

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**SEPTEMBER 05, 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, September 05, 2024, at 2:00 p.m.

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The Regular Meeting of North Park Isle Community Development District will be held on **September 05, 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

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

## 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 2024-06; FY 2025 Goals & Objectives
    - i. HB7013 – Special Districts Performance Measures & Standards Memo
  - B. Consideration of Resolution 2024-07; Redesignating Officers
  - C. Ratification of Funding Agreement
  - D. Discussion of Pond Maintenance
4. **CONSENT AGENDA**
  - A. Approval of Minutes of the August 01, 2024 Regular Meeting
  - B. Consideration of Operation and Maintenance July 2024
  - C. Acceptance of the Financials and Approval of the Check Register for July 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 **November 07, 2024 at 2:00 p.m.**

## RESOLUTION 2024-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; 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*; and

**WHEREAS**, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

**WHEREAS**, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

**WHEREAS**, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

**SECTION 1.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

**SECTION 3.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**ATTEST:**

**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

**Exhibit A:** Performance Measures/Standards and Annual Reporting



**Exhibit A**



## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 28, 2024

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

**The North Park Isle Community Development District (“District”)  
Performance Measures/Standards & Annual Reporting Form**

**October 1, 2024 – September 30, 2025**

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

**Measurement:** Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of twelve Board meetings were held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**Achieved:** Yes ☐ No ☐

**2. Infrastructure and Facilities Maintenance**

**Goal 2.1: Field Management and/or District Management Site Inspections Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within District Management services agreement

**Achieved:** Yes ☐ No ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District's engineer.

**Achieved:** Yes ☐ No ☐

### **3. Financial Transparency and Accountability**

#### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

**Standard:** 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

#### **SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

North Park Isle Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

North Park Isle Community Development District

## RESOLUTION 2024-07

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

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

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

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

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

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

<u>Carlos de la Ossa</u>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary

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

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF SEPTEMBER 2024.**

**ATTEST:**

**NORTH PARK ISLE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairman/ Vice Chair of the Board of Supervisors

**FY 2024-2025 Operations and Maintenance  
Budget Funding Agreement  
(North Park Isle Community Development District)**

This FY 2024-2025 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of July 11, 2024, between the **North Park Isle Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **North Park Isle Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

**Recitals**

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

**WHEREAS**, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the “**FY 2024-2025 Budget**”), which commences on October 1, 2024, and concludes on September 30, 2025;

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

**WHEREAS**, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

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

**WHEREAS**, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

**WHEREAS**, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

**Operative Provisions**

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

1. **Funding Obligations.** From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2024-2025 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2024-2025, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2024-2025. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2024-2025. The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2024 and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
  - a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
  - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2024-2025 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
  - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.



7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

**North Park Isle Development, LLC**  
a Florida limited liability company

By: Eisenhower Management, Inc.  
a Florida corporation,  
as its Manager

**North Park Isle Community  
Development District**

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

\_\_\_\_\_  
Nicholas Dister  
Vice President

**Exhibit A: FY 2024-2025 Budget**

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

The regular meeting and of the Board of Supervisors of North Park Isle Community Development District was held on Thursday, August 1, 2024, and called to order at 2:04 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>
Ryan Motko	Assistant Secretary <i>(via phone)</i>
Kelly Evans	Assistant Secretary
Albert Viera	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Cary Allen Webster	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** **Business Items**  
**A. Consideration of Resolution 2024-05, Setting Fiscal Year 2025 Meeting Schedule**  
The following are the dates and times scheduled:

- October 3, 2024 2:00 p.m.
- November 7, 2024 2:00 p.m.
- December 5, 2024 2:00 p.m.
- January 2, 2025 2:00 p.m.
- February 6, 2025 2:00 p.m.
- March 6, 2025 2:00 p.m.
- April 3, 2025 2:00 p.m.
- May 1, 2025 2:00 p.m.
- June 5, 2025 2:00 p.m.

August 1, 2024

NORTH PARK ISLE CDD

- July 10, 2025 2:00 p.m.
- August 7, 2025 2:00 p.m.
- September 4, 2025 2:00 p.m.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-05, Setting Fiscal Year 2025 Meeting Schedule as detailed above. 5-0

**FOURTH ORDER OF BUSINESS****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**

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

**FIFTH 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.

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

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS****Public Comments**

There being none, the next order of business followed.

**EIGHTH 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 2:30 pm. 5-0

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Bryan Radcliff  
District Manager

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Carlos de la Ossa  
Chairperson

## July 2024 Meeting

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
BLUE LIFE POOL SERVICE LLC	7/1/2024	15230	\$2,000.00	\$2,000.00	POOL JULY 2024.
ECO-LOGIC SERVICES LLC	6/30/2024	4093	\$4,725.00	\$4,725.00	LAKE MAINT. - JULY 2024
JNJ AMENITY SERVICES LLC	6/29/2024	0386	\$700.00	\$700.00	CLEANING - JUNE 2024
SECURITEAM	7/1/2024	18586	\$500.00	\$500.00	MONITORING JULY 2024
SECURITEAM	3/1/2024	18037	\$500.00	\$500.00	SECURITY MARCH 2024
<b>Monthly Contract Subtotal</b>			<b>\$8,425.00</b>	<b>\$8,425.00</b>	
<b>Variable Contract</b>					
ALBERTO VIERA	7/11/2024	AV 071124	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	7/11/2024	CDLO 071124	\$200.00	\$200.00	SUPERVISOR FEE
KELLY ANN EVANS	7/11/2024	KE 071124	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	7/11/2024	ND 071124	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	7/11/2024	RM 071124	\$200.00	\$200.00	SUPERVISOR FEE
<b>Variable Contract Subtotal</b>			<b>\$1,000.00</b>	<b>\$1,000.00</b>	
<b>Utilities</b>					
CITY OF PLANT CITY	6/7/2024	1375489	\$3,100.91	\$3,100.91	WATER
CITY OF PLANT CITY	6/7/2024	1375298	\$606.72	\$606.72	WATER
CITY OF PLANT CITY	6/7/2024	1374813	\$2,219.42	\$2,219.42	WATER
CITY OF PLANT CITY	6/7/2024	1374816	\$4,474.17	\$4,474.17	WATER
CITY OF PLANT CITY	6/7/2024	1375490	\$4,650.89	\$4,650.89	WATER
GIG FIBER LLC	7/1/2024	2991	\$10,450.00	\$10,450.00	SOLAR EQUIPMENT JULY 2024
TECO	5/14/2024	3537 051424 ACH	\$37.40	\$37.40	ELECTRIC
TECO	5/14/2024	5389 051424 ACH	\$331.41	\$331.41	ELECTRIC
TECO	5/14/2024	5348 051424 ACH	\$331.41	\$331.41	ELECTRIC
TECO	5/14/2024	6724 051424 ACH	\$146.35	\$146.35	ELECTRIC
TECO	5/14/2024	2672 051424 ACH	\$231.17	\$231.17	ELECTRIC
TECO	5/14/2024	5371 051424 ACH	\$331.41	\$331.41	ELECTRIC
TECO	5/14/2024	5355 051424 ACH	\$331.59	\$331.59	ELECTRIC

July 2024 Meeting

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Utilities Subtotal</b>			<b>\$27,242.85</b>	<b>\$27,242.85</b>	
<b>Regular Services</b>					
EGIS INSURANCE	7/8/2024	23775	\$2,105.00	\$2,105.00	INSURANCE
FLORIDA DEPARTMENT OF	7/15/2024	29-BID-7292695	\$250.00	\$250.00	POOL PERMIT
HAWKINS SERVICE COMPANY	6/5/2024	262440514	\$402.98	\$402.98	FULL SYSTEM EVAL.
HAWKINS SERVICE COMPANY	6/17/2024	263253459	\$737.80	\$737.80	DRAIN MAINT.
HAWKINS SERVICE COMPANY	6/6/2024	262748488	\$1,636.00	\$1,636.00	MISC. MAINT.
LANDSCAPE MAINTENANCE PROFESSIONALS INC	5/24/2024	184143	\$990.00	\$990.00	PALM PRUNING
LANDSCAPE MAINTENANCE PROFESSIONALS INC	7/3/2024	185237	\$400.50	\$400.50	IRRIGATION
MCCALL SERVICE NW, LLC	6/3/2024	59326941	\$125.00	\$125.00	PEST SERVICE
STRALEY ROBIN VERICKER	7/9/2024	24887	\$2,591.45	\$2,591.45	PROFESSIONAL SERVICES
TECH STREET GLOBAL SECURITY LLC	7/7/2024	1010	\$1,885.00	\$1,885.00	SECURITY 06/22/24-07/07/24
THOMPSON SAFETY LLC	6/20/2024	TPA000000902	\$192.39	\$192.39	FIRE ANNUAL INSPECTION
TIMES PUBLISHING COM	7/3/2024	346806 070324	\$726.00	\$726.00	AD SERVICES
<b>Regular Services Subtotal</b>			<b>\$12,042.12</b>	<b>\$12,042.12</b>	
<b>TOTAL</b>			<b>\$48,709.97</b>	<b>\$48,709.97</b>	

# **North Park Isle Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 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 July 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 536,940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 536,940
Cash in Transit	-	3,808	(3,808)	-	-	-	-	-
Accounts Receivable	783	-	-	-	-	-	-	783
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	-	-	98,602	-	-	-	-	98,602
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Master	-	-	-	-	113,316	-	-	113,316
Acquisition & Construction Account	-	-	-	21,075	20,844	-	-	41,919
Prepayment Account	-	1,578	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	747,255
Revenue Fund	-	331,686	653,405	-	-	-	-	985,091
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>\$ 564,218</b>	<b>\$ 678,131</b>	<b>\$ 1,154,395</b>	<b>\$ 21,077</b>	<b>\$ 134,160</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,016,890</b>

## **LIABILITIES**

Accounts Payable	\$ 5,935	\$ 1,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,749
Accrued Expenses	6,192	-	-	-	-	-	-	6,192
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	322	40,247	-	27,282	30,751	-	-	98,602
<b>TOTAL LIABILITIES</b>	<b>9,419</b>	<b>42,061</b>	<b>-</b>	<b>27,282</b>	<b>113,483</b>	<b>-</b>	<b>26,014,059</b>	<b>26,206,304</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Balance Sheet**  
As of July 31, 2024  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2019 DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2019 CAPITAL PROJECTS FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	636,070	1,154,395	-	-	-	-	1,790,465
Capital Projects	-	-	-	-	20,677	-	-	20,677
Unassigned:	554,799	-	-	(6,205)	-	24,450,850	-	24,999,444
<b>TOTAL FUND BALANCES</b>	<b>554,799</b>	<b>636,070</b>	<b>1,154,395</b>	<b>(6,205)</b>	<b>20,677</b>	<b>24,450,850</b>	<b>-</b>	<b>26,810,586</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 564,218</b>	<b>\$ 678,131</b>	<b>\$ 1,154,395</b>	<b>\$ 21,077</b>	<b>\$ 134,160</b>	<b>\$ 24,450,850</b>	<b>\$ 26,014,059</b>	<b>\$ 53,016,890</b>



**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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>				
Interest - Tax Collector	\$ -	\$ 55	\$ 55	0.00%
Rental Income	-	1,175	1,175	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	-	1,175	1,175	0.00%
<b>TOTAL REVENUES</b>	<b>889,825</b>	<b>1,230,231</b>	<b>340,406</b>	<b>138.26%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	8,000	4,000	66.67%
ProfServ-Trustee Fees	8,100	4,041	4,059	49.89%
Disclosure Report	7,200	6,600	600	91.67%
District Counsel	10,000	21,947	(11,947)	219.47%
District Engineer	5,000	2,140	2,860	42.80%
District Manager	36,000	26,667	9,333	74.08%
Accounting Services	6,750	6,188	562	91.67%
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	2,413	4,587	34.47%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,100	400	73.33%
Miscellaneous Expenses	-	210	(210)	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	3,244	(3,069)	1853.71%
<b>Total Administration</b>	<b>163,975</b>	<b>107,878</b>	<b>56,097</b>	<b>65.79%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	15,000	18,549	(3,549)	123.66%
<b>Total Electric Utility Services</b>	<b>15,000</b>	<b>18,549</b>	<b>(3,549)</b>	<b>123.66%</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 July 31, 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	36,393	(32,893)	1039.80%
<b>Total Water-Sewer Comb Services</b>	<b>3,500</b>	<b>36,393</b>	<b>(32,893)</b>	<b>1039.80%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	44,000	44,425	(425)	100.97%
Field Services	12,000	9,200	2,800	76.67%
Contracts-Pools	11,200	20,800	(9,600)	185.71%
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	250	1,750	12.50%
Onsite Staff	35,000	2,000	33,000	5.71%
Janitorial Services & Supplies	1,800	2,898	(1,098)	161.00%
Insurance -Property & Casualty	-	2,105	(2,105)	0.00%
R&M-Drainage	25,000	-	25,000	0.00%
R&M-Other Landscape	10,000	6,890	3,110	68.90%
R&M-Pools	20,000	4,048	15,952	20.24%
Amenity Maintenance & Repairs	10,000	9,118	882	91.18%
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	10,109	(7,109)	336.97%
Miscellaneous Maintenance	15,000	17,900	(2,900)	119.33%
Irrigation Maintenance	15,000	4,124	10,876	27.49%
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>368,703</b>	<b>203,647</b>	<b>64.42%</b>

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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	170,856	(40,856)	131.43%
<b>Total Road and Street Facilities</b>	<u>130,000</u>	<u>170,856</u>	<u>(40,856)</u>	<u>131.43%</u>
<b>TOTAL EXPENDITURES</b>	<b>889,825</b>	<b>702,379</b>	<b>187,446</b>	<b>78.93%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>527,852</u>	<u>527,852</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>26,947</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 554,799</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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	\$ -	\$ 41,077	\$ 41,077	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>756,507</b>	<b>(7,840)</b>	<b>98.97%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Water-Sewer Comb Services</u></b>				
Utility - Water	-	1,814	(1,814)	0.00%
<b>Total Water-Sewer Comb Services</b>	<b>-</b>	<b>1,814</b>	<b>(1,814)</b>	<b>0.00%</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>1,991,955</b>	<b>(1,227,608)</b>	<b>260.61%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,235,448)	(1,235,448)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,871,518</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 636,070</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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	\$ -	\$ 34,168	\$ 34,168	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>1,448,671</b>	<b>638,562</b>	<b>178.82%</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	-	644,826	644,826	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>509,569</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,154,395</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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	\$ -	\$ 458	\$ 458	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>458</b>	<b>458</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	-	458	458	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(6,663)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (6,205)</u></b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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	\$ -	\$ 5,093	\$ 5,093	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5,093</b>	<b>5,093</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,095	(2,095)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,095</b>	<b>(2,095)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,095</b>	<b>(2,095)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	2,998	2,998	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>17,679</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 20,677</b>		

**NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 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

**Bank Account No.** 8942  
**Statement No.** 24\_07  
**Statement Date** 07/31/2024

<b>GL Balance (LCY)</b>	536,940.22	<b>Statement Balance</b>	546,022.66
<b>GL Balance</b>	536,940.22	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	546,022.66
<b>Subtotal</b>	536,940.22	<b>Outstanding Checks</b>	-9,082.44
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	536,940.22
<b>Ending G/L Balance</b>	536,940.22		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
						0.00
06/21/2024	Payment	1582	Check for Vendor V00017	-200.00	-200.00	0.00
06/21/2024	Payment	1583	Check for Vendor V00020	-200.00	-200.00	0.00
06/21/2024	Payment	1585	Check for Vendor V00027	-200.00	-200.00	0.00
07/03/2024	Payment	1587	Check for Vendor V00013	-5,608.45	-5,608.45	0.00
07/03/2024	Payment	1588	Check for Vendor V00024	-10,450.00	-10,450.00	0.00
07/03/2024	Payment	1589	Check for Vendor V00025	-16,548.10	-16,548.10	0.00
07/03/2024	Payment	1590	Check for Vendor V00028	-4,978.51	-4,978.51	0.00
07/03/2024	Payment	1591	Check for Vendor V00037	-2,100.00	-2,100.00	0.00
07/03/2024	Payment	1592	Check for Vendor V00039	-1,360.00	-1,360.00	0.00
07/03/2024	Payment	1593	Check for Vendor V00042	-4,325.00	-4,325.00	0.00
07/03/2024	Payment	1594	Check for Vendor V00056	-15,243.00	-15,243.00	0.00
07/03/2024	Payment	1595	Check for Vendor V00057	-36,384.75	-36,384.75	0.00
07/03/2024	Payment	1596	Check for Vendor V00058	-1,508.00	-1,508.00	0.00
07/15/2024	Payment	1597	Check for Vendor V00057	-25,476.65	-25,476.65	0.00
07/23/2024	Payment	1598	Check for Vendor V00023	-200.00	-200.00	0.00
07/23/2024	Payment	1599	Check for Vendor V00037	-2,000.00	-2,000.00	0.00
07/23/2024	Payment	1600	Check for Vendor V00029	-200.00	-200.00	0.00
07/23/2024	Payment	1601	Check for Vendor V00047	-15,052.11	-15,052.11	0.00
07/23/2024	Payment	1602	Check for Vendor V00042	-4,725.00	-4,725.00	0.00
07/23/2024	Payment	1604	Check for Vendor V00024	-10,450.00	-10,450.00	0.00
07/23/2024	Payment	1606	Check for Vendor V00043	-700.00	-700.00	0.00
07/23/2024	Payment	1607	Check for Vendor V00020	-200.00	-200.00	0.00
07/23/2024	Payment	1608	Check for Vendor V00057	-1,390.50	-1,390.50	0.00
07/23/2024	Payment	1609	Check for Vendor V00052	-125.00	-125.00	0.00
07/23/2024	Payment	1610	Check for Vendor V00017	-200.00	-200.00	0.00
07/23/2024	Payment	1611	Check for Vendor V00027	-200.00	-200.00	0.00
07/23/2024	Payment	1612	Check for Vendor V00039	-1,000.00	-1,000.00	0.00
07/23/2024	Payment	1613	Check for Vendor V00013	-2,591.45	-2,591.45	0.00
07/23/2024	Payment	1614	Check for Vendor V00058	-1,885.00	-1,885.00	0.00
07/23/2024	Payment	1615	Check for Vendor V00060	-192.39	-192.39	0.00
07/23/2024	Payment	1616	Check for Vendor V00010	-726.00	-726.00	0.00
06/28/2024	Payment	DD192	Payment of Invoice 000996	-209.99	-209.99	0.00

# Bank Account Statement

North Park Isle CDD

**Bank Account No.** 8942

**Statement No.** 24\_07

**Statement Date** 07/31/2024

07/05/2024	Payment	DD193	Payment of Invoice 000997	-27.19	-27.19	0.00
07/05/2024	Payment	DD194	Payment of Invoice 000998	-240.60	-240.60	0.00
07/05/2024	Payment	DD195	Payment of Invoice 000999	-27.34	-27.34	0.00
07/05/2024	Payment	DD196	Payment of Invoice 001002	-2,729.45	-2,729.45	0.00
07/05/2024	Payment	DD197	Payment of Invoice 001003	-146.16	-146.16	0.00
07/05/2024	Payment	DD198	Payment of Invoice 001004	-27.96	-27.96	0.00
07/05/2024	Payment	DD199	Payment of Invoice 001005	-37.33	-37.33	0.00
07/05/2024	Payment	DD200	Payment of Invoice 001045	-11,170.04	-11,170.04	0.00
07/18/2024	Payment	DD201	Payment of Invoice 001071	-68.57	-68.57	0.00
<b>Total Checks</b>				-181,104.54	-181,104.54	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
07/23/2024	Payment	1603	Check for Vendor V00007	-2,105.00
07/23/2024	Payment	1605	Check for Vendor V00059	-2,776.78
<b>Total Outstanding Checks</b>				-9,082.44

## Outstanding Deposits

## Total Outstanding Deposits

# **NORTH PARK ISLE CDD**

**Field Inspection - August 2024**

**Friday, 23 August 2024**

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

**62 Items Identified**

**Item 1**

Assigned To: LMP

Clubhouse is clean and well maintained.  
Surrounding landscaping looks good.

**Item 2**

Assigned To: Sunrise

Dead pine tree was pulled, waiting on  
replacement.

**Item 3**

Assigned To: LMP

Turf, Muhly grass, and Bismarcks look good in  
front of the amenity center.

**Item 4**

Assigned To: LMP

Drainage issues around the clubhouse are causing Muhly Grass to yellow slightly.

**Item 5**

Assigned To: N/A

Standing water from recent rains.

**Item 6**

Assigned To: Sunrise

New Sabal Palm is establishing.





### Item 7

Assigned To: Inframark

New latch needed for the basketball court.



### Item 8

Assigned To: LMP

Muhly grass around the amenity center need to be treated for Mealy Bugs.



### Item 9

Assigned To: LMP

Mealy bugs in the Muhly Grass.



### Item 10

Assigned To: Sunrise  
New Sabal Palm.



### Item 11

Assigned To: Sunrise  
Another missing Pine tree. 3 total still need to be installed.



### Item 12

Assigned To: Inframark/LMP  
Playground looks good.





### Item 13

Assigned To: Sunrise  
New Sabal Palm.



### Item 14

Assigned To: Sunrise  
3rd missing Pine tree.



### Item 15

Assigned To: LMP  
Well is back up and running, irrigation repairs  
needed before sod and other approved installs  
can go in.



**Item 16**

Assigned To: Inframark

Clubhouse interior is clean and well maintained.

**Item 17**

Assigned To: Sunrise

New Royal Palms around the pool are establishing nicely. Ties are ready to be cut.

**Item 18**

Assigned To: Sunrise

New Royal Palm.



### Item 19

Assigned To: Sunrise  
New Royal Palm.



### Item 20

Assigned To: LMP  
Irrigation repairs underway at the cluster palm  
by the pool.



### Item 21

Assigned To: Sunrise  
New Royal Palm.



**Item 22**

Assigned To: Eco-Logic Services

Invasive weeds have been treated and died off in the waterway along E Sam Allen Rd.

**Item 23**

Assigned To: LMP

Landscaping along E Sam Allen Rd looks good.

**Item 24**

Assigned To: LMP

Annuals are nearing end of life at the front monument.

**Item 25**

Assigned To: LMP

Weeds need to be pulled out of the Bulbine in the raised planters.

**Item 26**

Assigned To: LMP

Buffer zone at the end of Hazy Sea Dr has been bush-hogged.

**Item 27**

Assigned To: LMP

Buffer zone has been bush-hogged.



**Item 28**

Assigned To: Plant City

Large reclaim water main line break is being repaired along Hazy Sea Dr.

**Item 29**

Assigned To: LMP

New Crape Myrtle installed along N Maryland Ave.

**Item 30**

Assigned To: LMP

Weeds/vines need to be cleared off of the Fakahatchee grass near the corner of N Maryland Ave and Hazy Sea Dr.



### Item 31

Assigned To: Advanced Energy Solutions

Low pressure switch has been installed free of charge to get the well back up and running until the new VFD is available. Currently on backorder.



### Item 32

Assigned To: Eco-Logic Services

Some Filamentous Algae in pond 12.



### Item 33

Assigned To: LMP

5 new Viburnum are needed at the pocket park on N Maryland Ave. Proposal requested.



**Item 34**

Assigned To: LMP

Bush-hogging is underway at the unmarked pond along Capri Coast Dr.

**Item 35**

Assigned To: LMP

Bush-hogging/maintenance is still needed at the cul-de-sac on Blue Orchid Ave.

**Item 36**

Assigned To: Eco-Logic Services

Some Duckweed still remaining in pond 4.



### **Item 37**

Assigned To: Eco-Logic Services

Pond 3 looks good.



### **Item 38**

Assigned To: Eco-Logic Services

Pond 2 looks good.



### **Item 39**

Assigned To: LMP

Dead Magnolias have been removed on Capri Coast Dr. Replacements have been approved and will be installed after irrigation repairs.



**Item 40**

Assigned To: LMP

Turf is still damaged along Capri Coast Dr.  
Proposal for new sod has been requested.

**Item 41**

Assigned To: Eco-Logic Services

Pond 7 looks good.

**Item 42**

Assigned To: Eco-Logic Services

Some shoreline weeds in pond 6.



### Item 43

Assigned To: LMP

The pocket park on Capri Coast Dr looks good.



### Item 45

Assigned To: Eco-Logic Services

Pond 11 looks good.



### Item 46

Assigned To: Eco-Logic Services

Pond 12 looks good.



**Item 47**

Assigned To: Eco-Logic Services

Some shoreline weeds in pond 9 on the back side.

**Item 48**

Assigned To: Eco-Logic Services

Pond 10 looks good.

**Item 49**

Assigned To: Eco-Logic Services

Shoreline weeds and Duckweed have been treated and died off in pond 17.



### Item 50

Assigned To: Eco-Logic Services  
Some shoreline weeds in pond 15.



### Item 51

Assigned To: LMP  
Viburnum fill ins for the pocket park on Tahitian Sunrise Dr have been approved, awaiting irrigation repairs.



### Item 52

Assigned To: Eco-Logic Services  
Pond 16 looks good.



**Item 53**

Assigned To: Eco-Logic Services

Pond 18 looks good.

**Item 54**

Assigned To: Eco-Logic Services

Shoreline weeds have been treated and are dying off in pond 19.

**Item 55**

Assigned To: LMP

The dead patches of turf have mostly filled in along Tahitian Sunrise Dr.



### Item 56

Assigned To: Randy Suggs

Installs are complete at the north end of N Park Rd. Mulch still needed.



### Item 57

Assigned To: Randy Suggs

Mulch still needed.



### Item 58

Assigned To: Eco-Logic Services

Ponds in the new phase along N Park Rd look good. These ponds are not numbered yet.



**Item 59**

Assigned To: Eco-Logic Services

Next pond down N Park Rd looks good.

**Item 60**

Assigned To: Randy Suggs

Installs are complete at N Park Rd and Tropical Oasis Ave.

**Item 61**

Assigned To: LMP

Proposal needed to repair the damage from the builder at N Park Rd and Tahitian Sunrise Dr.



### Item 62

Assigned To: LMP

Monument looks good at N Park Rd and Tahitian Sunrise Dr.



### Item 63

Assigned To: Eco-Logic Services

Pond 22 looks good.