

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 01, 2024**

**REGULAR MEETING  
AGENDA PACKAGE**

**[Join the meeting now](#)**

**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF

**Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#



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, August 01, 2024, at 2:00 p.m.

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The Regular Meeting of North Park Isle Community Development District will be held on **August 01, 2024, 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 plan to call into the meeting.

### [Join the meeting now](#)

**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF

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### REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-05; Setting Fiscal Year 2025 Meeting Schedule
4. **CONSENT AGENDA**
  - A. Approval of Minutes of the July 11, 2024 Public Hearing & Regular Meeting
  - B. Acceptance of the Financials and Approval of the Check Register for June 2024
5. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Field Inspections Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **PUBLIC COMMENTS**
8. **ADJOURNMENT**

\*Next regularly scheduled meeting is **September 05, 2024 at 2:00 p.m.**

**RESOLUTION 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME  
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF  
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, North Park Isle Community Development District (hereinafter 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 District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF AUGUST 2024.**

**ATTEST:**

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR/VICE-CHAIRMAN**

**EXHIBIT A****BOARD OF SUPERVISORS MEETING DATES  
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT****FISCAL YEAR 2024/2025**

<b>October 3, 2024</b>	<b>2:00 p.m.</b>
<b>November 7, 2024</b>	<b>2:00 p.m.</b>
<b>December 5, 2024</b>	<b>2:00 p.m.</b>
<b>January 2, 2025</b>	<b>2:00 p.m.</b>
<b>February 6, 2025</b>	<b>2:00 p.m.</b>
<b>March 6, 2025</b>	<b>2:00 p.m.</b>
<b>April 3, 2025</b>	<b>2:00 p.m.</b>
<b>May 1, 2025</b>	<b>2:00 p.m.</b>
<b>June 5, 2025</b>	<b>2:00 p.m.</b>
<b>July 10, 2025</b>	<b>2:00 p.m.</b>
<b>August 7, 2025</b>	<b>2:00 p.m.</b>
<b>September 4, 2025</b>	<b>2:00 p.m.</b>

**All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300,  
Tampa, FL 33607**

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

The Public Hearing and regular meeting and of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, July 11, 2024, and called to order at 2:38 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Clay Wright	Field Services

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

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

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

**SECOND ORDER OF BUSINESS** **Public Comment**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Recess to Public Hearing**

Mr. Radcliff requested the Board recess to public hearing.

**FOURTH ORDER OF BUSINESS** **Public Hearing on Adopting Fiscal Year 2025 Final Budget**

**A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget**

<p>On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was opened. 5-0</p>
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**B. Staff Presentations**

**C. Public Comments**

There being none, the next item followed.

July 11, 2024

NORTH PARK ISLE CDD

**D. Consideration of Resolution 2024-03, Adopting Final Fiscal Year 2025 Budget**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-03, Adopting Final Fiscal Year 2025 Budget, was adopted. 5-0

**E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Public Hearing on Adopting Fiscal Year 2025 Final Budget, was closed. 5-0

**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. 5-0

**B. Staff Presentations**

**C. Public Comment**

There being none, the next item followed.

**D. Consideration of Resolution 2024-04, Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-04, Levying O&M Assessments, was adopted. 5-0

**E. 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 Levying O&M Assessments, was closed. 5-0

**SIXTH ORDER OF BUSINESS**

**Return to Regular Meeting**

Mr. Radcliff requested the Board return to regular meeting.

**SEVENTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of On-site Manager Addendum to Management Contract**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, On-site Manager Addendum to Management Contract regarding on-site manager pay increase, was approved. 5-0

July 11, 2024

NORTH PARK ISLE CDD

- EIGHTH ORDER OF BUSINESS** **Consent Agenda**
- A. Approval of Minutes of the June 6, 2024 Regular Meeting**
  - B. Consideration of Operation and Maintenance May 2024**
  - C. Acceptance of the Financials and Approval of the Check Register for May 2024**

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

- NINTH ORDER OF BUSINESS** **Staff Reports**
- A. District Counsel**
  - B. District Engineer**
  - C. District Manager**

There being no reports, the next item followed.

**i. Field Inspections Report**

The Field Inspections Report was presented, a copy of which was included in the agenda package.

- TENTH ORDER OF BUSINESS** **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

- ELEVENTH ORDER OF BUSINESS** **Public Comments**

There being none, the next order of business followed.

- TWELFTH 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 2:42 pm. 5-0

\_\_\_\_\_  
Bryan Radcliff  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

# **North Park Isle Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2024

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 June 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2019		SERIES 2021		SERIES 2019		SERIES 2021		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b>ASSETS</b>									
Cash - Operating Account	\$ 722,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 722,006
Cash in Transit	-	4,393	585	-	-	-	-	-	4,978
Accounts Receivable	783	-	-	-	-	-	-	-	783
Accounts Receivable - Other	623	-	-	-	-	-	-	-	623
Due From Other Funds	-	-	97,551	-	-	-	-	-	97,551
Investments:									
General Account	-	-	-	2	-	-	-	-	2
Acq. & Construction - Amenity	-	-	-	-	94	-	-	-	94
Acq. & Construction - Master	-	-	-	-	114,855	-	-	-	114,855
Acquisition & Construction Account	-	-	-	19,623	19,132	-	-	-	38,755
Prepayment Account	-	1,578	-	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	-	747,255
Revenue Fund	-	329,773	646,488	-	-	-	-	-	976,261
Deposits	21,760	-	-	-	-	-	-	-	21,760
Utility Deposits	4,112	-	-	-	-	-	-	-	4,112
Fixed Assets									
Construction Work In Process	-	-	-	-	-	24,450,850	-	-	24,450,850
Amount Avail In Debt Services	-	-	-	-	-	-	1,235,754	-	1,235,754
Amount To Be Provided	-	-	-	-	-	-	24,778,305	-	24,778,305
<b>TOTAL ASSETS</b>	<b>\$ 749,284</b>	<b>\$ 676,803</b>	<b>\$ 1,150,820</b>	<b>\$ 19,625</b>	<b>\$ 134,081</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,195,522</b>	

**LIABILITIES**

Accounts Payable	\$ 126,712	\$ 4,393	\$ 585	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,690
Accrued Expenses	4,929	-	-	-	-	-	-	-	4,929
Accounts Payable - Other	(3,030)	-	-	-	-	-	-	-	(3,030)
Contracts Payable	-	-	-	-	82,732	-	-	-	82,732
Bonds Payable	-	-	-	-	-	-	26,014,059	-	26,014,059
Due To Other Funds	5,301	37,227	-	25,908	29,115	-	-	-	97,551
<b>TOTAL LIABILITIES</b>	<b>133,912</b>	<b>41,620</b>	<b>585</b>	<b>25,908</b>	<b>111,847</b>	<b>-</b>	<b>26,014,059</b>	<b>26,327,931</b>	

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2024

*(In Whole Numbers)*

				SERIES 2019	SERIES 2021			
	GENERAL	SERIES 2019	SERIES 2021	CAPITAL	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	635,183	1,150,235	-	-	-	-	1,785,418
Capital Projects	-	-	-	-	22,234	-	-	22,234
Unassigned:	615,372	-	-	(6,283)	-	24,450,850	-	25,059,939
<b>TOTAL FUND BALANCES</b>	<b>615,372</b>	<b>635,183</b>	<b>1,150,235</b>	<b>(6,283)</b>	<b>22,234</b>	<b>24,450,850</b>	<b>-</b>	<b>26,867,591</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 749,284</b>	<b>\$ 676,803</b>	<b>\$ 1,150,820</b>	<b>\$ 19,625</b>	<b>\$ 134,081</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,195,522</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Rental Income	\$ -	\$ 800	\$ 800	0.00%
Special Assmnts- Tax Collector	386,285	425,668	39,383	110.20%
Special Assmnts- CDD Collected	503,540	802,158	298,618	159.30%
Other Miscellaneous Revenues	-	1,075	1,075	0.00%
<b>TOTAL REVENUES</b>	<b>889,825</b>	<b>1,229,701</b>	<b>339,876</b>	<b>138.20%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	7,000	5,000	58.33%
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	19,355	(9,355)	193.55%
District Engineer	5,000	2,140	2,860	42.80%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	6,750	5,625	1,125	83.33%
Auditing Services	6,000	2,100	3,900	35.00%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	614	(114)	122.80%
Insurance - General Liability	3,800	-	3,800	0.00%
Public Officials Insurance	3,100	2,656	444	85.68%
Insurance -Property & Casualty	50,000	18,458	31,542	36.92%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	7,000	1,687	5,313	24.10%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,000	500	66.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	3,175	(3,000)	1814.29%
<b>Total Administration</b>	<b>163,975</b>	<b>99,351</b>	<b>64,624</b>	<b>60.59%</b>
<b><u>Electric Utility Services</u></b>				
District Manager	-	2,667	(2,667)	0.00%
Contracts-Pools	-	2,100	(2,100)	0.00%
Utility - Electric	15,000	5,638	9,362	37.59%
<b>Total Electric Utility Services</b>	<b>15,000</b>	<b>10,405</b>	<b>4,595</b>	<b>69.37%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	5,000	-	5,000	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	3,500	22,590	(19,090)	645.43%
<b>Total Water-Sewer Comb Services</b>	<b>3,500</b>	<b>22,590</b>	<b>(19,090)</b>	<b>645.43%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	44,000	39,700	4,300	90.23%
Field Services	12,000	9,200	2,800	76.67%
Contracts-Pools	11,200	16,450	(5,250)	146.88%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	193,822	(13,822)	107.68%
Amenity Center Pest Control	2,000	125	1,875	6.25%
Onsite Staff	35,000	2,000	33,000	5.71%
Janitorial Services & Supplies	1,800	2,898	(1,098)	161.00%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	5,900	4,100	59.00%
R&M-Pools	20,000	1,280	18,720	6.40%
Amenity Maintenance & Repairs	10,000	7,478	2,522	74.78%
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	1,494	13,506	9.96%
Landscape - Mulch	20,000	7,450	12,550	37.25%
Landscape Maintenance	5,000	19,243	(14,243)	384.86%
R&M-Shared Landsc Maint Fr Ent	1,500	825	675	55.00%
R&M-Security Cameras	15,000	-	15,000	0.00%
Plant Replacement Program	15,000	11,827	3,173	78.85%
Security System Monitoring & Maint.	3,000	7,224	(4,224)	240.80%
Miscellaneous Maintenance	15,000	17,708	(2,708)	118.05%
Irrigation Maintenance	15,000	3,723	11,277	24.82%
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	175	1,825	8.75%
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%
<b>Total Other Physical Environment</b>	<b>572,350</b>	<b>348,522</b>	<b>223,828</b>	<b>60.89%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Road and Street Facilities</u></b>				
Utility - StreetLights	130,000	160,406	(30,406)	123.39%
<b>Total Road and Street Facilities</b>	<u>130,000</u>	<u>160,406</u>	<u>(30,406)</u>	<u>123.39%</u>
<b>TOTAL EXPENDITURES</b>	<b>889,825</b>	<b>641,274</b>	<b>248,551</b>	<b>72.07%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>588,427</u>	<u>588,427</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26,945</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 615,372</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
Series 2019 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 38,376	\$ 38,376	0.00%
Special Assmnts- Tax Collector	764,347	686,876	(77,471)	89.86%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
<b>TOTAL REVENUES</b>	<b>764,347</b>	<b>753,806</b>	<b>(10,541)</b>	<b>98.62%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	235,000	485,000	(250,000)	206.38%
Principal Prepayments	-	1,000,000	(1,000,000)	0.00%
Interest Expense	529,347	505,141	24,206	95.43%
<b>Total Debt Service</b>	<b>764,347</b>	<b>1,990,141</b>	<b>(1,225,794)</b>	<b>260.37%</b>
<b>TOTAL EXPENDITURES</b>	<b>764,347</b>	<b>1,990,141</b>	<b>(1,225,794)</b>	<b>260.37%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,236,335)	(1,236,335)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,871,518</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 635,183</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
Series 2021 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 30,008	\$ 30,008	0.00%
Special Assmnts- Tax Collector	-	67,857	67,857	0.00%
Special Assmnts- CDD Collected	810,109	1,346,646	536,537	166.23%
<b>TOTAL REVENUES</b>	<b>810,109</b>	<b>1,444,511</b>	<b>634,402</b>	<b>178.31%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	247,555	305,000	(57,445)	123.20%
Interest Expense	562,554	498,845	63,709	88.68%
<b>Total Debt Service</b>	<b>810,109</b>	<b>803,845</b>	<b>6,264</b>	<b>99.23%</b>
<b>TOTAL EXPENDITURES</b>	<b>810,109</b>	<b>803,845</b>	<b>6,264</b>	<b>99.23%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	640,666	640,666	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>509,569</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,150,235</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
Series 2019 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 380	\$ 380	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>380</b>	<b>380</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	380	380	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(6,663)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (6,283)</u></b>		



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
Series 2021 Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,555	\$ 4,555	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4,555</b>	<b>4,555</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,555	4,555	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>17,679</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 22,234</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>24,450,850</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 24,450,850</u></b>		

# Bank Account Statement

North Park Isle CDD

Wednesday, July 24, 2024

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Z-NTHITE

**Bank Account No.** 8942  
**Statement No.** 24\_06  
**Statement Date** 06/30/2024

<b>GL Balance (LCY)</b>	722,006.45	<b>Statement Balance</b>	726,807.11
<b>GL Balance</b>	722,006.45	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	726,807.11
<b>Subtotal</b>	722,006.45	<b>Outstanding Checks</b>	-4,800.66
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	722,006.45
<b>Ending G/L Balance</b>	722,006.45		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
06/04/2024	Payment	BD00005	Deposit No. BD00005	5,027.46	5,027.46	0.00
06/04/2024	Payment	BD00006	Deposit No. BD00006	225.00	225.00	0.00
06/17/2024	Payment	BD00007	Deposit No. BD00007	475.00	475.00	0.00
06/30/2024		JE000508	ACH DOH-EH 98404726	-250.35	-250.35	0.00
06/06/2024		JE000509	DS payment Tax collected	2,519.20	2,519.20	0.00
06/14/2024		JE000510	DS payment Tax collected	7,557.63	7,557.63	0.00
06/30/2024		JE000511	Utility Electric adjustment	2.38	2.38	0.00
<b>Total Deposits</b>				15,556.32	15,556.32	0.00
<b>Checks</b>						
05/09/2024	Payment	1562	Check for Vendor V00023	-200.00	-200.00	0.00
05/09/2024	Payment	1563	Check for Vendor V00027	-200.00	-200.00	0.00
05/30/2024	Payment	1574	Check for Vendor V00052	-2,313.00	-2,313.00	0.00
06/06/2024	Payment	1575	Check for Vendor V00005	-1,715.00	-1,715.00	0.00
06/06/2024	Payment	1576	Check for Vendor V00022	-331.41	-331.41	0.00
06/06/2024	Payment	1577	Check for Vendor V00025	-1,668.09	-1,668.09	0.00
06/06/2024	Payment	1578	Check for Vendor V00028	-1,464.49	-1,464.49	0.00
06/06/2024	Payment	1579	Check for Vendor V00038	-500.00	-500.00	0.00
06/06/2024	Payment	1580	Check for Vendor V00043	-730.00	-730.00	0.00
06/10/2024	Payment	1581	Check for Vendor V00058	-812.00	-812.00	0.00
06/21/2024	Payment	1584	Check for Vendor V00023	-200.00	-200.00	0.00
06/21/2024	Payment	1586	Check for Vendor V00029	-200.00	-200.00	0.00
06/17/2024	Payment	DD183	Payment of Invoice 000950	-930.61	-930.61	0.00
06/17/2024	Payment	DD184	Payment of Invoice 000964	-11,190.29	-11,190.29	0.00
06/17/2024	Payment	DD185	Payment of Invoice 001033	-37.40	-37.40	0.00
06/17/2024	Payment	DD186	Payment of Invoice 001034	-331.41	-331.41	0.00
06/17/2024	Payment	DD187	Payment of Invoice 001035	-331.41	-331.41	0.00
06/17/2024	Payment	DD188	Payment of Invoice 001037	-146.35	-146.35	0.00
06/17/2024	Payment	DD189	Payment of Invoice 001038	-231.17	-231.17	0.00
06/17/2024	Payment	DD190	Payment of Invoice 001039	-331.41	-331.41	0.00

Bank Account Statement

North Park Isle CDD

Wednesday, July 24, 2024  
Page 2  
Z-NTHITE

Bank Account No. 8942  
Statement No. 24\_06  
Statement Date 06/30/2024

06/17/2024	Payment	DD191	Payment of Invoice 001040	-331.59	-331.59	0.00
Total Checks				-24,195.63	-24,195.63	0.00

Outstanding Checks

09/28/2023	Payment	1418	Check for Vendor V00037	-2,000.00
05/16/2024	Payment	1569	Check for Vendor V00047	-2,200.66
06/21/2024	Payment	1582	Check for Vendor V00017	-200.00
06/21/2024	Payment	1583	Check for Vendor V00020	-200.00
06/21/2024	Payment	1585	Check for Vendor V00027	-200.00
Total Outstanding Checks				-4,800.66

Outstanding Deposits

Total Outstanding Deposits

# **NORTH PARK ISLE CDD**

**Field Inspection - July 2024**

**Friday, July 19, 2024**

**Prepared For North Park Isle Board Of Supervisors**

**52 Items Identified**



### Item 1

Assigned To Sunrise

Bismarcks have been replaced with Royal palms at the clubhouse.



### Item 2

Assigned To Sunrise

New royal palm.



**Item 3**

Assigned To Sunrise  
New royal palm.



**Item 4**

Assigned To Inframark  
Pavers are slightly sinking by the  
pool.





**Item 5**

Assigned To Sunrise  
New royal palm.



**Item 6**

Assigned To LMP  
Heavy rains are causing the mulch to  
washout.





### Item 7

Assigned To LMP

Large dead pine has been approved for removal. LMP is scheduling.



### Item 8

Assigned To Sunrise

Dead Sabal palms have been replaced with new ones.



### Item 9

Assigned To LMP

Mealybugs need to be treated on  
Muhly grass throughout.



### Item 10

Assigned To Sunrise

New Sabal palm.





### Item 11

Assigned To Inframark

Audit needed for the landscaping lights.



### Item 12

Assigned To LMP

Braces that have fallen need to be hauled away.



**Item 13**

Assigned To Inframark  
Playground looks good.



**Item 14**

Assigned To Sunrise  
New Sabal palm.





### Item 15

Assigned To Sunrise

Missing Podocarpus have been replaced.



### Item 16

Assigned To Blue Life Pool Services

Water level is too high but overall pool looks good.



### Item 17

Assigned To LMP

Bismarcks, Muhly, and turf look good at N Maryland and Tropical Oasis Ave.



### Item 18

Assigned To LMP

Removal of the fallen limb on E Sam Allen Rd has been approved, LMP is scheduling.





### Item 19

Assigned To LMP

Main entry looks good. Some weed detailing needed.



### Item 20

Assigned To LMP

Proposal needed to replace dead Crape Myrtle on N Maryland.



### Item 21

Assigned To LMP

Turf is still struggling at N Maryland Ave and Tahitian Sunrise Dr.



### Item 22

Assigned To LMP

VFD for the well at the pump station on N Maryland is on order.





### Item 23

Assigned To LMP

Mealybugs need to be treated in the Muhly grass throughout.



### Item 24

Assigned To LMP

Sod has been approved for around the sidewalk on Tropical Oasis Dr. Installation will begin once the VFD on the well is installed.



### Item 25

Assigned To LMP

Some of the Viburnum is declining along the northern fence at the next pocket park up N Maryland Ave.



### Item 26

Assigned To LMP

Replacements for the dead Magnolias have been approved. Waiting on VFD installation so the irrigation is working properly before any installs.





### Item 27

Assigned To LMP

Viburnum are stressed and yellowing at N Maryland and Capri Coast Dr.



### Item 28

Assigned To LMP

Turf is still very damaged at N Maryland Ave and Capri Coast Dr.



**Item 29**

Assigned To Eco-Logic Services  
Pond 5 looks good.



**Item 30**

Assigned To Eco-Logic Services  
Pond 7 looks good.



### Item 31

Assigned To LMP

One declining palm in the pocket park on Capri Coast Dr.



### Item 32

Assigned To Eco-Logic Services

Aquatic weeds need to be treated in pond 6.





### Item 33

Assigned To LMP

The pocket park on Tropical Oasis Ave looks good.



### Item 34

Assigned To Eco-Logic Services

Blue-Green Algae will be treated in pond 11.



### Item 35

Assigned To Eco-Logic Services  
Pond 12 looks good.



### Item 36

Assigned To Eco-Logic Services  
Pond 10 has been recently treated,  
weeds are dying off.





### Item 37

Assigned To Eco-Logic Services

Pond 17 has been missed but will be treated.



### Item 38

Assigned To Eco-Logic Services

Filamentous algae in pond 15.





### Item 39

Assigned To LMP

Viburnum fill ins have been approved for the pocket park on Tahitian Sunrise Dr. Waiting for VFD on the well for installation.



### Item 40

Assigned To Eco-Logic Services

Pond 16 looks good.



#### Item 41

Assigned To LMP

Turf is still damaged at Tahitian Sunrise Dr and Coastal Dusk Dr.



#### Item 42

Assigned To LMP

The banks of the pond northeast of N Maryland Ave and Capri Coast Dr needs to be mowed (pond not numbered).



#### Item 43

Assigned To Randy Suggs

Landscaping is being installed at N Park Rd and Blue Orchid Ave.



#### Item 44

Assigned To Randy Suggs

Installs and turf are looking good all the way up the west side of N Park Rd.





#### Item 45

Assigned To Eco-Logic Services

Shoreline weeds need treatment in the ponds west of N Park Rd.



#### Item 46

Assigned To Randy Suggs

Landscaping installation underway at N Park Rd and Tropical Oasis Dr.



#### Item 47

Assigned To LMP

Weed treatment needed at the monument at N Park Rd and Tahitian Sunrise Dr. More mulch also needed when development is done.



#### Item 48

Assigned To LMP

Copperleaf still need to be replanted at N Park Rd and Tahitian Sunrise Dr.





**Item 49**

Curbs are full of dirt along N Park Rd.



**Item 50**

Assigned To LMP

Conservation area still needs to be cut back along the railing.



### Item 51

Assigned To LMP

Bushhogging has been approved, LMP is scheduling (pond 5 on LMP map).



### Item 52

Assigned To Eco-Logic Services

Waterway up front along E Sam Allen Rd has been added to maintenance plan and recently sprayed out.