

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
CONTINUED MEETING  
JANUARY 20, 2022**

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
THURSDAY, JANUARY 20, 2022 AT 10:00 A.M.  
THE OFFICES OF MERITUS  
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chair	Jeffery Hills
	Vice-Chair	Nicholas Dister
	Supervisor	Steve Luce
	Supervisor	Ryan Motko
	Supervisor	Kelly Evans
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	Stantec	Tonja Stewart

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The meeting will begin at **10:00 a.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

## North Park Isle Community Development District

*Dear Board Members:*

The Continued Meeting of the North Park Isle Community Development District will be held on **Thursday, January 20, 2022 at 10:00 a.m. at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-03; Supplemental Assessment Resolution.....Tab 01
  - B. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting November 04, 2021.....Tab 02
  - B. Consideration of Operation and Maintenance Expenditures October 2021.....Tab 03
  - C. Consideration of Operation and Maintenance Expenditures November 2021.....Tab 04
  - D. Review of Financial Statements Month Ending November 30, 2021.....Tab 05
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager.....Tab 06
    - i. Field Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO  
Meritus

**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT’S SERIES 2021 SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2021 SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE SUPPLEMENTAL ENGINEER’S REPORT; ADOPTING THE FINAL SECOND SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the North Park Isle Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated October 9, 2020 (the “**Engineer’s Report**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) issued its \$14,550,000 Special Assessment Revenue Bonds, Series 2021 (the “**Series 2021 Bonds**”) to finance Assessment Area Two of the District (the “**2021 Project**”);

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2021 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2021 Bonds;

**WHEREAS**, the Series 2021 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Expansion Area Master Assessment Methodology Report dated October 9, 2020, and adopted pursuant to Resolution No. 2021-04 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2021 Bonds have been established, it is necessary to approve the Final Second Supplemental Assessment Methodology Report dated November 18, 2021 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Report of the District Engineer – Assessment Area 2 dated July 8, 2021 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
  - b. The Supplemental Engineer’s Report is hereby approved and ratified.

- c. The 2021 Project will serve a proper, essential, and valid public purpose.
  - d. The 2021 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2021 Project to be financed with the Series 2021 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2021 Bonds will finance the construction and acquisition of a portion of the 2021 Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
- 3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
  - 4. **Assessment Lien for the Series 2021 Bonds.** The special assessments for the Series 2021 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
  - 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
  - 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
  - 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 20th day of January, 2022.

**Attest:**

**North Park Isle Community  
Development District**

\_\_\_\_\_  
Brian Lamb  
Secretary / Assistant Secretary

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

Exhibit A – Final Second Supplemental Assessment Methodology Report dated November 18, 2021  
Exhibit B–Report of the District Engineer – Assessment Area 2 dated July 8, 2021

**Exhibit A**  
**Final Second Supplemental Assessment Methodology Report dated November 18, 2021**

**Exhibit B**  
**Report of the District Engineer – Assessment Area 2 dated July 8, 2021**

NORTH PARK ISLE  
COMMUNITY  
DEVELOPMENT  
DISTRICT

FINAL  
SECOND SUPPLEMENTAL  
ASSESSMENT  
METHODOLOGY REPORT

SERIES 2021 BONDS



**DMS** District  
Management  
Services  
A Meritus Company. Solutions for Better Communities.

Report Date:

November 18 2021



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## I. INTRODUCTION

This *Second Supplemental Assessment Methodology Report* (the “Second Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with both the Master Assessment Methodology Report (the “Original Master Report”) dated August 24<sup>th</sup>, 2018 and the Expansion Area Master Assessment Methodology Report (the “Expansion Master Report”) dated October 9, 2020 and specifically to support the issuance of the Series 2021 Bonds which will fund a portion of the Assessment Area Two Project of the District’s Capital Infrastructure Program.

## II. DEFINED TERMS

“Assessable Property” – all property within the District that receives a special benefit from the CIP.

“Assessment Area Two” – Identified within the Engineer’s Report and relates to costs for the second phase of development that are specific (“Unique”) to Assessment Area Two and details common cost within the CIP that benefit all developable private properties in the District. Assessment Area Two consists of approximate 253.7 gross acres.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – North Park Isle Development, LLC.

“Development” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – North Park Isle Community Development District, 523.61 gross acres with the Development Plan for 978 Units.

“Engineer’s Report” – Report of the District Engineer, Assessment Area 2, dated July 8th, 2021.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Original Master Report” – The initial/original Master Assessment Methodology Report, dated August 24, 2018 as provided to support benefit and maximum assessments on private developable property within the initial acreage of the District.

“Expansion Master Report” The *Expansion Area Master Assessment Methodology Report*, dated October 9<sup>th</sup>, 2020 as provided to support benefit and maximum assessments on private developable property within the expansion area of the District.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.



“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

### III. OBJECTIVE

The objective of this Second Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to the Assessment Area Two project;
- B. Refine the benefits, as initially defined in the Expansion Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the Assessment Area Two Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District relates directly to a portion of the Assessment Area Two Project allocable to Assessable Property within the District. It is the District’s Assessment Area Two Project that will create the public infrastructure which enables the assessable properties in Assessment Area Two of the Development within the District to be developed and improved. Without these public improvements, which include off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This Second Supplemental Report applies the methodology within the Expansion Master Report to assign assessments to assessable properties within the District as a result of the benefit received from the Assessment Area Two Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2021 (the “Bonds”) to finance the construction and/or acquisition of a portion of the Assessment Area Two Project which will provide special benefit to certain assessable parcels within the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Second Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

### IV. DISTRICT OVERVIEW

The District area encompasses 523.61 +/- acres and is located in Hillsborough County, Florida, within Sections 9, 10, 15 and 16, Township 28 South, and Range 22 East. The Developer of the Assessable Properties created the overall



development plan as outlined and supported by the Engineer's Report. The public improvements as described in the Engineer's Report include off-site improvements, storm water, utilities (water and sewer), roadways and landscape/hardscape.

## V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop Assessment Area Two of the Development. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the Assessment Area Two Project. The CIP includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the Assessment Area Two Project is described in Table 2 which will be funded by issuance of The Bonds as described within Tables 3 of this Second Supplemental Report with further detail of the AA2 Project provided in the Engineer's Report.

## VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Assessment Area Two Project contains a "system of improvements" for Assessment Area Two of the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.



The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Two of the Development as a result of the Assessment Area Two Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

## **VII. ALLOCATION METHODOLOGY**

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Assessment Area Two. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property



must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the Assessment Area Two Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

### VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property the special assessments are assigned to all property in the District on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the Assessment Area Two Project and all of the assessable land within the District would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements. Notwithstanding the foregoing, in the event that an undeveloped parcel is sold, assessments will be assigned to such parcel in accordance with the plan of development for such parcel.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned an assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 540 lots associated with the Assessment Area Two Project are platted and fully-developed; if such a condition was to occur, the true-up provisions within this Report would be applicable.



The third condition is the “completed development state.” In this condition the entire Assessment Area Two Project of the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 674.50 EAUs.

#### IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area Two Project through the issuance of Bonds secured ultimately by benefiting properties within Assessment Area Two of the Development plan within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the maximum assessment and capacity for special assessment liens anticipated with future bond issuances.

#### X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of gross acres within the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the





densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.





TABLE 1

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	PHASE 2	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUs
Single Family	40	54	1.00	54.00
Single Family	50	424	1.25	530.00
Single Family	60	62	1.50	93.00
<b>TOTAL</b>		<b>540</b>		<b>677.00</b>
<sup>(1)</sup> EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots. <sup>(2)</sup> Any development plan changes will require recalculations pursuant to the true-up provisions within this report.				



TABLE 2

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT 2021 PROJECT		
DESCRIPTION	MASTER COST	AA2 PHASE COSTS
Water Management and Control	1,351,126	5,784,016
Water Supply	687,975	1,316,631
Sewer and Wastewater Management	58,334	1,981,245
Roads	3,245,306	2,247,737
Off-Site Improvements	1,809,223	0
Recreational, Landscaping/Hardscaping and Irrigation	6,250,000	0
Undergrounding of Electric	1,900,000	0
Professional and Permitting Fees	1,488,138	700,520
Environmental Mitigation	916,700	0
Less Series 2019 Project Completion	-7,265,494	0
<b>TOTAL</b>	<b>\$ 10,441,308</b>	<b>\$ 12,030,149</b>
<b>AA2 BENEFIT, COST AND FUNDING ANALYSIS</b>		
	Subtotal Master Cost AA2	\$ 10,441,308
	Subtotal Phase Cost AA2	\$ 12,030,149
	<b>Total AA2 Cost</b>	<b>\$ 22,471,457</b>
	Funded by Series 2021 Bonds	\$ 13,906,903
	Funded by Private Sources	<u>\$ 8,564,554</u>
* Detailed information contained within the Report of The Engineer for AA2.		



TABLE 3

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2021 LONG TERM BONDS		
Coupon Rate		3.74%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$14,550,000
		<u>\$238,024</u>
		\$14,788,024
General Construction Fund		\$3,271,140
Master Infrastructure Subaccount		\$8,985,764
Amenity Project Subaccount		\$1,650,000
Capitalized Interest (Months) <sup>(1)</sup>	0	\$0
Debt Service Reserve Fund	50.0%	\$406,196
Underwriter's Discount	2.0%	\$291,000
Cost of Issuance		<u>\$183,925</u>
		\$14,788,024
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$812,391
Collection Costs and Discounts @	6.0%	\$51,855
TOTAL ANNUAL ASSESSMENT		\$864,246

<sup>(1)</sup> Based on no capitalized interest.



TABLE 4

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2021 LONG TERM BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT	TOTAL EAU <sub>s</sub>	% OF EAU <sub>s</sub>	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40'	1.00	54.00	8.0%	54	\$1,160,561	\$64,800	\$21,492	\$1,200
Single Family 50'	1.25	530.00	78.3%	424	\$11,390,694	\$636,000	\$26,865	\$1,500
Single Family 60'	1.50	93.00	13.7%	62	\$1,998,744	\$111,601	\$32,238	\$1,800
<b>TOTAL</b>		<b>677.00</b>	<b>100.0%</b>	<b>540</b>	<b>14,550,000</b>	<b>812,401</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. No Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest and is net of collection cost and prepayment discount.

## EXHIBIT A

The Series 2021 Bonds issued by the District to pay for the public capital infrastructure improvements is \$14,550,000.00 payable in 30 annual installments of principal/interest of \$3,202.17 per gross acre. The maximum par debt is \$57,351.20 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within Assessment Area Two of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

FINAL ASSESSMENT ROLL			
TOTAL ASSESSMENT:		<u>\$14,550,000.00</u>	
ANNUAL ASSESSMENT:		<u>\$812,391.26</u>	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		<u>253.70</u>	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		<u>\$57,351.20</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		<u>\$3,202.17</u>	(30 Installments)
Landowner Name, Address & Legal Attached Exhibit B	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
North Park Isle Development, LLC Per Legal 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609  See Exhibit B for Legal	253.70	\$14,550,000.00	\$812,391.26
<b>Totals:</b>	<u>253.70</u>	<u>\$14,550,000.00</u>	<u>\$812,391.26</u>

\*\*\* Assessments shown are net of collection cost and prepayment discounts.



EXHIBIT B

THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTIONS 9, 10, 15, AND 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST, CITY OF PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°24'14" WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 89.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°45'14" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SAM ALLEN ROAD ACCORDING TO STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION NUMBER 10513-2004 (TRANSFER BOOK 2, PAGE 6) A DISTANCE OF 1,339.65 FEET; THENCE NORTH 00°00'23" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1,230.80 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4; THENCE NORTH 00°02'23" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1,319.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°02'32" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 1,330.60 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 89°21'45" EAST, ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 653.85 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4; THENCE NORTH 00°21'55" WEST, ALONG THE EAST LINE OF SAID WEST 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 1,336.20 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2; THENCE SOUTH 89°16'01" WEST, ALONG THE NORTH LINE OF SAID WEST 1/2, SAME BEING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 652.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE NORTH 00°11'28" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,336.08 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°16'01" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,308.25 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°59'28" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DISTANCE OF 330.32 FEET; THENCE, LEAVING SAID NORTH LINE, THE FOLLOWING NINETEEN (19) COURSES: 1) SOUTH 00°31'43" EAST, A DISTANCE OF 145.78 FEET; 2) SOUTH 08°47'57" WEST, A DISTANCE OF 55.53 FEET; 3) SOUTH 00°31'43" EAST, A DISTANCE OF 170.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 4) SOUTHERLY 869.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,434.22 FEET, A CENTRAL ANGLE OF 20°28'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°45'53" EAST 865.07 FEET; 5) SOUTH 21°00'00" EAST, A DISTANCE OF 442.31 FEET; 6) SOUTH 27°33'12" EAST, A DISTANCE OF 40.26 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 7) SOUTHERLY 194.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,571.00 FEET, A CENTRAL ANGLE OF 04°20'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 17°48'08" EAST 194.89 FEET; 8) SOUTH 28°52'31" EAST, A DISTANCE OF 53.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 9) SOUTHERLY 211.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,391.40 FEET, A CENTRAL ANGLE OF 05°04'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 12°07'06" EAST 211.74 FEET; 10) SOUTH 03°58'48" WEST, A DISTANCE OF 56.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 11) SOUTHERLY 1,449.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,571.00 FEET, A CENTRAL ANGLE OF 32°18'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°36'30" WEST 1,430.38 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 12) SOUTHERLY 1,026.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,429.00 FEET, A CENTRAL ANGLE OF 24°13'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°39'00" WEST 1,019.12 FEET; 13) SOUTH 00°27'35" EAST, A DISTANCE OF 100.19 FEET; 14) SOUTH 17°30'48" EAST, A DISTANCE OF 54.56 FEET; 15) SOUTH 00°27'35" EAST, A DISTANCE OF 212.86 FEET; 16) SOUTH 13°02'10" WEST, A DISTANCE OF 51.42 FEET; 17) SOUTH 00°27'35" EAST, A DISTANCE OF 331.81 FEET; 18) SOUTH 89°32'25" WEST, A DISTANCE OF 10.00 FEET; 19) SOUTH 00°27'35" EAST, A DISTANCE OF 1,231.90 FEET; THENCE SOUTH 89°31'24" WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF EAST SAM ALLEN ROAD, A DISTANCE OF 360.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 253.703 ACRES.

EISENHOWER PROPERTY GROUP

NORTH PARK ISLE ASSESSMENT AREA 2



**North Park Isle Community  
Development District**

Report of the District Engineer –  
Assessment Area 2



Prepared for:  
Board of Supervisors  
North Park Isle Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

July 8, 2021



## **1.0 INTRODUCTION**

The North Park Isle Community Development District ("the District") encompasses 523.613 acres in Hillsborough County, Florida and is located within Sections 9, 10, 15, and 16, Township 28 South, Range 22 East. The District encompasses the original boundary of 360.13 acres and a recent expansion of 163.49 acres.

See Appendix A for a Vicinity Map and Legal Descriptions of the District's Overall Boundary and Assessment Area 2.

## **2.0 PURPOSE**

The City Commission of the City of Plant City adopted Ordinance No. 17-2018 and Ordinance 21-2020 establishing and expanding the District for the purpose of constructing and/or acquiring, operating, and maintaining all or a portion of the public infrastructure improvements and community facilities within the District.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

North Park Isle Development, LLC, the property owner and Developer, currently plans to develop 978 total residential single family detached units within the District, including 438 units within Assessment Area 1, corresponding to Phase 1 within the original District, and 540 units within Assessment Area 2. The units within Assessment Area 2 are included within lands encompassing approximately 253.703 acres, located within both the original and expanded District, and include Phases 2A, 2B, 2C, 3A, 3B, and 4.

See Exhibit B for the Overall Site Plan.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities associated with the development of Assessment Area 2 are provided as follows:

### **4.1 WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by City of Plant City and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

- To provide stormwater quality treatment.
- To protect the development within the District from regulatory-defined rainfall events.
- To maintain natural hydroperiods in the wetlands and connecting flow ways.





- To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development during regulatory-defined rainfall events.
- To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- To preserve the function of the flood plain storage during the 100-year storm event.

## **4.2 DISTRICT ROADS**

District roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas. The proposed collector road, Park Road, is considered a master improvement benefitting all units within the District.

District Roads will be designed in accordance with City of Plant City's Land Development Code and technical standards and will be owned and maintained by the City.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the City of Plant City Utilities Operations which will provide sewer and wastewater management service. The sewer and wastewater management improvements include gravity sanitary sewer collection system within the road rights of way, as well as pump stations and interconnecting force mains. Reclaimed water lines will also be constructed as part of the sewer and wastewater management public improvements in order to provide service to the District. Any improvements required to obtain service outside the boundary of the District will be considered an master off-site improvement that benefits all the units within the District.

The sanitary sewer and wastewater management systems will be designed in accordance with the City of Plant City Utilities Operations technical standards. They will be constructed by the District and transferred to City of Plant City for ownership, operation, and maintenance.

## **4.4 WATER SUPPLY**

The District is located within the City of Plant City Utilities Operations which will provide water supply for potable water service and fire protection. Any improvements needed to get service outside the boundary of the District will be considered an master off-site improvement that benefits all the units within the District.

The water supply systems will be designed in accordance with the City of Plant City Utilities Operations technical standards, and they will be constructed by the District and then transferred to City of Plant City for operations and maintenance.

## **4.5 ELECTRIC SERVICE EXTENSION AND UNDERGROUNDING OF ELECTRICAL POWER**

The District lies within the area served by Tampa Electric Company. There are fees to convert service from overhead to underground within the subdivision for service. It is anticipated that the District will enter into a Street Lighting Agreement.

## **4.6 RECREATIONAL, LANDSCAPING, IRRIGATION AND HARDSCAPING**

Recreational facilities including various amenities will be constructed, as well as, landscape/wall/fencing buffering and screening and hardscaping will be provided at the





various entry points and, within common area tracts and along perimeters. Irrigation will also be provided in the landscaped areas.

The District will own and maintain the recreational, landscaping, irrigation, and hardscaping improvements.

#### **4.7 ENVIRONMENTAL MITIGATION**

Both the City of Plant City and SWFWMD may require environmental mitigation for wetland, wildlife and tree impacts and removal.

#### **4.8 PROFESSIONAL SERVICES AND PERMITTING FEES**

The City of Plant City and SWFWMD impose fees for construction permits and plan reviews for the CDD public improvements and community facilities. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape and, hardscape. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

### **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.

### **6.0 SUMMARY AND CONCLUSION**

The District, as outlined above, is responsible for the functional development of the lands within the District.

Items of construction cost in this report are based on estimates provided by the Developer from site contractor's construction bids. It is our professional opinion that the Public Improvements and Community Facilities described herein is feasible and that the estimated construction costs provided herein are fair and reasonable to complete.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in City of Plant City. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate. This report presents the only District's current intentions for a capital improvement plan, and the District reserves the right to change the plan at any time.

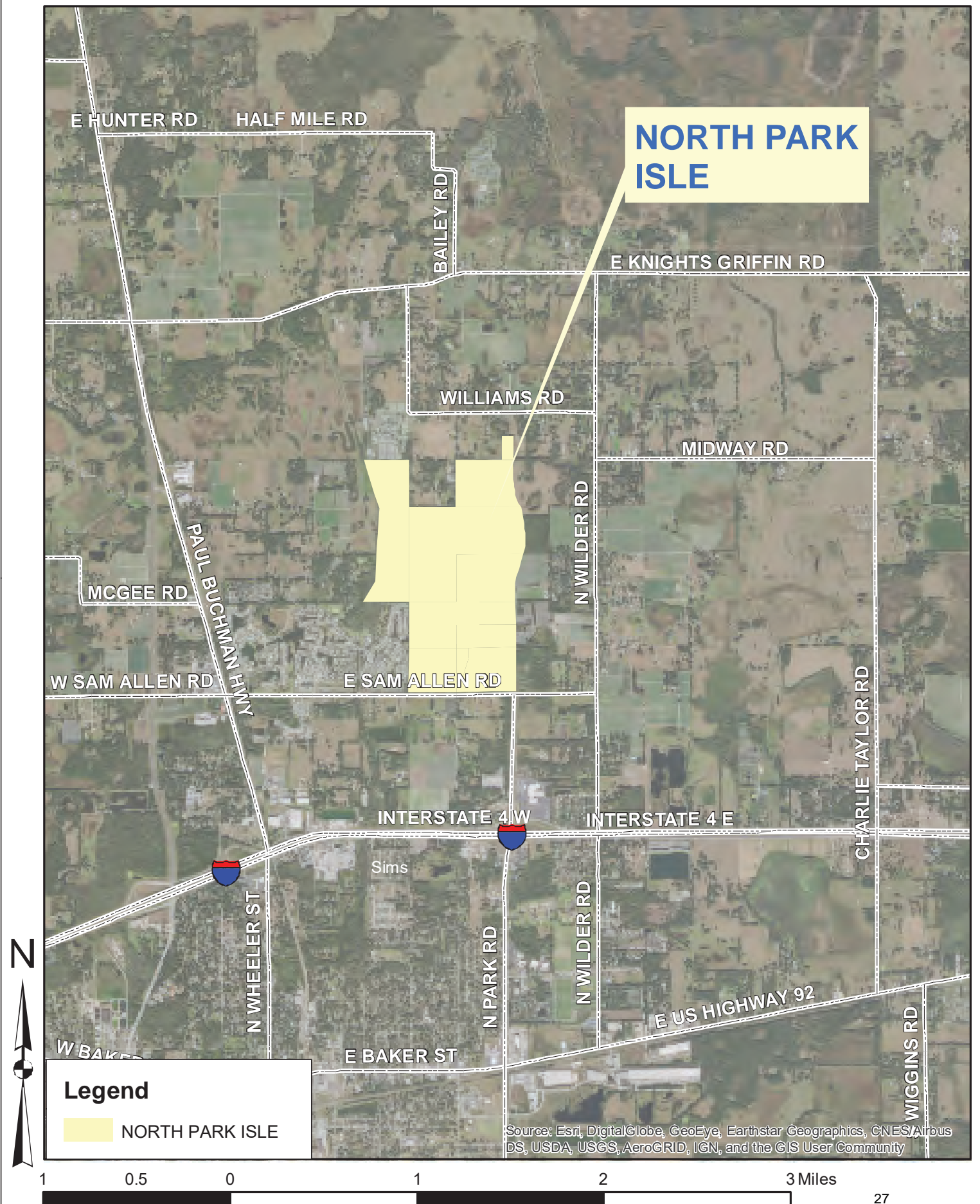
The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.  
Florida License No. 47704



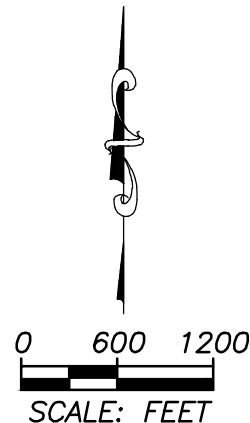
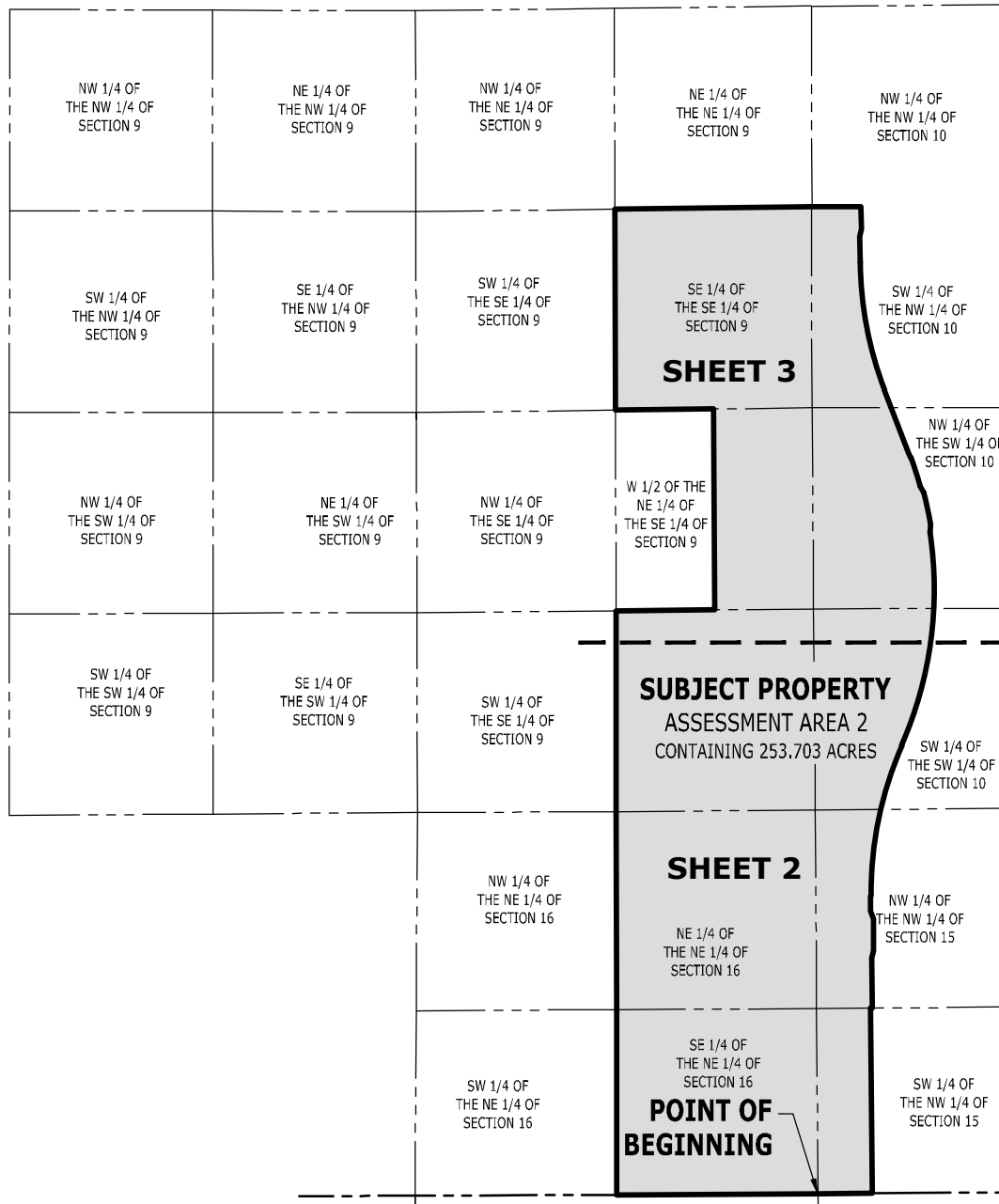
## **Appendix A      VICINITY MAP AND LEGAL DESCRIPTIONS OF THE OVERALL DISTRICT BOUNDARY AND ASSESSMENT AREA 2**

# NORTH PARK ISLE



THIS IS NOT A SURVEY

**SECTIONS 9, 10, 15 AND 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST  
HILLSBOROUGH COUNTY, FLORIDA**



**EAST SAM ALLEN ROAD**

**POINT OF COMMENCEMENT**

SE CORNER OF THE  
NE 1/4 OF SECTION 16

**EISENHOWER PROPERTY GROUP**

**NORTH PARK ISLE ASSESSMENT AREA 2**

SCALE AS SHOWN	DATE 05/20/2021	JOB No. 2018-442-00		
DRAWN SLM	CHECKED GB	SECTION 9,10,15,16	TOWNSHIP 28S	RANGE 22E



4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone: (813) 880-8881  
www.Ardurra.com  
License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the original  
signature and seal of a Florida licensed Surveyor and Mapper.

**GREG BAKSIS**

PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # LS6956  
CERTIFICATE OF AUTHORIZATION No. LB 2610

28

Q:\SURVE\00042\2018\1361\Production\Drawings\CDD\NPI CDD-ASSESSMENT-AREA-2 S&L.dwg, May 28, 2021 3:41 PM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

MATCHLINE - SEE SHEET 3

SW 1/4 OF  
THE SE 1/4 OF  
SECTION 9

SE 1/4 OF  
THE SE 1/4 OF  
SECTION 9

SW 1/4 OF  
THE SW 1/4 OF  
SECTION 10

N00°02'32"W 1330.60'

W LINE OF THE SE 1/4 OF  
THE SE 1/4 OF SECTION 9

SW CORNER OF THE SE 1/4  
OF THE SE 1/4 OF SECTION 9

SECTION 9

SECTION 10

SECTION 10

C5

SECTION 10

SECTION 15

NW 1/4 OF  
THE NE 1/4 OF  
SECTION 16

**SUBJECT PROPERTY**  
ASSESSMENT AREA 2  
CONTAINING 253.703 ACRES

NE 1/4 OF  
THE NE 1/4 OF  
SECTION 16

N00°02'23"W 1319.88'

W LINE OF THE NE 1/4  
OF THE NE 1/4 OF SECTION 16

NW CORNER OF THE SE 1/4  
OF THE NE 1/4 OF SECTION 16

SE 1/4 OF  
THE NE 1/4 OF  
SECTION 16

N00°00'23"W 1230.80'

W LINE OF THE SE 1/4  
OF THE NE 1/4 OF SECTION 16

**POINT OF  
BEGINNING**

N R/W OF  
EAST SAM ALLEN ROAD  
(BEARING BASIS)

E LINE OF THE NE 1/4 OF SECTION 16

S00°27'35"E 1231.90'

N R/W OF  
EAST SAM ALLEN ROAD

SW 1/4 OF  
THE NE 1/4 OF  
SECTION 16

0 250 500  
SCALE: FEET

**EAST SAM ALLEN ROAD**

STATE OF FLORIDA R/W MAP SECTION NO. 10513-2004  
(TRANSFER BOOK 2, PG 6)

S89°45'14"W 1339.65'

N00°24'14"W 89.91'

**POINT OF  
COMMENCEMENT**

SE CORNER OF THE  
NE 1/4 OF SECTION 16

EISENHOWER PROPERTY GROUP

NORTH PARK ISLE ASSESSMENT AREA 2



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THIS IS NOT A SURVEY

NW 1/4 OF  
THE NE 1/4 OF  
SECTION 9

NE 1/4 OF  
THE NE 1/4 OF  
SECTION 9

NW 1/4 OF  
THE NW 1/4 OF  
SECTION 10

NW CORNER OF THE SE 1/4  
OF THE NE 1/4 OF SECTION 9

NE 1/4  
SECTION 9

N89°16'01"E 1308.25'

N89°59'28"E  
330.32'

N LINE OF THE SE 1/4 OF THE  
NE 1/4 OF SECTION 9

NE CORNER OF  
THE SE 1/4 OF THE  
NE 1/4 OF SECTION 9

SE 1/4 OF  
THE NE 1/4 OF  
SECTION 9

**SUBJECT PROPERTY**  
**ASSESSMENT AREA 2**  
CONTAINING 253.703 ACRES

W LINE OF THE SE 1/4 OF THE  
NE 1/4 OF SECTION 9

N00°11'28"W 1336.08'

SW 1/4 OF  
THE SE 1/4 OF  
SECTION 9

SW 1/4 OF  
THE NW 1/4 OF  
SECTION 10

0 250 500  
SCALE: FEET

NW 1/4  
SECTION 10

N LINE OF THE W 1/2 OF  
THE NE 1/4 OF THE  
SE 1/4 OF SECTION 9  
S LINE OF THE SE 1/4 OF  
THE NE 1/4 OF SECTION 9

NE CORNER OF THE  
W 1/2 OF THE NE 1/4  
OF THE SE 1/4 OF  
SECTION 9

SW CORNER OF THE SE 1/4  
OF THE NE 1/4 OF SECTION 9

S89°16'01"W  
652.87'

NW 1/4 OF  
THE SE 1/4 OF  
SECTION 9

W 1/2 OF THE  
NE 1/4 OF THE  
SE 1/4 OF SECTION 9

E 1/2 OF THE  
NE 1/4 OF THE  
SE 1/4 OF SECTION 9

NW 1/4 OF  
THE SW 1/4 OF  
SECTION 10

SW CORNER OF THE  
W 1/2 OF THE NE 1/4 OF  
THE SE 1/4 OF SECTION 9

N89°21'45"E  
653.85'

S LINE OF THE  
W 1/2 OF THE NE 1/4 OF  
THE SE 1/4 OF SECTION 9

SE CORNER OF THE  
W 1/2 OF THE NE 1/4  
OF THE SE 1/4 OF  
SECTION 9

SE 1/4 OF  
THE SE 1/4 OF  
SECTION 9

SW 1/4 OF  
THE SW 1/4 OF  
SECTION 10

N00°02'32"W  
1330.60'

W LINE OF THE SE 1/4 OF  
THE SE 1/4 OF SECTION 9

**MATCHLINE SEE SHEET 2**

**EISENHOWER PROPERTY GROUP**

**NORTH PARK ISLE ASSESSMENT AREA 2**



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License #2610

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°31'43"E	145.78'
L2	S08°47'57"W	55.53'
L3	S00°31'43"E	170.24'
L4	S21°00'00"E	442.31'
L5	S27°33'12"E	40.26'
L6	S28°52'31"E	53.90'
L7	S03°58'48"W	56.68'
L8	S00°27'35"E	100.19'
L9	S17°30'48"E	54.56'
L10	S00°27'35"E	212.86'
L11	S13°02'10"W	51.42'
L12	S00°27'35"E	331.81'
L13	S89°32'25"W	10.00'
L14	S89°31'24"W	360.38'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	869.69'	2,434.22'	20°28'13"	S10°45'53"E	865.07'
C2	194.94'	2,571.00'	4°20'39"	S17°48'08"E	194.89'
C3	211.81'	2,391.40'	5°04'30"	S12°07'06"E	211.74'
C4	1,449.50'	2,571.00'	32°18'10"	S07°36'30"W	1,430.38'
C5	1,026.75'	2,429.00'	24°13'09"	S11°39'00"W	1,019.12'

**LEGEND:**

ORB = OFFICIAL RECORD BOOK  
PG = PAGE  
R/W = RIGHT OF WAY

**SURVEYOR'S NOTES:**

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST SAM ALLEN ROAD, BEING SOUTH 89°45'14" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER PROPERTY GROUP

NORTH PARK ISLE ASSESSMENT AREA 2



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License #2610

THIS IS NOT A SURVEY

**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTIONS 9, 10, 15, AND 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST, CITY OF PLANT CITY, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°24'14" WEST, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 89.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°45'14" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST SAM ALLEN ROAD ACCORDING TO STATE OF FLORIDA RIGHT-OF-WAY MAP SECTION NUMBER 10513-2004 (TRANSFER BOOK 2, PAGE 6) A DISTANCE OF 1,339.65 FEET; THENCE NORTH 00°00'23" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1,230.80 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF NORTHEAST 1/4; THENCE NORTH 00°02'23" WEST, ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4, A DISTANCE OF 1,319.88 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°02'32" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 1,330.60 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4; THENCE NORTH 89°21'45" EAST, ALONG THE SOUTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 653.85 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4; THENCE NORTH 00°21'55" WEST, ALONG THE EAST LINE OF SAID WEST 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4, A DISTANCE OF 1,336.20 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2; THENCE SOUTH 89°16'01" WEST, ALONG THE NORTH LINE OF SAID WEST 1/2, SAME BEING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 652.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE NORTH 00°11'28" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,336.08 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°16'01" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1,308.25 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°59'28" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DISTANCE OF 330.32 FEET; THENCE, LEAVING SAID NORTH LINE, THE FOLLOWING NINETEEN (19) COURSES: 1) SOUTH 00°31'43" EAST, A DISTANCE OF 145.78 FEET; 2) SOUTH 08°47'57" WEST, A DISTANCE OF 55.53 FEET; 3) SOUTH 00°31'43" EAST, A DISTANCE OF 170.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; 4) SOUTHERLY 869.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,434.22 FEET, A CENTRAL ANGLE OF 20°28'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°45'53" EAST 865.07 FEET; 5) SOUTH 21°00'00" EAST, A DISTANCE OF 442.31 FEET; 6) SOUTH 27°33'12" EAST, A DISTANCE OF 40.26 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 7) SOUTHERLY 194.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,571.00 FEET, A CENTRAL ANGLE OF 04°20'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 17°48'08" EAST 194.89 FEET; 8) SOUTH 28°52'31" EAST, A DISTANCE OF 53.90 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 9) SOUTHERLY 211.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,391.40 FEET, A CENTRAL ANGLE OF 05°04'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 12°07'06" EAST 211.74 FEET; 10) SOUTH 03°58'48" WEST, A DISTANCE OF 56.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; 11) SOUTHERLY 1,449.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,571.00 FEET, A CENTRAL ANGLE OF 32°18'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°36'30" WEST 1,430.38 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; 12) SOUTHERLY 1,026.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,429.00 FEET, A CENTRAL ANGLE OF 24°13'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°39'00" WEST 1,019.12 FEET; 13) SOUTH 00°27'35" EAST, A DISTANCE OF 100.19 FEET; 14) SOUTH 17°30'48" EAST, A DISTANCE OF 54.56 FEET; 15) SOUTH 00°27'35" EAST, A DISTANCE OF 212.86 FEET; 16) SOUTH 13°02'10" WEST, A DISTANCE OF 51.42 FEET; 17) SOUTH 00°27'35" EAST, A DISTANCE OF 331.81 FEET; 18) SOUTH 89°32'25" WEST, A DISTANCE OF 10.00 FEET; 19) SOUTH 00°27'35" EAST, A DISTANCE OF 1,231.90 FEET; THENCE SOUTH 89°31'24" WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF EAST SAM ALLEN ROAD, A DISTANCE OF 360.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 253.703 ACRES.

EISENHOWER PROPERTY GROUP

NORTH PARK ISLE ASSESSMENT AREA 2

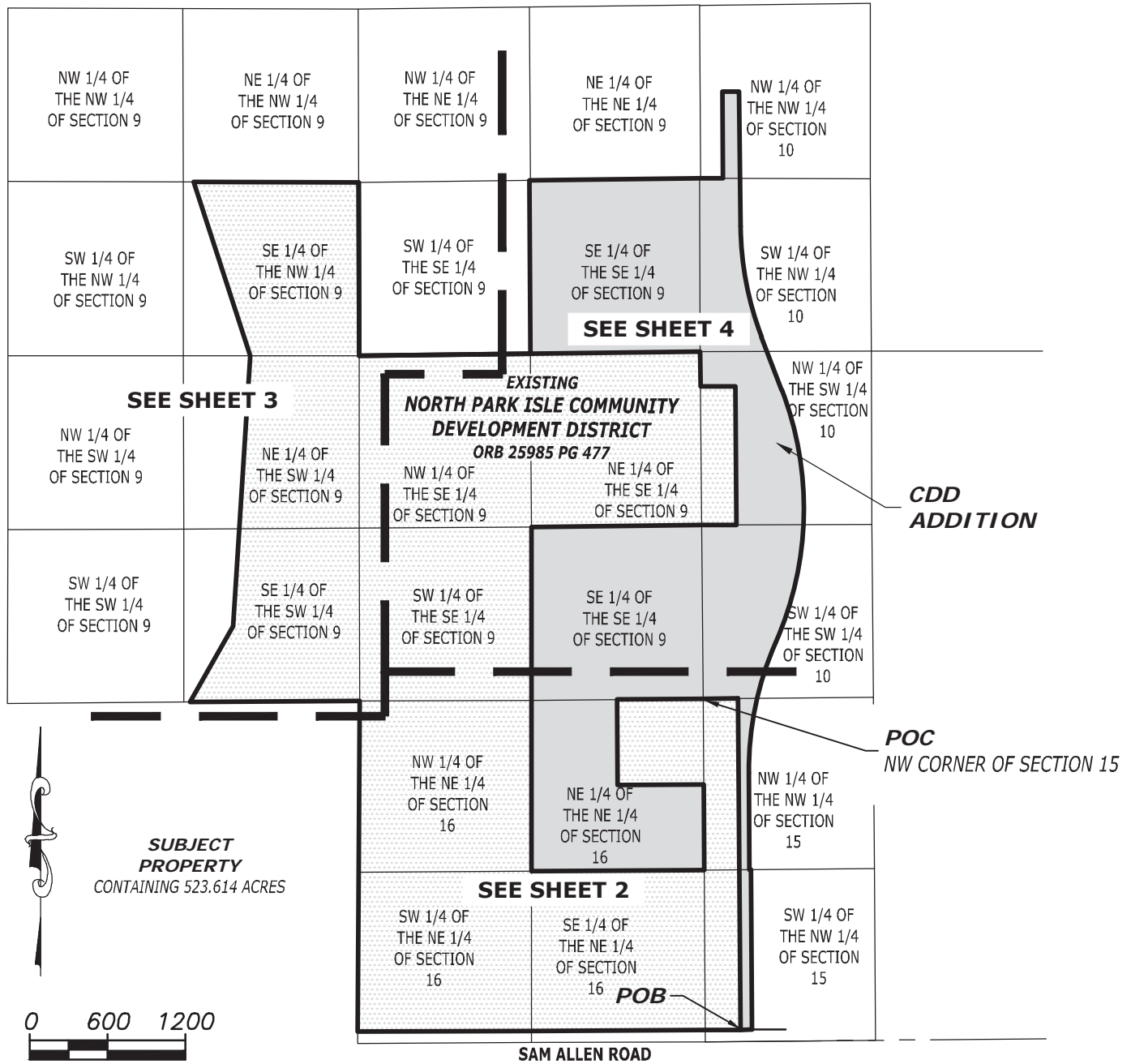


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THIS IS NOT A SURVEY

**SECTIONS 9, 10, 15 AND 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST  
HILLSBOROUGH COUNTY, FLORIDA**



**EISENHOWER MANAGEMENT, INC.**

**NORTH PARK ISLE CDD AND CDD ADDITION**

SCALE AS SHOWN	DATE 5/22/2020	JOB No. 2018-1361-00
DRAWN RBC	CHECKED GB	SECTION 9,10,15,16
		TOWNSHIP 28S
		RANGE 22E



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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the original  
signature and seal of a Florida licensed Surveyor and Mapper.

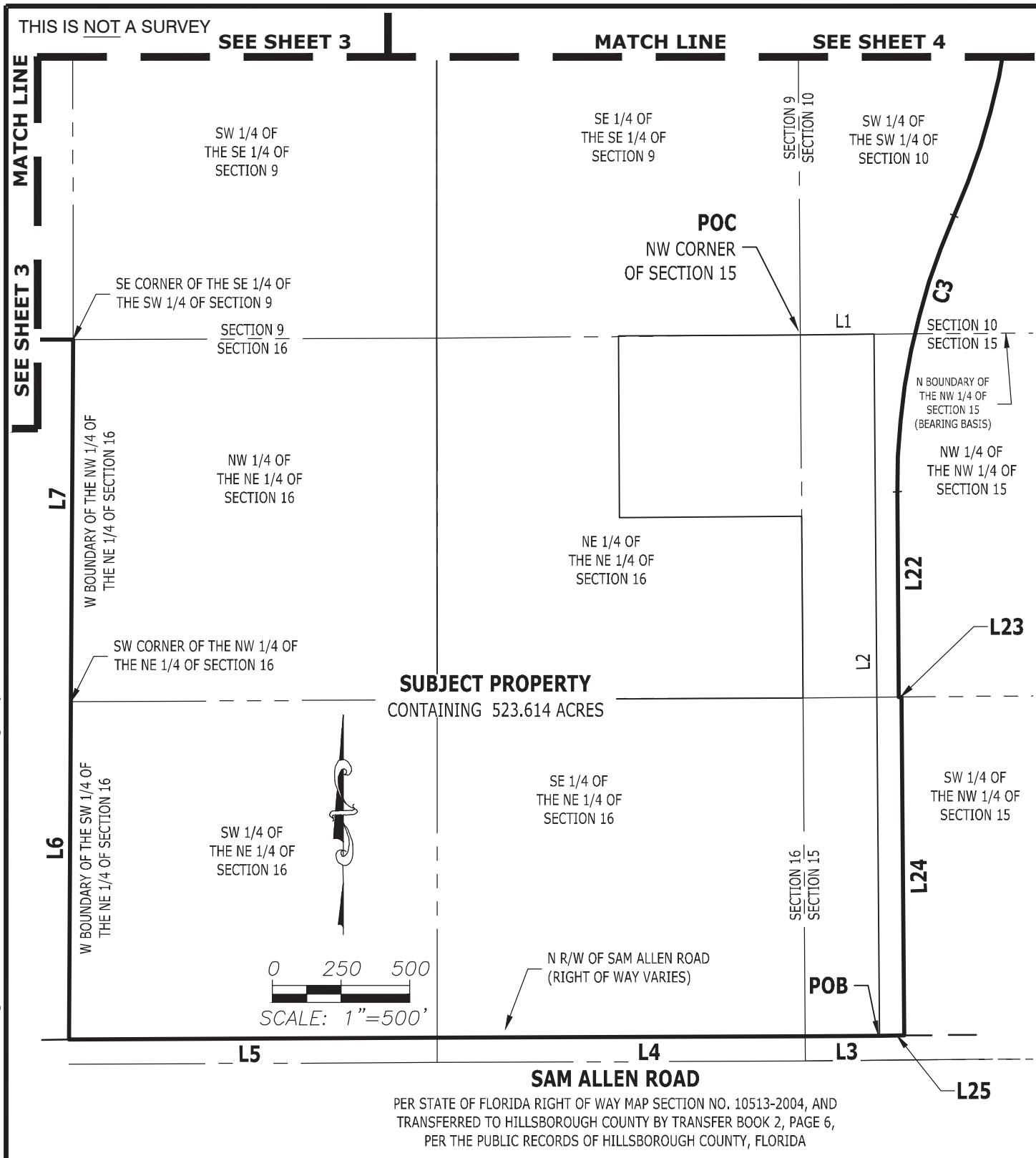
Robert B Curtis, State of Florida,  
Professional Surveyor and Mapper,  
License No. LS6051. This team has  
been electronically signed and sealed  
by Robert B Curtis, PSM, using a  
Sisk-I authentication code.  
Printed copies of this document are  
not considered signed and sealed  
and the Sisk-I authentication code  
must be verified on any electronic  
copies.

**Robert B Curtis**  
2020.05.22 11:54:45  
-04'00'

**ROBERT CURTIS**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # LS6051  
CERTIFICATE OF AUTHORIZATION No. LB 2610

33

\\Kings1\vol2\SURVEY\00042\2018\1361\Production\Drawings\CDD\NORTH PARK ISLE CDD-REV1.dwg, May 22, 2020 11:49 AM, ARDURRA GROUP, Inc.



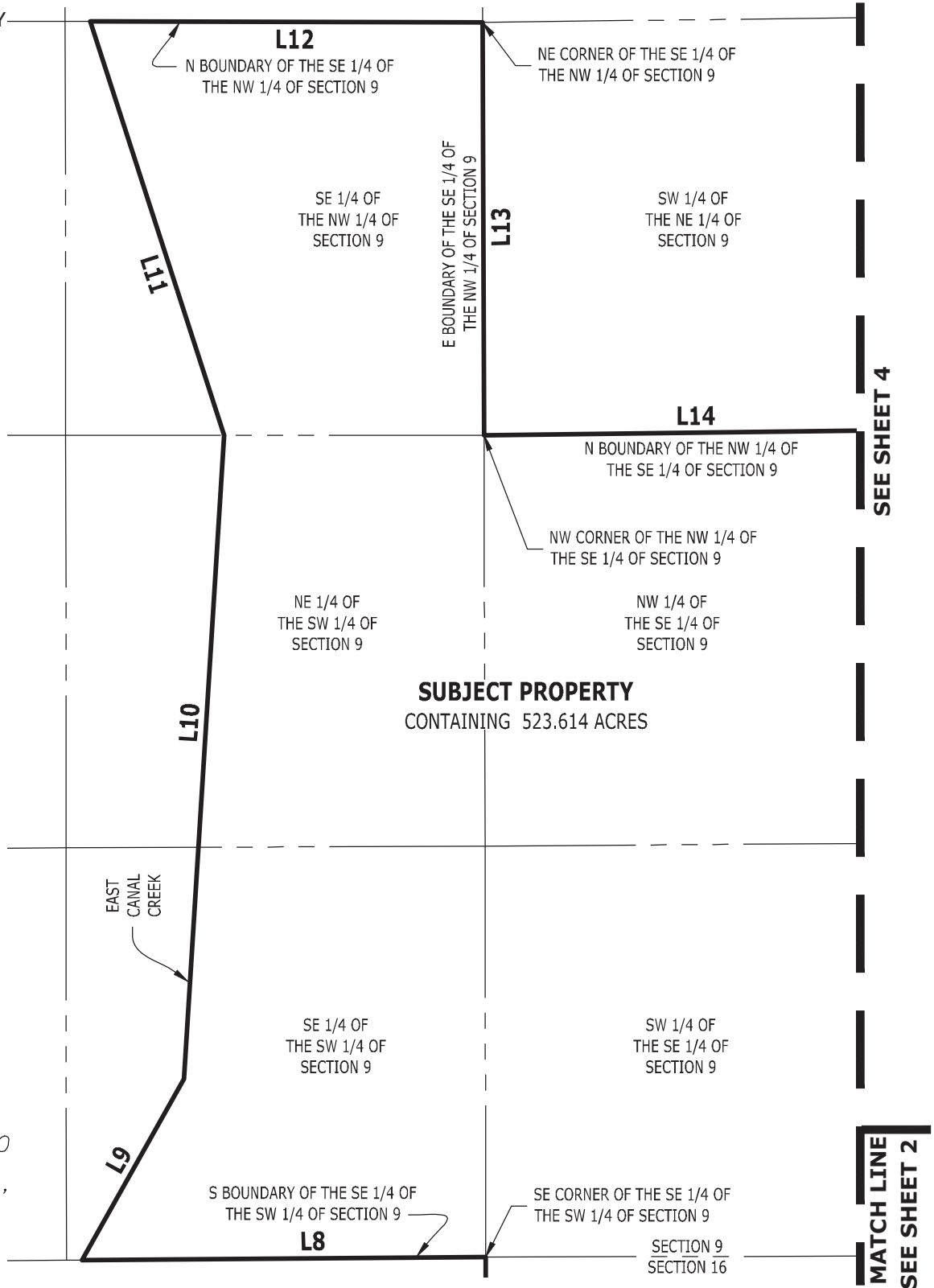
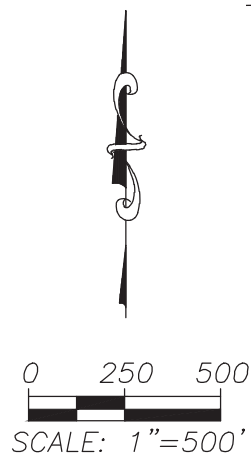
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NORTH PARK ISLE CDD AND CDD ADDITION



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SEE SHEET 3

MATCH LINE

L15

W BOUNDARY OF THE SE 1/4 OF  
THE NE 1/4 OF SECTION 9

SW CORNER OF THE SE 1/4 OF  
THE NE 1/4 OF SECTION 9

NW CORNER OF THE SE 1/4 OF  
THE NE 1/4 OF SECTION 9

N BOUNDARY OF THE SE 1/4 OF  
THE NE 1/4 OF SECTION 9

SW CORNER OF THE NW 1/4 OF  
THE NW 1/4 OF SECTION 10

NE 1/4 OF  
THE NE 1/4 OF  
SECTION 9

L16

L17

L19

L18

L20

N BOUNDARY OF THE SW 1/4  
OF THE NW 1/4 OF THE  
NW 1/4 OF SECTION 10

NW 1/4 OF  
THE NW 1/4 OF  
SECTION 10

SW 1/4 OF  
THE NW 1/4 OF  
SECTION 10

C1

L21

C2

NW 1/4 OF  
THE SW  
1/4 OF  
SECTION  
10

NE 1/4 OF  
THE SE 1/4 OF  
SECTION 9

SECTION 9  
SECTION 10

**SUBJECT PROPERTY**  
CONTAINING 523.614 ACRES

0 250 500

SCALE: 1"=500'

SEE SHEET 2

MATCH LINE

EISENHOWER MANAGEMENT, INC.

NORTH PARK ISLE CDD AND CDD ADDITION



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°33'59"E	267.56'
L2	S00°27'35"E	2,552.88'
L3	S89°31'24"W	270.38'
L4	S89°45'14"W	1,339.65'
L5	S89°44'08"W	1,339.59'
L6	N00°20'58"E	1,229.32'
L7	N00°21'07"E	1,319.16'
L8	S89°33'34"W	1,306.91'
L9	N29°27'17"E	672.97'
L10	N03°33'57"E	2,086.15'
L11	N17°54'56"W	1,408.02'
L12	S89°52'41"E	1,268.95'
L13	S00°11'28"E	1,336.08'
L14	N89°20'42"E	1,322.03'
L15	N00°22'29"W	1,337.08'
L16	N89°18'12"E	1,313.12'
L17	N89°59'28"E	179.69'
L18	N00°31'43"W	667.68'
L19	N89°57'09"E	130.00'
L20	S00°31'43"E	1,038.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S21°00'03"E	436.26'
L22	S00°27'35"E	747.14'
L23	N89°33'15"E	10.00'
L24	S00°27'35"E	1,231.62'
L25	S89°25'36"W	90.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	873.62'	2,445.00'	20°28'20"	S10°45'53"E	868.98'
C2	1,996.01'	2,555.00'	44°45'37"	S01°22'46"W	1,945.64'
C3	1,033.51'	2,445.00'	24°13'09"	S11°39'00"W	1,025.84'

### LEGEND:

POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 ORB = OFFICIAL RECORD BOOK  
 PG = PAGE OR PAGES  
 R/W = RIGHT OF WAY

### SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH BOUNDARY OF THE THE NORTHWEST 1/4 OF SECTION 15, BEING NORTH 89°33'59" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER MANAGEMENT, INC.

NORTH PARK ISLE CDD AND CDD ADDITION



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**LEGAL DESCRIPTION:** (BY ARDURRA)

A PARCEL OF LAND BEING THAT CERTAIN PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 25985, PAGE 477, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND A PORTION OF LANDS LYING IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15, RUN THENCE ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 15, NORTH 89°33'59" EAST, A DISTANCE OF 267.56 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 2552.88 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAM ALLEN ROAD, PER STATE OF FLORIDA RIGHT OF WAY MAP SECTION NO. 10513-2004, AND TRANSFERRED TO HILLSBOROUGH COUNTY BY TRANSFER BOOK 2, PAGE 6, PER THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF SAM ALLEN ROAD, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 89°31'24" WEST, A DISTANCE OF 270.38 FEET; 2) SOUTH 89°45'14" WEST, A DISTANCE OF 1339.65 FEET; 3) SOUTH 89°44'08" WEST, A DISTANCE OF 1339.59 FEET TO A POINT ON THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16; THENCE ALONG SAID WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, NORTH 00°20'58" EAST, A DISTANCE OF 1229.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, NORTH 00°21'07" EAST, A DISTANCE OF 1319.16 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, SOUTH 89°33'34" WEST, A DISTANCE OF 1306.91 FEET TO A POINT ON THE EAST CANAL CREEK; THENCE ALONG THE EAST CANAL CREEK, THE FOLLOWING THREE (3) COURSES: 1) NORTH 29°27'17" EAST, A DISTANCE OF 672.97 FEET; 2) NORTH 03°33'57" EAST, A DISTANCE OF 2086.15 FEET; 3) NORTH 17°54'56" WEST, A DISTANCE OF 1408.02 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG SAID NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, SOUTH 89°52'41" EAST, A DISTANCE OF 1268.95 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, SOUTH 00°11'28" EAST, A DISTANCE OF 1336.08 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE ALONG THE NORTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, NORTH 89°20'42" EAST, A DISTANCE OF 1322.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, NORTH 00°22'29" WEST, A DISTANCE OF 1,337.08 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE ALONG THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, NORTH 89°18'12" EAST, A DISTANCE OF 1,313.12 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, NORTH 89°59'28" EAST, A DISTANCE OF 179.69 FEET TO A POINT; THENCE NORTH 00°31'43" WEST, A DISTANCE OF 667.68 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, NORTH 89°57'09" EAST, A DISTANCE OF 130.00 FEET TO A POINT; THENCE SOUTH 00°31'43" EAST, A DISTANCE OF 1,038.97 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 873.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 20°28'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°45'53" EAST 868.98 FEET; THENCE SOUTH 21°00'03" EAST, A DISTANCE OF 436.26 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 1,996.01 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,555.00 FEET, A CENTRAL ANGLE OF 44°45'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°22'46" WEST 1,945.64 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 1,033.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,445.00 FEET, A CENTRAL ANGLE OF 24°13'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°39'00" WEST 1,025.84 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 747.14 FEET; THENCE NORTH 89°33'15" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 1,231.62 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT OF WAY OF SAM ALLEN ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°25'36" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 523.614 ACRES.

EISENHOWER MANAGEMENT, INC.

NORTH PARK ISLE CDD AND CDD ADDITION



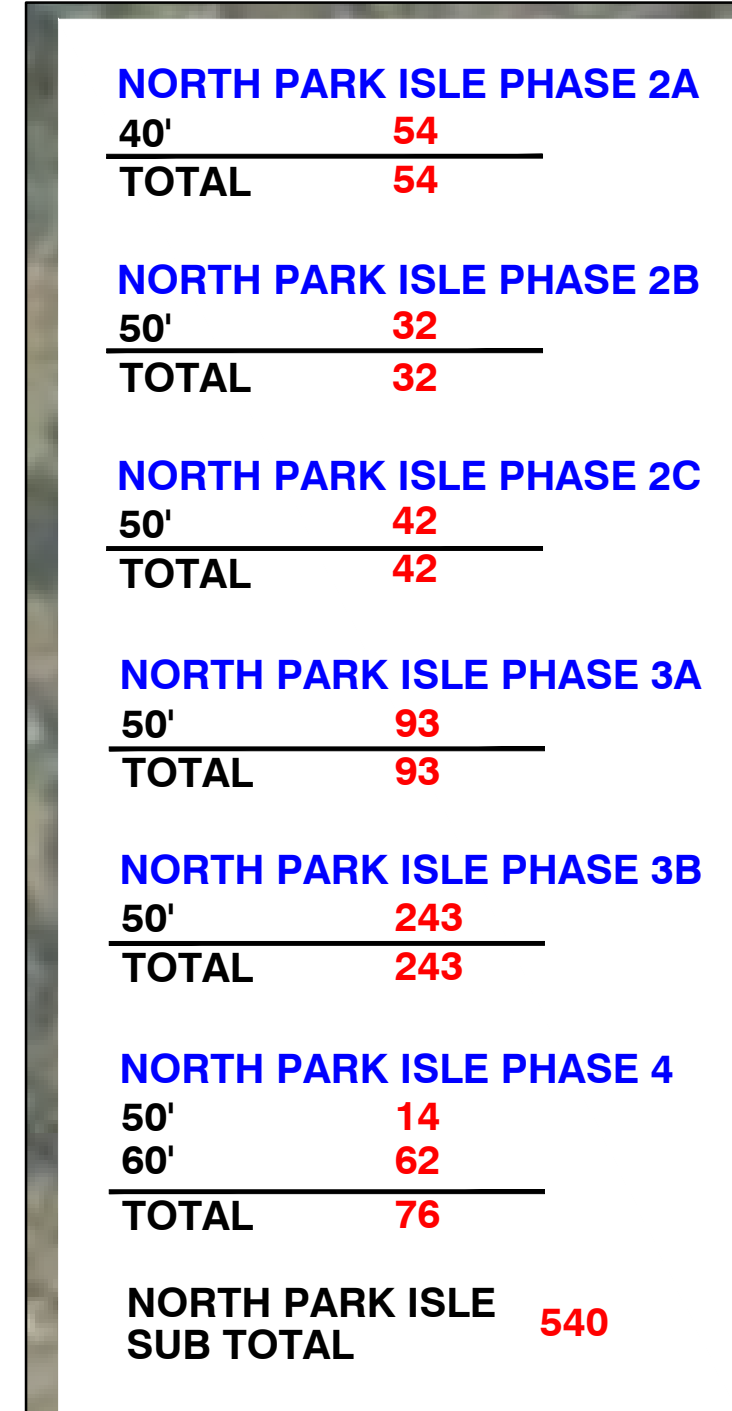
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**NORTH PARK ISLE CDD**  
Report of the District Engineer  
July 8, 2021

## **Appendix B      OVERALL SITE PLAN**



[illegible]

1 OF 1





## **Appendix C      CONSTRUCTION COST ESTIMATE OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**North Park Isle - Assessment Area One and Two**  
**978 Total Lots**

Description	Master Infrastructure (Park Blvd, Offsite, Ponds)*	NPI-Phase 1 A,B,C,D	NPI-Phase 2A	NPI-Phase 2B	NPI Phase 3A	NPI-Phase 2C	NPI Phase 3B	NPI Phase 4	Total
Unit Count	978	438	54	32	93	42	243	76	978
Previous Development Cost		\$8,055,147							\$8,055,147
Water Management and Control	\$1,351,126		\$1,381,516	\$135,154	\$820,476	\$341,302	\$2,302,126	\$803,442	\$7,135,142
Water Supply	\$687,975		\$96,999	\$119,205	\$257,016	\$78,807	\$525,062	\$239,542	\$2,004,606
Sewer and Wastewater Management	\$58,334		\$167,296	\$233,419	\$387,671	\$148,632	\$708,142	\$336,085	\$2,039,579
Roads	\$3,245,306		\$157,100	\$159,825	\$358,708	\$212,319	\$949,430	\$410,355	\$5,493,043
Off-site Improvements	\$1,809,223								\$1,809,223
Recreational, Landscaping,/Hardscaping, and Irrigation	\$6,250,000								\$6,250,000
Undergrounding of Electric	\$1,900,000								\$1,900,000
Professional and Permitting Fees	\$1,488,138		\$124,584	\$75,866	\$104,051	\$44,550	\$237,864	\$113,605	\$2,188,658
Environmental Mitigation	\$916,700								\$916,700
Development Total	\$17,706,802	\$8,055,147	\$1,927,495	\$723,469	\$1,927,922	\$825,610	\$4,722,624	\$1,903,029	\$37,792,098

**Total Development Cost            \$37,792,098**

\*Note: An estimated \$7,265,494 of Master Infrastructure attributed to Phase 1 is complete and paid.

**NORTH PARK ISLE  
COMMUNITY DEVELOPMENT DISTRICT**

**November 4, 2021 Minutes of the Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the North Park Isle Community Development District was held on **Thursday, November 4, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**1. CALL TO ORDER**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Thursday, November 4, 2021 at 2:00 p.m.**

**Board Members Present and Constituting a Quorum:**

Nick Dister	Vice-Chair
Ryan Motko	Supervisor
Steve Luce	Supervisor
Kelly Evans	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no audience members present.

**2. PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Consideration of Resolution 2022-02; Allocating a Portion of Future Bond Proceeds to Fund Amenity Center**

Mr. Vericker went over the resolution with the Board. Supervisor Evans asked about the minimum vs. a not-to-exceed amount. Mr. Vericker explained.

MOTION TO: Approve Resolution 2022-02.  
MADE BY: Supervisor Evans  
SECONDED BY: Supervisor Dister  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

#### **B. General Matters of the District**

Mr. Vericker asked for confirmation of the Board officer positions after the new appointments at the last meeting. Mr. Lamb stated that Supervisor Hills is the Chair, and Supervisor Dister is the Vice-Chair. Supervisor Evans, Supervisor Luce, and Supervisor Motko are Assistant Secretaries.

MOTION TO: Confirm the officer positions as stated.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Motko  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

#### **4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting October 7, 2021**
- B. Consideration of Operations and Maintenance Expenditures September 2021**
- C. Review of Financial Statements for Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Evans  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**5. VENDOR AND STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**i. Aquatics Reports**

The Board was briefly updated on construction, landscaping, and amenity center progress.

**6. SUPERVISOR REQUESTS**

There were no supervisor requests.

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

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

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cypress Creek Aquatics	1103	\$ 2,363.00		Aquatic Maintenance - October 2021
Meritus Districts	10941	1,618.54		District Management Services - October 2021
Yellowstone	269227	3,250.00		Landscape Maintenance - October 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,231.54</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
Tampa Electric	221008226724 101321	\$ 25.58		Electric Service thru 10/07/2021
<b>Utilities Sub-Total</b>		<b>\$ 25.58</b>		

<b>Regular Services</b>				
Florida Department of Economic opportunity	85425	\$ 175.00		Application - 10/01/2021
Supervisor: Albert Viera	AV 100721	200.00		Supervisor Fee - 10/07/2021
Supervisor: Nick Dister	ND 100721	200.00		Supervisor Fee - 10/07/2021
Supervisor: Ryan Motko	RM 100721	200.00		Supervisor Fee - 10/07/2021
Supervisor: Steve Luce	SL 100721	200.00	<b>\$ 800.00</b>	Supervisor Fee - 10/07/2021
Tampa Bay Times	185626 092921	429.98		Meeting Schedule - 09/29/2021
Yellowstone	275624	482.96		Tree & Debris Removal - 10/07/2021
<b>Regular Services Sub-Total</b>		<b>\$ 1,887.94</b>		

<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		

**North Park Isle Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 9,145.06		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Cypress Creek Aquatics, Inc.  
12231 Main St Unit 1196  
San Antonio, FL 33576



# Invoice

Date	Invoice #
10/1/2021	1103

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

Ship To

P.O. Number	Terms	Project
		Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
	Aquatic Maintenance	October Aquatic Maintenance 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup  <i>VSA 4307</i>	2,363.00	2,363.00
			<b>Total</b>	\$2,363.00

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

INVOICE NO.: 10941

DATE: 10/01/2021

DUE DATE: 10/01/2021

**BILLING ADDRESS**

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		1,500.00
	Website Administration		100.00
	Postage August		12.24
42	Copies BW August	0.15	6.30
SUBTOTAL			1,618.54
NEW CHARGES			
TOTAL			1,618.54



**Bill To:**

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

**Property Name:** North Park Isles CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 269227	10/1/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** October 31, 2021

**Invoice Amount:** \$3,250.00

Description	Current Amount
Monthly Landscape Maintenance October 2021	\$3,250.00

**Invoice Total** **\$3,250.00**

YSA 4604  
53900

Excellence

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Please purchase PDF Split-Merge on [www.verypdf.com](http://www.verypdf.com) to remove this watermark.

Statement Date: 10/13/2021

Account: 221008226724

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
1582 E SAM ALLEN RD  
PLANT CITY, FL 33565

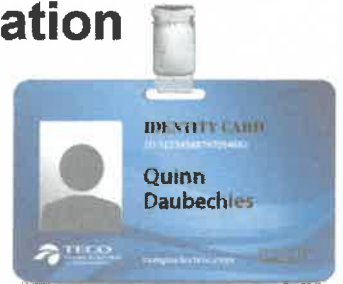
Current month's charges:	\$25.58
Total amount due:	\$25.58
Payment Due By:	11/03/2021

### Your Account Summary

Previous Amount Due	\$25.47
Payment(s) Received Since Last Statement	-\$25.47
<b>Current Month's Charges</b>	<b>\$25.58</b>
<b>Total Amount Due</b>	<b>\$25.58</b>

### Safety tip: ask for identification

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



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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008226724

Current month's charges:	\$25.58
Total amount due:	\$25.58
Payment Due By:	11/03/2021
<b>Amount Enclosed</b>	<b>\$</b>

616815763397

00003514 01 AV 0.42 33607 FTECO110132122440510 00000 01 01000000 008 01 3514 002

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



Received  
OCT 18 2021

**Account:** 221008226724  
**Statement Date:** 10/13/2021  
**Current month's charges due** 11/03/2021

## Details of Charges – Service from 09/09/2021 to 10/07/2021

Service for: 1582 E SAM ALLEN RD, PLANT CITY, FL 33565

**Rate Schedule: General Service - Non Demand**

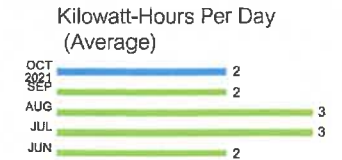
Meter Location: RIGHT SIDE FRONT

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	10/07/2021	118		53		65 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	65 kWh @ \$0.06076/kWh	\$3.95
Fuel Charge	65 kWh @ \$0.04255/kWh	\$2.77
Storm Protection Charge	65 kWh @ \$0.00251/kWh	\$0.16
Florida Gross Receipt Tax		\$0.64
<b>Electric Service Cost</b>		<b>\$25.58</b>

**Total Current Month's Charges** **\$25.58**

### Tampa Electric Usage History



## Important Messages

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85425			Date Invoiced: 10/01/20
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**North Park Isle Community Development District**

Mr. Brian Lamb

Meritus Corporation

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

2. Telephone: (813) 397-5120  
 3. Fax: (813) 837-7070  
 4. Email: Brian.Lamb@merituscorp.com  
 5. Status: Independent  
 6. Governing Body: Elected  
 7. Website Address: northparkislecdd.com  
 8. County(ies): Hillsborough  
 9. Function(s): Community Development  
 10. Boundary Map on File: 09/25/2020  
 11. Creation Document on File: 07/25/2018  
 12. Date Established: 07/23/2018  
 13. Creation Method: Local Ordinance  
 14. Local Governing Authority: City of Plant City  
 15. Creation Document(s): City Ordinances 17-2018 and 21-2020  
 16. Statutory Authority: Chapter 190, Florida Statutes  
 17. Authority to Issue Bonds: Yes  
 18. Revenue Source(s): Assessments  
 19. Most Recent Update: 10/06/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: [Signature] Date 10/5/2021

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

**North Park Isle CDD**

MEETING DATE: October 7, 2021

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

AV 100721

**North Park Isle CDD**

**MEETING DATE: October 7, 2021**

**DMS:** 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

ND 100721



**North Park Isle CDD**

MEETING DATE: October 7, 2021

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

Rm 100721

**North Park Isle CDD**

MEETING DATE: October 7, 2021

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Albert Viera	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

SL 100721

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/29/21	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	185626
Total Amount Due	Ad Number	
\$429.98	0000184816	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184816	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$425.98
09/29/21	09/29/21	0000184816	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$0.00
					AffidavitMaterial			\$4.00

4861  
5130

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/29/21	NORTH PARK ISLE	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	185626
Total Amount Due	Ad Number	
\$429.98	0000184816	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

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

REMIT TO:

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

RECEIVED  
OCT 04 2021

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/29/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **09/29/2021**

Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF REGULAR BOARD MEETING SCHEDULE  
FISCAL YEAR 2022  
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the North Park Isle Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

October 07, 2021	2:00 p.m.
November 04, 2021	2:00 p.m.
December 02, 2021	2:00 p.m.
January 06, 2022	2:00 p.m.
February 03, 2022	2:00 p.m.
March 03, 2022	2:00 p.m.
April 07, 2022	2:00 p.m.
May 05, 2022	2:00 p.m.
June 02, 2022	2:00 p.m.
July 07, 2022	2:00 p.m.
August 04, 2022	2:00 p.m.
September 01, 2022	2:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

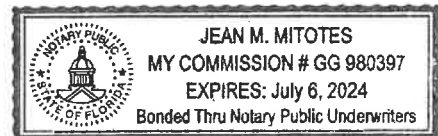
The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb  
District Manager  
Run Date: 09/29/2021

0000184816





## INVOICE

INVOICE #	INVOICE DATE
TM 275624	10/7/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** North Park Isles CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** November 6, 2021

**Invoice Amount:** \$482.96

Description	Current Amount
Tree and Debris removal Labor	\$482.96

4603 5390  
RSB

**Invoice Total** \$482.96

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IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Cypress Creek Aquatics	1109	\$ 2,363.00		Aquatic Maintenance - November 2021
Meritus Districts	11056	1,916.08		District Management Service - November 2021
Meritus Districts	11056	1,916.08	<b>\$ 3,832.16</b>	District Management Service - November 2021
Yellowstone	283224	3,250.00		Landscape Maintenance - November 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 9,445.16</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221008226724 111121	\$ 25.90		Electric Service thru 11/10/2021
<b>Utilities Sub-Total</b>		<b>\$ 25.90</b>		
<b>Regular Services</b>				
ADA Site Compliance	2005	\$ 1,500.00		Compliance Service - 10/26/2021
Grau & Associates	GA 110121	29.00		Audit FYE 09/30/2021
Straley Robin Vericker	20590	361.00		Professional Services thru 10/15/2021
Supervisor: Kelly Evans	KE 100721	200.00		Supervisor Fee - 10/07/2021
Supervisor: Kelly Evans	KE 110421	200.00		Supervisor Fee - 11/04/2021
Supervisor: Nick Dister	ND 110421	200.00		Supervisor Fee - 11/04/2021
Supervisor: Ryan Motko	RM 110421	200.00		Supervisor Fee - 11/04/2021
Supervisor: Steve Luce	SL 110421	200.00	<b>\$ 1,000.00</b>	Supervisor Fee - 11/04/2021
Yellowstone	287221	1,931.86		Mowing Service - 11/04/2021
<b>Regular Services Sub-Total</b>		<b>\$ 4,821.86</b>		

## North Park Isle Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 14,292.92		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Cypress Creek Aquatics, Inc.  
12231 Main St Unit 1196  
San Antonio, FL 33576



# Invoice

Date	Invoice #
11/1/2021	1109

## Bill To

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

## Ship To

P.O. Number

Terms

Project

Aquatic Maintenance

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

SH 4307  
5396



## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

## INVOICE

INVOICE NO.: 11056

DATE: 11/01/2021

DUE DATE: 11/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		1,500.00
	Website Administration		100.00
	Postage September		4.08
80	Copies BW September	0.15	12.00
SUBTOTAL			1,616.08
NEW CHARGES			
TOTAL			1,616.08

300.00  
1916.08

*D. Serrano*  
300

*11/16*

Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11056  
DATE: 11/01/2021  
DUE DATE: 11/01/2021

**BILLING ADDRESS**  
North Park Isle CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		1,500.0
	Website Administration		100.0
	Postage September		4.0
80	Copies BW September	0.15	12.0
	Disclosure Report		300.0
SUBTOTAL			1,916.0
NEW CHARGES			
TOTAL			1,916.0

**Bill To:**

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

**Property Name:** North Park Isles CDD

**INVOICE**

INVOICE #	INVOICE DATE
TM 283224	11/1/2021
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 1, 2021

**Invoice Amount:** \$3,250.00

Description	Current Amount
Monthly Landscape Maintenance November 2021	\$3,250.00

**Invoice Total** **\$3,250.00**

Handwritten: 85 5350 4/602

*Excellence*

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Statement Date: 11/11/2021

Account: 221008226724

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
1582 E SAM ALLEN RD  
PLANT CITY, FL 33565

Current month's charges:	\$25.90
Total amount due:	\$25.90
Payment Due By:	12/02/2021

## Your Account Summary

Previous Amount Due	\$25.58
Payment(s) Received Since Last Statement	-\$25.58
<b>Current Month's Charges</b>	<b>\$25.90</b>
<b>Total Amount Due</b>	<b>\$25.90</b>



## DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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

## SCAMMERS ARE CALLING

*Don't be a victim.*

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008226724

Current month's charges:	\$25.90
Total amount due:	\$25.90
Payment Due By:	12/02/2021

**Amount Enclosed** \$ \_\_\_\_\_  
690889661311

00000066 01 AV 0.42 33607 FTECO111122105344010 00000 02 01000000 012 01 5067 003

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Received  
NOV 18 2021

6908896613112210082267240000000025909

**Account:** 221008226724  
**Statement Date:** 11/11/2021  
**Current month's charges due** 12/02/2021

## Details of Charges – Service from 10/08/2021 to 11/10/2021

Service for: 1582 E SAM ALLEN RD, PLANT CITY, FL 33565

**Rate Schedule: General Service - Non Demand**

Meter Location: RIGHT SIDE FRONT

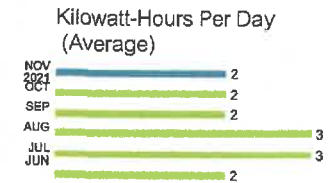
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852379	11/10/2021	186		118		68 kWh	1	34 Days

Basic Service Charge		\$18.06
Energy Charge	68 kWh @ \$0.06076/kWh	\$4.13
Fuel Charge	68 kWh @ \$0.04255/kWh	\$2.89
Storm Protection Charge	68 kWh @ \$0.00251/kWh	\$0.17
Florida Gross Receipt Tax		\$0.65
<b>Electric Service Cost</b>		<b>\$25.90</b>

**Total Current Month's Charges**

**\$25.90**

### Tampa Electric Usage History



00000066-0000209-Page 3 of 6



**ADA Site Compliance**

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

North Park Isle CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2005	10/26/2021	\$1,500.00	11/09/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

**BALANCE DUE****\$1,500.00**

BS 5105  
5130

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X5304319S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						<b>Total</b>	<b>1,508</b>

## Grau and Associates

951 Yamato Road, Suite 280  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meritus*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date 11/1/2021

### SERVICE

### AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 \* Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

North Park Isle Community Development District

Meritus Districts

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

November 12, 2021

Client: 001509

Matter: 000001

Invoice #: 20590

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2021

\$361.00

## SERVICES

Date	Person	Description of Services	Hours
10/1/2021	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDING SEPTEMBER 30, 2021.	0.2
10/7/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.7
10/8/2021	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND CONTINUING DISCLOSURE AGENT.	0.3
10/14/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2021.	0.2
Total Professional Services			1.4
			\$361.00

## PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$97.50
VTS Vanessa T. Steinerts	0.7	\$199.50
LB Lynn Butler	0.4	\$64.00

November 12, 2021  
Client: 001509  
Matter: 000001  
Invoice #: 20590

Page: 2

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Total Services	\$361.00	
Total Disbursements	\$0.00	
Total Current Charges		\$361.00

**PAY THIS AMOUNT**

**\$361.00**

*Please Include Invoice Number on all Correspondence*

**North Park Isle CDD**

**MEETING DATE: October 7, 2021**

**DMS:** 

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	X	Salary Accepted	\$200.00
Nick Dister	X	Salary Accepted	\$200.00
Kelly Evans	X	Salary Accepted	\$200.00
Steve Luce	X	Salary Accepted	\$200.00

KE 100721

North Park Isle CDD  
MEETING DATE: November 4, 2021

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

KE 110421

North Park Isle CDD  
MEETING DATE: November 4, 2021

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

ND 110421

**North Park Isle CDD**

MEETING DATE: November 4, 2021

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

Rm 110421

North Park Isle CDD  
MEETING DATE: November 4, 2021

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00

SL 110421



## INVOICE

INVOICE #	INVOICE DATE
TM 287221	11/4/2021
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Property Name:** North Park Isles CDD

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** December 4, 2021

**Invoice Amount:** \$1,931.86

Description	Current Amount
-------------	----------------

Extra mowing of entrance Blvd. for September

Extra mowing of entrance Blvd. for the month of September.

Labor

\$1,931.86

Invoice Total

\$1,931.86

Excellence  
IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



# North Park Isle Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 2021



District Management Services, LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**North Park Isle**  
Balance Sheet  
As of 11/30/2021  
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
<b>Assets</b>						
Cash - Operating Account	123,457	0	0	0	0	123,457
Revenue Series 2019 #9000	0	315,581	0	0	0	315,581
Interest Series 2019 #9001	0	0	0	0	0	0
Sinking Fund Series 2019 #9002	0	0	0	0	0	0
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	1,070	0	0	1,070
General Series 2019 #9006	0	1	0	0	0	1
Costs of Issuance Series 2019 #9007	0	0	0	0	0	0
Accounts Receivable	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	2,357	0	0	0	0	2,357
Construction Work In Progress	0	0	0	10,778,743	0	10,778,743
Amount Available - Debt Service	0	0	0	0	1,235,754	1,235,754
Amount To Be Provided Debt Service	0	0	0	0	10,949,246	10,949,246
<b>Total Assets</b>	<b>125,814</b>	<b>1,080,857</b>	<b>1,070</b>	<b>10,778,743</b>	<b>12,185,000</b>	<b>24,171,484</b>
<b>Liabilities</b>						
Accounts Payable	9,219	0	0	0	0	9,219
Accounts Payable - Other	2	0	0	0	0	2
Accrue Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	12,185,000	12,185,000
<b>Total Liabilities</b>	<b>9,221</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,185,000</b>	<b>12,194,221</b>
<b>Fund Equity &amp; Other Capital Contribution</b>						
Fund Balance - All Other Reserves	73,116	0	0	0	0	73,116
Fund Balance - Unreserved	0	913,922	1,063	0	0	914,985
Investment In General Fixed Assets	0	0	0	10,778,743	0	10,778,743
Other	43,477	166,935	8	0	0	210,419
<b>Total Fund Equity &amp; Other Capital Contribution</b>	<b>116,592</b>	<b>1,080,857</b>	<b>1,070</b>	<b>10,778,743</b>	<b>0</b>	<b>11,977,263</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>125,814</b>	<b>1,080,857</b>	<b>1,070</b>	<b>10,778,743</b>	<b>12,185,000</b>	<b>24,171,484</b>

**North Park Isle**  
Statement of R & E  
001 - General Fund  
From 10/1/2021 Through 11/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
O & M Assessments - Off Roll	0	2,278	2,278	0 %
Special Assessments - Service Charges				
O & M Assessments - Off Roll	211,325	66,291	(145,034)	(69)%
Total Revenues	211,325	68,569	(142,756)	(68)%
Expenditures				
Legislative				
Supervisor Fees	4,200	1,800	2,400	57 %
Financial & Administrative				
District Manager	32,000	5,700	26,300	82 %
District Engineer	5,000	0	5,000	100 %
Disclosure Report	7,200	0	7,200	100 %
Trustee Fees	8,000	673	7,327	92 %
Accounting Services	6,750	300	6,450	96 %
Auditing Services	4,400	29	4,371	99 %
Postage, Phone, Faxes, Copies	150	46	104	69 %
Public Officials Insurance	2,537	0	2,537	100 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	188	175	13	7 %
Office Supplies	100	0	100	100 %
Website Administration	1,200	300	900	75 %
ADA Website Compliance	1,800	1,500	300	17 %
Legal Council				
District Counsel	5,000	877	4,123	82 %
Water Utility Services				
Water Utility Services	5,000	0	5,000	100 %
Utility Services				
Street Lights	52,500	51	52,449	100 %
Other Physical Environment				
Waterway Management Program - Contract	12,000	4,726	7,274	61 %
Irrigation Maintenance	5,000	0	5,000	100 %
General, Property & Casualty Insurance	6,000	0	6,000	100 %
Janitorial Service	1,650	0	1,650	100 %
Pool Maintenance	2,250	0	2,250	100 %
Landscaping - Contract	46,100	8,915	37,185	81 %
Total Expenditures	211,325	25,093	186,232	88 %

**North Park Isle**  
Statement of R & E  
001 - General Fund  
From 10/1/2021 Through 11/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	43,477	43,477	0 %
Fund Balance. Beginning of Period				
Fund Balance - All Other Reserves	0	73,116	73,116	0 %
Total Fund Balance. Beginning of Period	0	73,116	73,116	0 %
Fund Balance. End of Period	0	116,592	116,592	0 %

**North Park Isle**  
Statement of R & E  
200 - Debt Service Series 2019  
From 10/1/2021 Through 11/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments - Off Roll	760,659	441,712	(318,947)	(42)%
Interest Earnings				
Interest Earnings	0	9	9	0 %
Total Revenues	760,659	441,721	(318,938)	(42)%
Expenditures				
Debt Service Payments				
Debt Service Interest	545,659	274,778	270,881	50 %
Debt Service Principal	215,000	0	215,000	100 %
Total Expenditures	760,659	274,778	485,881	64 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(8)	(8)	0 %
Total Other Financing Sources	0	(8)	(8)	0 %
Excess of Revenues Over (Under) Expenditures	0	166,935	166,935	0 %
Fund Balance. Beginning of Period				
Fund Balance - Unreserved	0	913,922	913,922	0 %
Total Fund Balance. Beginning of Period	0	913,922	913,922	0 %
Fund Balance. End of Period	0	1,080,857	1,080,857	0 %

**North Park Isle**  
Statement of R & E  
300 - Capital Projects Series 2019  
From 10/1/2021 Through 11/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	8	8	0 %
Total Other Financing Sources	0	8	8	0 %
Excess of Revenues Over (Under) Expenditures	0	8	8	0 %
Fund Balance. Beginning of Period				
Fund Balance - Unreserved	0	1,063	1,063	0 %
Total Fund Balance. Beginning of Period	0	1,063	1,063	0 %
Fund Balance. End of Period	0	1,070	1,070	0 %

**North Park Isle**  
Statement of R & E  
900 - General Fixed Assets Account Group  
From 10/1/2021 Through 11/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance. Beginning of Period				
Investment In General Fixed Assets				
	0	10,778,743	10,778,743	0 %
Total Fund Balance. Beginning of Period	0	10,778,743	10,778,743	0 %
Fund Balance. End of Period	0	10,778,743	10,778,743	0 %

North Park Isle  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account  
Reconciliation ID: 11/30/2021  
Reconciliation Date: 11/30/2021  
Status: Locked

Bank Balance	123,456.78
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	123,456.78
Balance Per Books	<u>123,456.78</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.



**North Park Isle**  
**Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/2021

Reconciliation Date: 11/30/2021

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1133	8/9/2021	System Generated Check/Voucher	200.00	Ryan Motko
1146	8/19/2021	System Generated Check/Voucher	200.00	Ryan Motko
1165	10/22/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1166	10/22/2021	System Generated Check/Voucher	200.00	Ryan Motko
1169	11/2/2021	System Generated Check/Voucher	1,916.08	Meritus Districts
1170	11/5/2021	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1171	11/5/2021	System Generated Check/Voucher	2,363.00	Cypress Creek Aquatics, Inc.
1172	11/5/2021	System Generated Check/Voucher	29.00	Grau and Associates
1173	11/5/2021	System Generated Check/Voucher	3,250.00	Yellowstone Landscape
1174	11/15/2021	System Generated Check/Voucher	200.00	Kelly Ann Evans
1175	11/15/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
1176	11/15/2021	System Generated Check/Voucher	200.00	Ryan Motko
1177	11/15/2021	System Generated Check/Voucher	200.00	Steven K. Luce
1178	11/15/2021	System Generated Check/Voucher	1,931.86	Yellowstone Landscape
Cleared Checks/Vouchers			12,589.94	

North Park Isle  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account

Reconciliation ID: 11/30/2021

Reconciliation Date: 11/30/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
10019752	10/26/2021	Off Roll Assessments - 10.26.21	20,502.47	
10019754	10/26/2021	Off Roll Assessments - 10.26.21	2,278.04	
21076	11/1/2021	Off Roll Assessments - 11.01.21	23,160.20	
581021442	11/10/2021	Off Roll Assessments - 11.10.21	18,983.77	
581021443	11/10/2021	Off Roll Assessments - 11.10.21	3,644.87	
Cleared Deposits			68,569.35	



## District Management Services, LLC

# MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday December 29, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

### LANDSCAPE MAINTENANCE

TURF	5	3	-2	<u>Needs improvement</u>
TURF FERTILITY	10	5	-5	<u>Marginal</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	3	-2	<u>Poor</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>NA</u>
PLANT FERTILITY	5	5	0	<u>NA</u>
WEED CONTROL - BED AREAS	5	5	0	<u>NA</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>NA</u>
PRUNING	10	10	0	<u>NA</u>
CLEANLINESS	5	5	0	<u>NA</u>
MULCHING	5	5	0	<u>NA</u>
WATER/IRRIGATION MGMT	8	8	0	<u>NA</u>
CARRYOVERS	5	5	0	<u>NA</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>NA</u>
INSECT/DISEASE CONTROL	7	7	0	<u>NA</u>
DEADHEADING/PRUNING	3	3	0	<u>NA</u>

### SCORE

100	91	-9	91%
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Under Construction no residents.

Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday December 29, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	18	-2	Marginal floating in 3 ponds
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	NA

<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	2	-1	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	8	0	NA

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	NA
PAINTING	25	25	0	NA
CLEANLINESS	25	25	0	NA
GENERAL CONDITION	25	25	0	NA



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: North Park

Date: Wednesday December 29, 2021

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	NA
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	NA
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	NA
PARKING LOTS	15	15	0	NA
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	NA
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	695	-5	99%

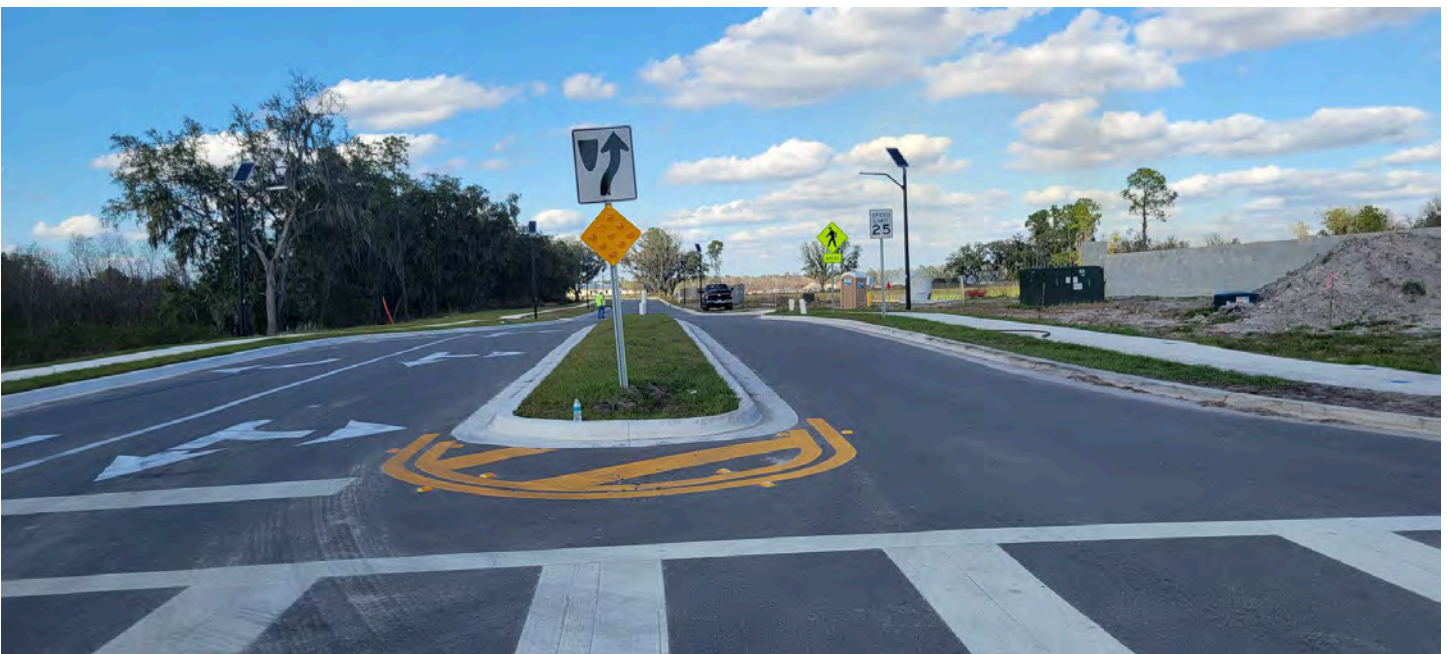
Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

## North Park December.



Front entrance signage.



Center Isle entrance.





Block construction proceeded at the entrance of the property.



Construction progress at Tahitian Sunrise & Coastal Sunrise.





Construction development on Capri Coast.





Construction development on N. Maryland.



This pond off Capri Coast has Filamentous Algae and needs to be treated.



This pond off Capri Coast has receded, and it is the perfect time to mitigate this area except for the protected Cypress tree.





Ponds overall are in good shape.

