMENITY SERVICES LLC	700.00	700.00	0.00	
11/8/2023	Payment	1448	KELLY ANN EVANS	200.00	200.00	0.00	
11/8/2023	Payment	1449	NICHOLAS J. DISTER	200.00	200.00	0.00	
11/8/2023	Payment	1451	SECURITEAM	500.00	500.00	0.00	
11/8/2023	Payment	1452	STRALEY ROBIN VERICKER	1,281.66	1,281.66	0.00	
11/8/2023	Payment	1453	YELLOWSTONE LANDSCAPE	15,298.78	15,298.78	0.00	
11/8/2023	Payment	1454	NORTH PARK ISLE CDD	5,549.19	5,549.19	0.00	
11/22/2023	Payment	1456	SECURITEAM	611.00	611.00	0.00	
11/22/2023	Payment	1457	YELLOWSTONE LANDSCAPE	5,298.00	5,298.00	0.00	
11/30/2023	Payment	1458	AYSHA MARIE TORRES-BURGOS	600.00	600.00	0.00	
11/30/2023	Payment	1459	MONICA T. ALVAREZ	600.00	600.00	0.00	
11/6/2023	Payment	DD134	Payment of Invoice 000506	189.94	189.94	0.00	
11/6/2023	Payment	DD135	Payment of Invoice 000507	1,344.51	1,344.51	0.00	
11/6/2023	Payment	DD136	Payment of Invoice 000508	169.13	169.13	0.00	
11/6/2023	Payment	DD137	Payment of Invoice 000540	4,177.40	4,177.40	0.00	
Total Checks				64,613.96	64,613.96	0.00	
Deposits							
11/8/2023		JE000289	TAX COLLECTOR PYMNT - NOV 2023	G/L	8,006.45	8,006.45	0.00
11/17/2023		JE000290	TAX COLLECTOR PYMNT - NOV 2023	G/L	34,750.42	34,750.42	0.00
11/22/2023		JE000291	TAX COLLECTOR PYMNT - NOV 2023	G/L	7,513.60	7,513.60	0.00
Total Deposits					50,270.47	50,270.47	0.00

NORTH PARK ISLE CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
9/21/2023	Payment	1416	RYAN MOTKO	200.00	0.00	200.00
9/28/2023	Payment	1418	BLUE LIFE POOL SERVICE LLC	2,000.00	0.00	2,000.00
11/8/2023	Payment	1450	RYAN MOTKO	200.00	0.00	200.00
11/22/2023	Payment	1455	NORTH PARK ISLE CDD	27,338.18	0.00	27,338.18
Total Outstanding Checks.....				29,738.18		29,738.18