

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 03, 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, October 03, 2024, at 2:00 p.m.

The Regular Meeting of North Park Isle Community Development District will be held on **October 03, 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](#)

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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 Change Order for District Engineer Contract
 - B. Discussion on Audit Engagement Letters
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the September 05, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance August 2024
 - C. Acceptance of the Financials and Approval of the Check Register for August 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.**



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2024-2 Date 10 September 2024

"Stantec" Stantec Consulting Services, Inc.
 Stantec Project # 215614807
 777 S. Harbour Island Blvd., Suite 600
 Tampa, FL 33602
 Ph: (813) 223-9500
 email: tonja.stewart@stantec.com

Client North Park Isle CDD
 Client Project # 283907
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 Ph: (813) 873-7300
 email: bryan.radcliff@inframark.com

Project Name and Location: North Park Isle CDD (Plant City, Florida)

In accordance with the original Professional Services Agreement dated November 21, 2019 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Change Order #2024-2 to be added to Task 2024 (FY 2024 Budget)

Original agreement amount	\$	5,000.00
Change Order Number <u>2024-1</u>	\$	8,000.00

Total Agreement	\$	<u>18,000.00</u>
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Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

Stantec Consulting Services, Inc.

North Park Isle CDD

Hamid Sahebkar, P.E.

Print Name and Title

Signature

Date Signed:

Print Name and Title

Signature

Date Signed:

**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, September 5, 2024, and called to order at 2:57 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
John Vericker	District Counsel

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 2024-06, FY 2025 Goals & Objectives

i. HB7013 – Special Districts Performance Measures & Standards Memo

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-06, Fiscal Year 2025 Goals & Objectives including HB7013 – Special Districts Performance Measures & Standards Memo, was adopted. 5-0

B. Consideration of Resolution 2024-07, Redesignating Officers

The following persons were elected to the offices:

- | | |
|---------------------|------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice Chairperson |
| • Brian Lamb | Secretary |
| • Eric Davidson | Treasurer |

September 5, 2024

NORTH PARK ISLE CDD

- Leah Popelka Assistant Treasurer
- Bryan Radcliff Assistant Secretary
- Kelly Evans Assistant Secretary
- Ryan Motko Assistant Secretary
- Alberto Viera Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-07, Redesignating Officers, as detailed above, adding Leah Popelka as Assistant Treasurer, was adopted. 5-0

C. Ratification of Funding Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Funding Agreement, was ratified. 5-0

D. Discussion of Pond Maintenance

- Mr. Radcliff provided an update on the current pond maintenance conditions at the District and the plan to improve water quality going forward.

FOURTH ORDER OF BUSINESS

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

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.

September 5, 2024

NORTH PARK ISLE CDD

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 3:04 pm. 5-0

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

August 2024 Meeting

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BLUE LIFE POOL SERVICE LLC	8/1/2024	15569	\$2,000.00	\$2,000.00	POOL SERVICES
CHARTER COMMUNICATIONS	7/11/2024	1124 071124 ACH	\$209.99	\$209.99	INTERNET
GIG FIBER LLC	8/1/2024	3121	\$10,450.00	\$10,450.00	SOLAR LIGHTS - AUG 2024
INFRAMARK LLC	7/31/2024	129905	\$518.63		DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	7/31/2024	129905	\$61.30	\$579.93	DISTRICT INVOICE JUNE 2024
INFRAMARK LLC	8/2/2024	130344	\$110.45	\$110.45	DISTRICT INVOICE JULY 2024
INFRAMARK LLC	7/31/2024	128883	\$600.00		DISTRICT INVOICE JULY 2024
INFRAMARK LLC	7/31/2024	128883	\$3,500.00		DISTRICT INVOICE JULY 2024
INFRAMARK LLC	7/31/2024	128883	\$1,000.00		DISTRICT INVOICE JULY 2024
INFRAMARK LLC	7/31/2024	128883	\$100.00	\$5,200.00	DISTRICT INVOICE JULY 2024
INFRAMARK LLC	8/2/2024	130519	\$562.50		DISTRICT INVOICE AUGUST 2024
INFRAMARK LLC	8/2/2024	130519	\$600.00		DISTRICT INVOICE AUGUST 2024
INFRAMARK LLC	8/2/2024	130519	\$3,500.00		DISTRICT INVOICE AUGUST 2024
INFRAMARK LLC	8/2/2024	130519	\$1,000.00		DISTRICT INVOICE AUGUST 2024
INFRAMARK LLC	8/2/2024	130519	\$100.00	\$5,762.50	DISTRICT INVOICE AUGUST 2024
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/1/2024	185677	\$24,256.50	\$24,256.50	GROUND MAINT. AUG 2024
SECURITEAM	8/1/2024	18714	\$500.00	\$500.00	MONITORING - AUG 2024
TRUIST - CC	6/23/2024	CC ACH 062324	\$68.57	\$68.57	CC PAYMENT
Monthly Contract Subtotal			\$49,137.94	\$49,137.94	
Variable Contract					
ALBERTO VIERA	8/1/2024	AV 080124	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	8/1/2024	CDLO 080124	\$200.00	\$200.00	SUPERVISOR FEE
KELLY ANN EVANS	8/1/2024	KE 080124	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	8/1/2024	ND 080124	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	8/1/2024	RM 080124	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					

August 2024 Meeting

NORTH PARK ISLE CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
CITY OF PLANT CITY	7/8/2024	1389343	\$405.73	\$405.73	RECLAIM
CITY OF PLANT CITY	7/8/2024	1388876	\$1,446.03	\$1,446.03	RECLAIM
CITY OF PLANT CITY	7/8/2024	1388877	\$1,814.01	\$1,814.01	RECLAIM
CITY OF PLANT CITY	8/7/2024	1403225	\$549.98	\$549.98	WATER
CITY OF PLANT CITY	8/7/2024	1403668	\$319.59	\$319.59	WATER
CITY OF PLANT CITY	7/8/2024	1388872	\$2,439.79	\$2,439.79	WATER/RECLAIM
CITY OF PLANT CITY	8/7/2024	1403223	\$826.49	\$826.49	WATER
CITY OF PLANT CITY	8/7/2024	1403227	\$618.59	\$618.59	WATER
CITY OF PLANT CITY	8/7/2024	1403228	\$1,816.09	\$1,816.09	WATER
CITY OF PLANT CITY	7/8/2024	1388874	\$562.45	\$562.45	WATER/RECLAIM
INFRAMARK LLC	7/31/2024	128883	\$562.50	\$562.50	DISTRICT INVOICE JULY 2024
TECO	6/13/2024	1600 061324 ACH	\$11,170.04	\$11,170.04	ELECTRIC
Utilities Subtotal			\$22,531.29	\$22,531.29	
Regular Services					
ADVANCED ENERGY SOLUTIONS	7/29/2024	11836	\$298.28	\$298.28	POOL EQUIPMENT
GRAU AND ASSOCIATES	8/8/2024	26279	\$6,200.00	\$6,200.00	AUDIT FYE 09/30/2023
JNJ AMENITY SERVICES LLC	7/23/2024	0404	\$730.00	\$730.00	CLEANING
MCCALL SERVICE NW, LLC	7/19/2024	59343361	\$125.00	\$125.00	PEST SERVICE
MCCALL SERVICE NW, LLC	8/12/2024	59358765	\$125.00	\$125.00	PEST SERVICE
STRALEY ROBIN VERICKER	8/7/2024	25028	\$862.50	\$862.50	PROFESSIONAL SERVICES
TECH STREET GLOBAL SECURITY LLC	8/12/2024	1023	\$2,320.00	\$2,320.00	SECURITY
Regular Services Subtotal			\$10,660.78	\$10,660.78	
Additional Services					
BLUE LIFE POOL SERVICE LLC	7/30/2024	15402	\$150.00	\$150.00	POOL LIGHTS INSTALLED
BLUE LIFE POOL SERVICE LLC	7/31/2024	15411	\$2,320.00	\$2,320.00	POOL REPAIRS
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/7/2024	185984	\$300.00	\$300.00	TREE LIMB REMOVED
LANDSCAPE MAINTENANCE PROFESSIONALS INC	8/1/2024	185983	\$650.00	\$650.00	TREE REMOVAL
Additional Services Subtotal			\$3,420.00	\$3,420.00	

<p>NORTH PARK ISLE CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$86,750.01	\$86,750.01	

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 August 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
ASSETS								
Cash - Operating Account	\$ 509,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 509,993
Cash in Transit	-	3,808	(3,808)	-	-	-	-	-
Accounts Receivable	783	-	-	-	-	-	-	783
Accounts Receivable - Other	623	-	-	-	-	-	-	623
Due From Other Funds	1,492	-	100,290	-	-	-	-	101,782
Investments:								
General Account	-	-	-	2	-	-	-	2
Acq. & Construction - Master	-	-	-	-	113,795	-	-	113,795
Acquisition & Construction Account	-	-	-	22,580	22,619	-	-	45,199
Prepayment Account	-	1,578	-	-	-	-	-	1,578
Reserve Fund	-	341,059	406,196	-	-	-	-	747,255
Revenue Fund	-	333,070	662,116	-	-	-	-	995,186
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
TOTAL ASSETS	\$ 538,763	\$ 679,515	\$ 1,164,794	\$ 22,582	\$ 136,414	\$ 24,450,850	\$ 26,014,059	\$ 53,006,977

LIABILITIES

Accounts Payable	\$ 69,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,240
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	-	40,643	-	28,700	32,439	-	-	101,782
TOTAL LIABILITIES	71,139	40,643	-	28,700	115,171	-	26,014,059	26,269,712

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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
FUND BALANCES								
Restricted for:								
Debt Service	-	638,872	1,164,794	-	-	-	-	1,803,666
Capital Projects	-	-	-	-	21,243	-	-	21,243
Unassigned:	467,624	-	-	(6,118)	-	24,450,850	-	24,912,356
TOTAL FUND BALANCES	467,624	638,872	1,164,794	(6,118)	21,243	24,450,850	-	26,737,265
TOTAL LIABILITIES & FUND BALANCES	\$ 538,763	\$ 679,515	\$ 1,164,794	\$ 22,582	\$ 136,414	\$ 24,450,850	\$ 26,014,059	\$ 53,006,977

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Tax Collector	\$ -	\$ 55	\$ 55	0.00%
Rental Income	-	1,675	1,675	0.00%
Special Assmnts- Tax Collector	386,285	425,668	39,383	110.20%
Special Assmnts- CDD Collected	503,540	803,029	299,489	159.48%
Developer Contribution	-	27,018	27,018	0.00%
Other Miscellaneous Revenues	-	1,350	1,350	0.00%
TOTAL REVENUES	889,825	1,258,795	368,970	141.47%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,000	3,000	75.00%
ProfServ-Trustee Fees	8,100	8,281	(181)	102.23%
Disclosure Report	7,200	7,200	-	100.00%
District Counsel	10,000	22,809	(12,809)	228.09%
District Engineer	5,000	2,140	2,860	42.80%
District Manager	36,000	33,667	2,333	93.52%
Accounting Services	6,750	6,750	-	100.00%
Auditing Services	6,000	8,300	(2,300)	138.33%
Website Compliance	1,500	1,500	-	100.00%
Annual Mailing	2,500	-	2,500	0.00%
Postage, Phone, Faxes, Copies	500	786	(286)	157.20%
Insurance - General Liability	3,800	-	3,800	0.00%
Public Officials Insurance	3,100	2,656	444	85.68%
Insurance -Property & Casualty	50,000	20,563	29,437	41.13%
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	1,200	300	80.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	4,218	(4,043)	2410.29%
Total Administration	163,975	131,483	32,492	80.18%
<u>Electric Utility Services</u>				
Utility - Electric	15,000	29,750	(14,750)	198.33%
Total Electric Utility Services	15,000	29,750	(14,750)	198.33%
<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%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>Water-Sewer Comb Services</u>				
Utility - Water	3,500	43,526	(40,026)	1243.60%
Total Water-Sewer Comb Services	3,500	43,526	(40,026)	1243.60%
<u>Other Physical Environment</u>				
Waterway Management	44,000	48,750	(4,750)	110.80%
Field Services	12,000	11,200	800	93.33%
Contracts-Pools	11,200	22,800	(11,600)	203.57%
Contracts-Trash & Debris Removal	2,500	-	2,500	0.00%
Contracts - Landscape	180,000	242,335	(62,335)	134.63%
Amenity Center Pest Control	2,000	375	1,625	18.75%
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	9,769	231	97.69%
R&M-Pools	20,000	4,048	15,952	20.24%
Amenity Maintenance & Repairs	10,000	10,158	(158)	101.58%
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	13,289	(10,289)	442.97%
Miscellaneous Maintenance	15,000	17,900	(2,900)	119.33%
Irrigation Maintenance	15,000	5,516	9,484	36.77%
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%
Total Other Physical Environment	572,350	432,052	140,298	75.49%

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>Road and Street Facilities</u>				
Utility - StreetLights	130,000	181,306	(51,306)	139.47%
Total Road and Street Facilities	<u>130,000</u>	<u>181,306</u>	<u>(51,306)</u>	<u>139.47%</u>
TOTAL EXPENDITURES	889,825	818,117	71,708	91.94%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>440,678</u>	<u>440,678</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		26,946		
FUND BALANCE, ENDING		<u>\$ 467,624</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 43,879	\$ 43,879	0.00%
Special Assmnts- Tax Collector	764,347	686,876	(77,471)	89.86%
Special Assmnts- CDD Collected	-	28,554	28,554	0.00%
TOTAL REVENUES	764,347	759,309	(5,038)	99.34%
<u>EXPENDITURES</u>				
<u>Water-Sewer Comb Services</u>				
Utility - Water	-	1,814	(1,814)	0.00%
Total Water-Sewer Comb Services	-	1,814	(1,814)	0.00%
<u>Debt Service</u>				
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%
Total Debt Service	764,347	1,990,141	(1,225,794)	260.37%
TOTAL EXPENDITURES	764,347	1,991,955	(1,227,608)	260.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,232,646)	(1,232,646)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,871,518		
FUND BALANCE, ENDING		\$ 638,872		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 38,567	\$ 38,567	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%
Other Miscellaneous Revenues	-	6,000	6,000	0.00%
TOTAL REVENUES	810,109	1,459,070	648,961	180.11%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	247,555	305,000	(57,445)	123.20%
Interest Expense	562,554	498,845	63,709	88.68%
Total Debt Service	810,109	803,845	6,264	99.23%
TOTAL EXPENDITURES	810,109	803,845	6,264	99.23%
Excess (deficiency) of revenues Over (under) expenditures	-	655,225	655,225	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		509,569		
FUND BALANCE, ENDING		\$ 1,164,794		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 545	\$ 545	0.00%
TOTAL REVENUES	-	545	545	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	545	545	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(6,663)		
FUND BALANCE, ENDING		<u>\$ (6,118)</u>		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,659	\$ 5,659	0.00%
TOTAL REVENUES	-	5,659	5,659	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,095	(2,095)	0.00%
Total Construction In Progress	-	2,095	(2,095)	0.00%
TOTAL EXPENDITURES	-	2,095	(2,095)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	3,564	3,564	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		17,679		
FUND BALANCE, ENDING		\$ 21,243		

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<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>		

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 24_08
Statement Date 08/31/2024

GL Balance (LCY)	509,993.02	Statement Balance	519,065.47
GL Balance	509,993.02	Outstanding Deposits	209.99
Positive Adjustments	0.00		
		Subtotal	519,275.46
Subtotal	509,993.02	Outstanding Checks	-9,282.44
Negative Adjustments	0.00		
		Ending Balance	509,993.02
Ending G/L Balance	509,993.02		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
08/12/2024	Payment	BD00009	Deposit No. BD00009	500.00	500.00	0.00
08/05/2024	Payment	BD00010	Deposit No. BD00010	26,313.86	26,313.86	0.00
08/05/2024	Payment	BD00011	Deposit No. BD00011	704.61	704.61	0.00
08/28/2024	Payment	BD00013	CK#15530 Off Roll- O&M	871.50	871.50	0.00
08/26/2024	Payment	BD00014	Deposit No. BD00014	175.00	175.00	0.00
Total Deposits				28,564.97	28,564.97	0.00
Checks						
08/09/2024	Payment	1617	Check for Vendor V00023	-200.00	-200.00	0.00
08/09/2024	Payment	1618	Check for Vendor V00029	-200.00	-200.00	0.00
08/09/2024	Payment	1619	Check for Vendor V00047	-3,665.77	-3,665.77	0.00
08/09/2024	Payment	1620	Check for Vendor V00020	-200.00	-200.00	0.00
08/09/2024	Payment	1621	Check for Vendor V00017	-200.00	-200.00	0.00
08/15/2024	Payment	1623	Check for Vendor V00043	-730.00	-730.00	0.00
08/15/2024	Payment	1624	Check for Vendor V00057	-24,256.50	-24,256.50	0.00
08/15/2024	Payment	1625	Check for Vendor V00052	-125.00	-125.00	0.00
08/15/2024	Payment	1626	Check for Vendor V00039	-500.00	-500.00	0.00
08/19/2024	Payment	1627	Check for Vendor V00025	-12,104.93	-12,104.93	0.00
08/19/2024	Payment	100000	Inv: 130344, Ref: DISTRICT INVOICE JULY	-110.45	-110.45	0.00
08/05/2024	Payment	DD202	Payment of Invoice 001089	-31.57	-31.57	0.00
08/05/2024	Payment	DD203	Payment of Invoice 001090	-29.47	-29.47	0.00
08/05/2024	Payment	DD204	Payment of Invoice 001091	-28.85	-28.85	0.00
08/05/2024	Payment	DD205	Payment of Invoice 001092	-47.44	-47.44	0.00
08/05/2024	Payment	DD207	Payment of Invoice 001094	-936.23	-936.23	0.00
08/05/2024	Payment	DD208	Payment of Invoice 001095	-280.62	-280.62	0.00
08/05/2024	Payment	DD209	Payment of Invoice 001097	-11,170.04	-11,170.04	0.00
08/05/2024	Payment	DD210	Payment of Invoice 001096	-456.20	-456.20	0.00
08/30/2024	Payment	DD211	Payment of Invoice 001119	-209.99	-209.99	0.00
08/05/2024	Payment	DD212	Payment of Invoice 001093	-39.10	-39.10	0.00
Total Checks				-55,522.16	-55,522.16	0.00

Bank Account Statement

North Park Isle CDD

Bank Account No. 8942
Statement No. 24_08
Statement Date 08/31/2024

Adjustments

Total Adjustments

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
08/09/2024	Payment	1622	Check for Vendor V00027	-200.00
Total Outstanding Checks				-9,282.44

Outstanding Deposits

08/01/2024	JE000545	Spectrum Inv.	209.99
Total Outstanding Deposits			209.99

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.