

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
AUDIT COMMITTEE MEETING, PUBLIC HEARING
& REGULAR MEETING
AUGUST 22, 2019**

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 22, 2019
2:00 P.M.**

The Offices of Meritus
Located at 2005 Pan Am Circle Suite 300, Tampa FL 33607

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Ryan Motko Nick Dister Albert Viera Steve Luce
District Manager	Meritus	Brian Lamb Nicole Hicks
District Attorney	Straley, Robin, Vericker	John Vericker

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 **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third 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 meeting will resume after the audit committee meeting & public hearing with the ninth section 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) 397-5120 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 tenth 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 eleventh 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 twelfth 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) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, 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

August 22, 2019
Board of Supervisors
North Park Isle Community Development District

The Audit Committee Meeting, Public Hearing & Regular Meeting North Park Isle Community Development District will be held on **August 22, 2019 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607. 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. RECESS TO PUBLIC HEARING**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-08; Adopting Fiscal Year 2020 Budget..... Tab 01
 - E. Consideration of Budget Funding Agreement 2019-2020 Tab 02
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2019-09; Levying O&M Assessments..... Tab 03
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RECESS TO AUDIT COMMITTEE MEETING**
- 7. AUDIT COMMITTEE MEETING**
 - A. Call to Order/Roll Call
 - B. Appoint Chairman
 - C. Selection of Criteria for Evaluation of Proposals
 - D. Determine Date, Time and Location RFP Required
 - i. Consider Notice of Request for Proposals for Audit Services
 - E. Consider Sending RFP to Interested Firms
 - F. Determine Date of Next Committee Meeting

(Guidelines are included behind this agenda)
- 8. RETURN AND PROCEED TO REGULAR MEETING**
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 10. BUSINESS ITEMS**
 - A. Consideration of Resolution 2019-10; Setting Fiscal Year 2020 Meeting Schedule Tab 04
 - B. Consideration of Resolution 2019-11; Boundary Amendment..... Tab 05
 - C. General Matters of the District
- 11. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes June 06, 2019..... Tab 06
 - B. Consideration of Operations and Maintenance Expenditures May, 2019 Tab 07
 - C. Consideration of Operations and Maintenance Expenditures June, 2019 Tab 08
 - D. Consideration of Operations and Maintenance Expenditures July, 2019 Tab 09
 - E. Review of Financial Statements Ending July 31, 2019 Tab 10
- 12. BOARD MEMBERS COMMENTS**
- 13. PUBLIC/AUDIENCE QUESTIONS AND COMMENTS**
- 14. 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) 397-5120.
Sincerely,



Brian Lamb, CEO
Meritus

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICTS

District Office 2005 Pan Am Circle Suite 300, Florida 33607 (813) 397-5120 Fax (813) 873-7070

August 22, 2019

To: North Park Isle CDD – Audit Committee

Audit Committee Selection Process

As noted above, we suggest appointing the entire Board as the Committee. This will allow for an easy quorum and the Committee can meet before or during the regular Board meeting. You may, however, appoint as few as two persons such as the District manager (“Manager”) and the Board Chairman. Consider the following:

1. At a regular Board meeting, have the Board, by motion, appoint the Committee members. The Board should designate one person as the Chair of the committee.
2. If you have already advertised a meeting of the Committee, you may have the Committee meeting during or after the regular Board meeting.
3. You cannot have a Committee meeting until you publicly notice the meeting of the Committee, either within the same published notice as the regular meeting or separately.

After you have provided notice, you may convene the Committee meeting. The purpose of the meeting will be to select the criteria by which responses to the RFP will be evaluated and announce publicly that the District is soliciting proposals. The actions to be taken by the Committee include:

1. Selection of the criteria by which proposals will be evaluated. You are statutorily required to consider: (a) ability of personnel; (b) experience; and (c) ability to furnish the required services. Additional criteria, such as price, should be determined by the Committee.
2. Determination of the date, time, and location that the RFP will be required to be received by the District. While there is no exact time required for this RFP to be out, it should be at least two weeks to give firms an opportunity to put together a proposal.
3. Public announcement of the opportunity to provide auditing services. Such announcement must include, at minimum: (a) a brief description of the audit and (b) how interested firms can apply for consideration (where they can obtain an RFP). The Manager will then publish the notice of the RFP. A sample notice is attached.
4. Provide interested firms, through the Manager, an RFP that must include information on how proposals are to be evaluated and other information necessary to enable interested firms to respond.

At the date, time, and location announced in the RFP, the Manager must open the proposals and read them aloud. The Manager should then evaluate them for completeness. There should be the proper number of copies, the correct documents, and all should be properly completed. The Manager should then schedule, or have already scheduled, a meeting of the Committee. The following is an outline of that process:

1. The Committee meeting should be noticed. The published notice of the Committee meeting may be with the same published notice as the regular Board meeting but must specifically state that the audit Committee will be meeting. A separate published notice of just the Committee meeting may also be used.

2. The Committee will evaluate the proposals that are determined complete (responsive) and will rank them in accordance with the evaluation criteria established by the Committee and adjourn.
3. The Committee Chairman will make a report to the Board, at a properly noticed Board meeting, the ranking assigned by the Committee to the responses to the RFP.
4. If compensation is a criteria on the Evaluation Criteria Sheet, the Board shall negotiate a contract with the highest ranked firm or it must document in its public record the reason for not selecting the highest ranked qualified firm. If compensation is not a criteria on the Evaluation Criteria Sheet, the Board will then authorize staff to enter into negotiations with the firms in order of ranking or as directed.

After successful negotiations, staff must return to the Board for authorization to enter into a contract with one of the auditing firms. The Contract must meet the following criteria:

It must, as a minimum, include provisions that:

- a. specify the services to be provided and fees, or other compensation for such services;
- b. require that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the Contract
- c. specify the contract period, including renewals and conditions, under which the Contract may be terminated or renewed.

An engagement letter that contains the above provisions and that is signed and executed by both parties can be used to satisfy the requirements of a written contract. It is our recommendation that the Contract provide for only two (2) annual renewals.

In summation, you *must* do the following:

1. The Board must appoint an audit committee.
2. The Committee meeting must be noticed.
3. The Committee must establish the RFP evaluation criteria which **must** include (a) ability of personnel, (b) experience, and (c) ability to furnish the required services.
4. The Committee must issue the RFP in compliance with the above criteria.
5. The Committee must evaluate and rank the proposals to the RFP in accord with evaluation criteria.
6. The Board must select the firm to negotiate with.
7. The Board must approve the Contract, as negotiated, that meets the above criteria.

RESOLUTION 2019-08

THE ANNUAL APPROPRIATION RESOLUTION OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund of the North Park Isle Community Development District (the “**District**”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 22, 2019 at 2:00 pm, as the date and time for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown below.

- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2018/2019 and/or revised projections for fiscal year 2019/2020.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the North Park Isle Community Development District for the Fiscal Year Beginning October 1, 2019, and Ending September 30, 2020,” as adopted by the Board of Supervisors on August 22, 2019.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2019, and ending September 30, 2020, the sum of \$638,294.00* to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$81,125.00</u>
TOTAL DEBT SERVICE FUNDS	<u>\$557,169.00</u>
TOTAL ALL FUNDS	<u>\$638,294.00 *</u>

*Not inclusive of any collection costs.

Section 3. Budget Amendments

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

Section 4. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit B** hereto, is hereby approved in order to fund the Developer’s portion of the budget for Fiscal Year 2019/2020.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019.

ATTEST:

**NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A: FY 2019/2020 Budget
Exhibit B: Budget Funding Agreement

2020



NORTH PARK ISLE

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020

FINAL ANNUAL OPERATING BUDGET

AUGUST 22, 2019



NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2019 BUDGET ANALYSIS.....	2
III.	FINAL OPERATING BUDGET.....	3
IV.	GENERAL FUND 001 DESCRIPTIONS.....	4
V.	DEBT SERVICE FUND.....	6
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	7

AUGUST 22, 2019

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The North Park Isle Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	General Fund	Collection of Special Assessments for Debt Service on the Series 2019 Special Assessments Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to	Total Actuals and Projections Through	Over/(Under) Budget Through 9/30/19
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	72,175.00	26,932.00	13,148.60	40,080.60	(32,094.40)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$72,175.00	\$26,932.00	\$13,148.60	\$40,080.60	(\$32,094.40)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$72,175.00	\$26,932.00	\$13,148.60	\$40,080.60	(\$32,094.40)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	32,000.00	5,000.00	7,000.00	12,000.00	(20,000.00)
District Engineer	2,000.00	0.00	0.00	0.00	(2,000.00)
Trustees Fees	4,000.00	0.00	0.00	0.00	(4,000.00)
Disclosure Report	5,000.00	0.00	1,050.00	1,050.00	(3,950.00)
Accounting Services	3,750.00	0.00	4,500.00	4,500.00	750.00
Auditing Services	5,000.00	0.00	5,000.00	5,000.00	0.00
Postage, Phone, Faxes, Copies	150.00	0.00	0.00	0.00	(150.00)
Public Officials Insurance	2,500.00	938.00	1,537.00	2,475.00	(25.00)
Legal Advertising	3,500.00	(2,158.00)	5,658.00	3,500.00	0.00
Bank Fees	300.00	83.00	116.20	199.20	(100.80)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	60.00	0.00	60.00	(40.00)
Website Administration	2,700.00	4,950.00	0.00	4,950.00	2,250.00
Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,175.00	\$9,048.00	\$24,861.20	\$33,909.20	(\$27,265.80)
LEGAL COUNSEL					
District Counsel	5,000.00	1,311.00	1,835.40	3,146.40	(1,853.60)
TOTAL DISTRICT COUNSEL	\$5,000.00	\$1,311.00	\$1,835.40	\$3,146.40	(\$1,853.60)
UTILITY SERVICES					
Street Lights	0.00	0.00	0.00	0.00	0.00
Other Electric Services	0.00	0.00	0.00	0.00	0.00
Potable Water Utility Services	0.00	0.00	0.00	0.00	0.00
Non-Potable Irr. Water Fees	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Hardscape Maintenance	0.00	0.00	0.00	0.00	0.00
Miscellaneous Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00
General, Property & Casualty Insurance	6,000.00	1,146.00	1,879.00	3,025.00	(2,975.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$6,000.00	\$1,146.00	\$1,879.00	\$3,025.00	(\$2,975.00)
ROAD & STREET FACILITIES					
Sidewalk & Pavement Repairs	0.00	0.00	0.00	0.00	0.00
TOTAL ROAD & STREET FACILITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PARKS & RECREATION					
On-Site Staff	0.00	0.00	0.00	0.00	0.00
Cabana Janitorial & Cleaning	0.00	0.00	0.00	0.00	0.00
Pool Operations & Maintenance	0.00	0.00	0.00	0.00	0.00
Recreation Facility Maintenance	0.00	0.00	0.00	0.00	0.00
Recreation Equipment Maintenance	0.00	0.00	0.00	0.00	0.00
Security System	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$72,175.00	\$11,505.00	\$28,575.60	\$40,080.60	(\$32,094.40)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$15,427.00	(\$15,427.00)	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

NORTH PARK ISLE

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	72,175.00	40,080.60	(32,094.40)	81,125.00	8,950.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$72,175.00	\$40,080.60	(\$32,094.40)	\$81,125.00	\$8,950.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$72,175.00	\$40,080.60	(\$32,094.40)	\$81,125.00	\$8,950.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	32,000.00	12,000.00	(20,000.00)	32,000.00	0.00
District Engineer	2,000.00	0.00	(2,000.00)	2,000.00	0.00
Trustees Fees	4,000.00	0.00	(4,000.00)	8,200.00	4,200.00
Disclosure Report	5,000.00	1,050.00	(3,950.00)	8,400.00	3,400.00
Accounting Services	3,750.00	4,500.00	750.00	4,500.00	750.00
Auditing Services	5,000.00	5,000.00	0.00	6,500.00	1,500.00
Postage, Phone, Faxes, Copies	150.00	0.00	(150.00)	150.00	0.00
Public Officials Insurance	2,500.00	2,475.00	(25.00)	2,500.00	0.00
Legal Advertising	3,500.00	3,500.00	0.00	3,500.00	0.00
Bank Fees	300.00	199.20	(100.80)	300.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	60.00	(40.00)	100.00	0.00
Website Administration	2,700.00	4,950.00	2,250.00	1,800.00	(900.00)
Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,175.00	\$33,909.20	(\$27,265.80)	\$70,125.00	\$8,950.00
LEGAL COUNSEL					
District Counsel	5,000.00	3,146.40	(1,853.60)	5,000.00	0.00
TOTAL DISTRICT COUNSEL	\$5,000.00	\$3,146.40	(\$1,853.60)	\$5,000.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
General, Property & Casualty Insurance	6,000.00	3,025.00	(2,975.00)	6,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$6,000.00	\$3,025.00	(\$2,975.00)	\$6,000.00	\$0.00
TOTAL EXPENDITURES	\$72,175.00	\$40,080.60	(\$32,094.40)	\$81,125.00	\$8,950.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Website Administration

This is for maintenance and administration of the Districts official website.

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

NORTH PARK ISLE

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2019

REVENUES

CDD Debt Service Assessments (CAPI + Assessments)	\$	557,169
TOTAL REVENUES	\$	557,169

EXPENDITURES

Series 2019 May Bond Principal Payment	\$	-
Series 2019 May Bond Interest Payment (CAPI)	\$	278,584
Series 2019 November Bond Interest Payment	\$	278,584
TOTAL EXPENDITURES	\$	557,169
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	12,395,000
Principal Payment Applied Toward Series 2019 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2020	\$	12,395,000

NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment
PHASES 1 & 2					
Single Family 40'	1.00	58	\$1,276.60	\$480.00	\$1,756.60
Single Family 50'	1.25	395	\$1,595.75	\$600.00	\$2,195.75
Single Family 60'	1.50	96	\$1,914.90	\$700.00	\$2,614.90

549

Notations:

⁽¹⁾ Annual assessments are adjusted for the Hillsborough County collection costs and statutory discounts for early payment.

**North Park Isle Community Development District
Fiscal Year 2019/2020 Budget Funding Agreement**

This Agreement is made and entered into as of the 22nd day of August, 2019, by and between the **North Park Isle Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District**") and **North Park Isle Development, LLC**, a Florida limited liability company, authorized to do business in the State of Florida, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (the "**Developer**").

Recitals

WHEREAS, the District was established by the Board of County Commissioners of Hillsborough County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer presently owns all real property, as more particularly described in **Exhibit "A"** attached hereto, (the "**Property**") within the District, which Property will benefit from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year 2019/2020, which commences on October 1, 2019, and concludes on September 30, 2020 (the "**Budget**"); and

WHEREAS, in lieu of levying special assessments on the Property, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit "B"** so long as payment is timely provided; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit "B"** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy non ad valorem special assessments as authorized by law against the Property to pay for the activities, operations and services of the District as set forth in **Exhibit "B"**.

Operative Provisions

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

1. Funding Obligations. From time to time during the 2019/2020 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with the Budget attached hereto as **Exhibit "B"** as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. Budget Revisions. The District and Developer agree that the Budget shall be revised at the end of the 2019/2020 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2019, and ending on September 30, 2020. The Developer shall not be responsible for any additional costs other than those costs provided for in the Budget. However, if the actual expenditures of the District are less than the amount shown in the Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. Amendments. This instrument constitutes the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. Authority. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. Assignment. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

6. Default. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to

seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

7. Third Parties. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. Governing Law. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

9. Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. Termination of Agreement. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2019/2020 fiscal year on September 30, 2020. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

11. Costs and Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

[SIGNATURE PAGE TO FOLLOW]

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

Attest:

**North Park Isle Community
Development District**

By: _____
Name: _____
Secretary

By: _____
Name: _____
Chair of the Board of Supervisors

Witnesses:

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

By: _____
Name: _____

By: _____
Jeffery Hills
Manager

By: _____
Name: _____

RESOLUTION 2019-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the North Park Isle Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (the “**County**”); and

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2019/2020 (“**Operations and Maintenance Budget**”), attached hereto as **Exhibit A** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operations and maintenance services and facilities provided by the District as described in the Operations and Maintenance Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County tax roll and collected by the County Tax Collector (“**Uniform Method**”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the annually recurring special assessments on all assessable lands for operations and maintenance in the amount contained in the Operations and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the District as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (the "**Assessment Roll**"), and to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit A** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibit A** and in the Assessment Roll.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibit A** and in the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit A** and in the Assessment Roll.

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and in the Assessment Roll. Assessments directly collected by the District are due in full on December 1, 2019; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2019, 25% due no later than February 1, 2020 and 25% due no later than May 1, 2020. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019.

ATTEST:

**NORTH PARK ISLE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2019/2020 Operations and Maintenance Budget

RESOLUTION 2019-10

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2020 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2020 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2019

ATTEST:

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020**

October	03, 2019	2:00 p.m.
November	07, 2019	2:00 p.m.
December	05, 2019	2:00 p.m.
February	06, 2020	2:00 p.m.
March	05, 2020	2:00 p.m.
April	02, 2020	2:00 p.m.
May	07, 2020	2:00 p.m.
June	04, 2020	2:00 p.m.
July	02, 2020	2:00 p.m.
August	06, 2020	2:00 p.m.
September	03, 2020	2:00 p.m.

**All meetings will convene at the offices of Meritus located at 2005 Pan Am Circle Suite 300, Tampa,
FL 33607.**

RESOLUTION NO. 2019-11

A RESOLUTION AUTHORIZING THE EXPANSION OF THE NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") AND AUTHORIZING THE SUBMITTAL OF A PETITION TO EXPAND THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the North Park Isle Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "**Act**"), Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") desires to expand the boundaries of the District and to submit a Petition to Expand the Boundaries of the North Park Isle Community Development District (the "**Petition**") for the area described in **Exhibit "A"** attached hereto;

NOW THEREFORE, BE IT RESOLVED that:

1. The Board hereby authorizes and approves the expansion of the District, and the Board hereby authorizes and directs the Chair to sign and submit the Petition to the Board of County Commissioners of Hillsborough County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, any other member of the Board, the District Counsel, the District Manager and the District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from the Board of County Commissioners of Hillsborough County, Florida.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED ON 22nd DAY OF AUGUST, 2019.

Attest:

**North Park Isle Community
Development District**

Brian Lamb
Secretary

Jeffrey Hills
Chair of the Board of Supervisors

**NORTH PARK ISLE
COMMUNITY DEVELOPMENT DISTRICT**

June 6, 2019 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 **Tuesday, June 6, 2019 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

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the North Park Isle Community Development District to order on **Tuesday, June 6, 2019 at 2:58 p.m.**

Board Members Present and Constituting a Quorum:

Ryan Motko	Vice Chair
Nick Dister	Supervisor
Steve Luce	Supervisor
Albert Viera	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Hicks	Meritus
John Vericker	Straley Robin Vericker

There were no members of the general public in attendance.

2. PUBLIC COMMENTS ON AGENDA ITEMS

There were no public comments on agenda items.

3. VENDOR/STAFF REPORTS

A. District Counsel

Mr. Vericker, Mr. Lamb, and the Board discussed the financing and schedule.

B. District Engineer

C. District Manager

4. BUSINESS ITEMS

A. Annual Disclosure of Qualified Electors

Ms. Hicks announced that North Park Isle CDD had 0 qualified electors as of April 15, 2019.

48 **B. Consideration of Resolution 2019-07; Approving Fiscal Year 2020 Proposed**
49 **Budget \$ Setting Public Hearing**
50

51 Ms. Hicks went over the resolution and budget line items with the Board. The public hearing is
52 set for August 22, 2019 at 2:00 p.m.
53

MOTION TO:	Approve Resolution 2019-07.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

60
61 **C. Appointment of Audit Committee**
62

63 The Board discussed the appointment of the Audit Committee.
64

MOTION TO:	Appoint the Board as the Audit Committee.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

71
72 **D. General Matters of the District**
73
74

75 **5. CONSENT AGENDA**

- 76 **A. Consideration of Minutes of the Board of Supervisors Meeting January 3, 2019**
- 77 **B. Consideration of Minutes of the Board of Supervisors Continued Meeting**
- 78 **January 14, 2019**
- 79 **C. Consideration of Minutes of the Board of Supervisors Continued Meeting**
- 80 **January 28, 2019**
- 81 **D. Consideration of Operations and Maintenance Expenditures December 2018**
- 82 **E. Consideration of Operations and Maintenance Expenditures January 2019**
- 83 **F. Consideration of Operations and Maintenance Expenditures February 2019**
- 84 **G. Consideration of Operations and Maintenance Expenditures March 2019**
- 85 **H. Consideration of Operations and Maintenance Expenditures April 2019**
- 86 **I. Review of Financial Statements Ending April 30, 2019**

87
88 The Board reviewed the Consent Agenda items.
89

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

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6. BOARD MEMBERS' COMMENTS

100 There were no Board member comments.

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103

7. PUBLIC/AUDIENCE QUESTIONS AND COMMENTS

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105

There were no public comments.

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107
108

8. ADJOURNMENT

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MOTION TO:	Continue the meeting to June 20, 2019 at 2:00 p.m. at the current location.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

119
120 **These minutes were done in summary format.*

121
122 **Each person who decides to appeal any decision made by the Board with respect to any matter*
123 *considered at the meeting is advised that person may need to ensure that a verbatim record of*
124 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*
125 *based.*

126
127 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
128 **noticed meeting held on _____.**

129
130
131
132 _____
132 **Signature** _____
132 **Signature**

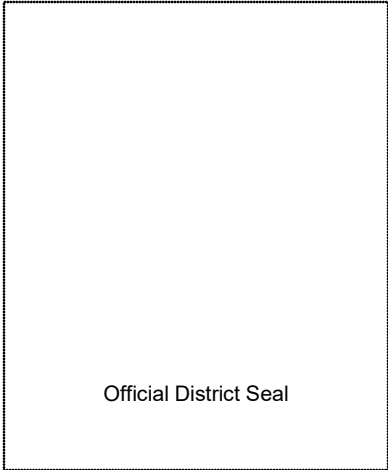
133
134 _____
135 **Printed Name** _____
135 **Printed Name**

136
137 **Title:** **Title:**
138 **Secretary** **Chairman**
139 **Assistant Secretary** **Vice Chairman**

140
141
142
143
144 *Recorded by Records Administrator*

145
146
147 _____
148 *Signature*

149
150 _____
151 *Date*



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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9066	\$ 1,000.00		Management Services - May
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,000.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9066
 Invoice Date: May 1, 2019
 Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		1,000.00
		<i>DM</i>		

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9120	\$ 1,000.00		Management Services - June
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Straley Robin Vericker	16560A	\$ 22.95		Professional Services - thru 12/15/2018
Variable Contract Sub-Total		\$ 22.95		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,022.95		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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


INVOICE

Invoice Number: 9120
 Invoice Date: Jun 1, 2019
 Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		1,000.00
				

Subtotal	1,000.00
Sales Tax	
Total Invoice Amount	1,000.00
Payment/Credit Applied	
TOTAL	1,000.00

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

December 25, 2018

Client: 001509

Matter: 000001

Invoice #: 16560 **A**

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2018

DISBURSEMENTS

Date	Description of Disbursements	Amount
11/15/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$21.75
12/15/2018	Photocopies (8 @ \$0.15)	\$1.20
	Total Disbursements	\$22.95
	Total Services	\$0.00
	Total Disbursements	\$22.95
	Total Current Charges	\$22.95

WAV
51400
3107

PAY THIS AMOUNT

\$22.95

Please Include Invoice Number on all Correspondence

Teresa Farlow

From: Lynn Butler <LButler@srvlegal.com>
Sent: Tuesday, June 11, 2019 9:03 AM
To: Teresa Farlow
Cc: Alexandra Wolfe; Barbara L. Williams
Subject: RE: North Park Isle CDD / File #1509-01
Attachments: North Park Isle AR Ledger.pdf; North Park Isle Retainer.pdf; North Park Isle Bond Trust Acct.pdf

Teresa,

I talked with our billing guy yesterday. Apparently there were some trust funds for the bond validation costs, such costs are billed on the general matter, and in applying payments to costs from the trust account, the invoice sent out reflected a credit, which was not truly accurate. Attached is our AR Ledger for North Park Isles. As you can from the attached we have an outstanding amount of \$22.95, which is for invoice 16560. If you will take a look at the attachments, the credit of \$308.72 that was reflected on Inv. #16560 had \$5.54 applied towards costs and then \$303.18 was moved back to the trust account for the bond file. Our billing person made a mistake by reflecting a credit since the funds were moved back into the bond trust account, which is where they should have been to begin with.

I know this is about as clear as mud. Let me know if you have questions after you look at our accounting information. Thanks!

Lynn A. Butler, Florida Registered Paralegal

STRALEY ROBIN VERICKER

PH: 813-223-9400

DIRECT: 813-901-4941

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From: District Invoices <districtinvoices@merituscorp.com>
Sent: Tuesday, June 11, 2019 8:11 AM
To: Lynn Butler <LButler@srvlegal.com>
Cc: Alexandra Wolfe <alexandra.wolfe@merituscorp.com>
Subject: RE: North Park Isle CDD / File #1509-01

Lynn,

Please see the original invoice I attached (16560 Straley). It clearly shows a credit balance and is different than the one you just sent me. Please advise, thanks.

Please note our new Suite Number is 300!! Thank you.

Teresa Farlow

Accounts Payable Specialist
2005 Pan Am Circle, Suite 300
Tampa , FL 33607
Phone: (813) 397-5120 Ext. 340
Fax: (813) 873-7070
teresa.farlow@merituscorp.com

In an effort to maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (813) 397-5121.



www.merituscorp.com

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From: Lynn Butler [<mailto:LButler@srvlegal.com>]
Sent: Monday, June 10, 2019 4:40 PM
To: District Invoices
Subject: FW: North Park Isle CDD / File #1509-01

In reviewing our firm's accounts receivables, I see that the attached invoice from December 2018 was missed for payment. Can you get this in line for processing and payment?

Thank you.

Lynn A. Butler
Florida Registered Paralegal
1510 W. Cleveland Street
Tampa, Florida 33606
STRALEY ROBIN VERICKER
PH: 813-223-9400
DIRECT: 813-901-4941
FAX: 813-223-5043
Email: lbutter@srvlegal.com
www.srvlegal.com

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Matter Status

A/R Ledger

Client: 001509 NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Transactions: View all Transactions

Matter: 000001 General

Date	Client/Matter	Type	Reference	Fees	Other	Amount	Ledger Balance
8/20/2018	001509-000001	BILL	16122	\$1,915.00	\$143.13	\$2,058.13	\$2,058.13
9/25/2018	001509-000001	BILL	16223	\$963.50	\$160.05	\$1,123.55	\$3,181.68
10/23/2018	001509-000001	BILL	16302	\$695.00	\$28.49	\$723.49	\$3,905.17
11/15/2018	001509-000001	TAP	2035			(\$331.67)	\$3,573.50
11/26/2018	001509-000001	PMT	1010			(\$1,915.00)	\$1,658.50
11/30/2018	001509-000001	PMT	1011			(\$963.50)	\$695.00
12/25/2018	001509-000001	BILL	16560	\$0.00	\$22.95	\$22.95	\$717.95
1/14/2019	001509-000001	PMT	1013			(\$695.00)	\$22.95
1/23/2019	001509-000001	BILL	16662	\$183.00	\$0.00	\$183.00	\$205.95
2/22/2019	001509-000001	RAP				(\$22.95)	\$183.00
2/22/2019	001509-000001	PMT	1016			(\$183.00)	\$0.00
2/26/2019	001509-000001	BILL	16781	\$427.00	\$0.00	\$427.00	\$427.00
3/24/2019	001509-000001	RAP				(\$5.54)	\$421.46
3/25/2019	001509-000001	BILL	16874	\$60.00	\$0.00	\$60.00	\$481.46
4/18/2019	001509-000001	BILL	16988	\$121.50	\$0.00	\$121.50	\$602.96
5/20/2019	001509-000001	PMT	1019			(\$458.51)	\$144.45
5/31/2019	001509-000001	PMT	1021			(\$121.50)	\$22.95

Matter Status

Retainer

Client: 001509 NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Matter: 000001 General

Transactions: View all Transactions

Date	Client/Matter	Type	Description	Amount	Balance
11/26/2018	001509-000001	RDP	Retainer Deposit. 16122 Partially paid by TAP for Costs. (CK# 1010) (Received From: North Park Isle CDD)	\$143.13	\$143.13
11/30/2018	001509-000001	RDP	Retainer Deposit. Invoice 16223 Costs paid by Trust. (CK# 1011) (Received From: North Park Isle CDD)	\$160.05	\$303.18
12/18/2018	001509-000001	RDS	STRALEY ROBIN VERICKER- RETAINER DISBURSEMENT- (CK# 7919) (Paid To: STRALEY ROBIN VERICKER)	(\$303.18)	\$0.00
1/14/2019	001509-000001	RDP	Retainer Deposit. Inv 16302 Costs paid by Trust App and by Client. (CK# 1013) (Received From: North Park Isle CDD)	\$28.49	\$28.49
2/22/2019	001509-000001	RAP	Retainer Applied as Payment	(\$22.95)	\$5.54
3/24/2019	001509-000001	RAP	Retainer Applied as Payment	(\$5.54)	\$0.00

Matter Status

Trust

Client: 001509 NORTH PARK ISLE COMMUNITY DEVELOPMENT DISTRICT

Transactions: View all Transactions

Matter: 000002 2019 Bonds

Bank: *All Banks

Date	Client-Matter	Type	Description	Amount	Balance
7/30/2018	001509-000002	TDP	Trust Deposit (CK# 1185) (Received From: Eisenhower Property Group LLC)	\$2,500.00	\$2,500.00
9/25/2018	001509-000002	TDS	Tampa Bay Times- TRUST DISBURSEMENT- North Park Isles - Advertising (CK# 2031) (Paid To: Tampa Bay Times)	(\$1,193.60)	\$1,306.40
9/25/2018	001509-000002	TAP	STRALEY ROBIN VERICKER- TRUST DISBURSEMENT APPLIED AS PAYMENT- Trust Applied as Payment - Filing Fee 1509.02 (CK# 2032) (Paid To: STRALEY ROBIN VERICKER) (Received From: SRV Trust Account)	(\$405.00)	\$901.40
10/17/2018	001509-000002	TDS	ANTHEM REPORTING- TRUST DISBURSEMENT- North Park Isle CDD vs. State of Florida-Court Reporter (CK# 2033) (Paid To: ANTHEM REPORTING)	(\$85.00)	\$816.40
11/15/2018	001509-000002	TDS	Clerk, Circuit Court, Hillsborough County- TRUST DISBURSEMENT- (CK# 2034) (Paid To: Clerk, Circuit Court, Hillsbor)	(\$7.00)	\$809.40
11/15/2018	001509-000002	TTO	Trust Transfer Out: 001509-000001	(\$331.67)	\$477.73
11/27/2018	001509-000002	TAP	STRALEY ROBIN VERICKER- TRUST DISBURSEMENT APPLIED AS PAYMENT- Trust Applied as Payment 1509.02 Costs (CK# 2036) (Paid To: STRALEY ROBIN VERICKER)	(\$15.70)	\$462.03
12/20/2018	001509-000002	TDP	Trust Deposit (CK# 7919) (Received From: SRV Operating Account)	\$303.18	\$765.21

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9168	\$ 1,001.00		Management Services - July
Monthly Contract Sub-Total		\$ 1,001.00		
Variable Contract				
Straley Robin Vericker	17203	\$ 499.50		Professional Services - thru 06/15/2019
Variable Contract Sub-Total		\$ 499.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,500.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

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

INVOICE

Invoice Number: 9168
 Invoice Date: Jul 1, 2019
 Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
North Park Isle CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		7/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		1,000.00
		Postage - May		1.00
		14		

Subtotal	1,001.00
Sales Tax	
Total Invoice Amount	1,001.00
Payment/Credit Applied	
TOTAL	1,001.00

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

June 27, 2019

Client: 001509

Matter: 000001

Invoice #: 17203

Page: 1

RE: General

WA 51400 3107

For Professional Services Rendered Through June 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
5/21/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE CHANGE IN PUBLIC HEARING DATE FOR FY 2019/2020 BUDGET; PREPARE DRAFT PUBLICATION NOTICES RE PUBLIC HEARING FOR FY 2019/2020 BUDGET AND O&M ASSESSMENTS.	0.8	
5/22/2019	JMV	PREPARE LEGAL NOTICE.	0.3	
5/23/2019	LB	FINALIZE PUBLICATION NOTICES FOR FY 2019/2020 BUDGET PUBLIC HEARING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
6/5/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.2	
6/6/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
6/12/2019	VKB	REVIEW EMAILS FROM A. LYALINA AND J. HILLS; REVIEW DEBT SERVICE RESERVE FUND REQUIREMENTS AND CONDITIONS FOR PARTIAL RELEASE OF DEBT SERVICE RESERVE FUNDS.	0.3	
Total Professional Services			2.2	\$499.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.9	\$274.50
VKB	Vivek K. Babbar	0.3	\$75.00

June 27, 2019

Client: 001509

Matter: 000001

Invoice #: 17203

Page: 2

PERSON RECAP

Person	Hours	Amount
LB Lynn Butler	1.0	\$150.00

Total Services	\$499.50
Total Disbursements	\$0.00
Total Current Charges	\$499.50

PAY THIS AMOUNT **\$499.50**

Please Include Invoice Number on all Correspondence

North Park Isle Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2019



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 7/31/2019
(In Whole Numbers)

	General Fund	Debt Service Series 2019	Capital Projects Series 2019	General Fixed Assets Account Group	General Long Term Debt	Total
Assets						
Cash - Operating Account	1,410	0	0	0	0	1,410
Revenue Series 2019 #9000	0	76	0	0	0	76
Interest Series 2019 #9001	0	463,275	0	0	0	463,275
Reserve Series 2019 #9003	0	765,275	0	0	0	765,275
Acq & Const Series 2019 #9005	0	0	9,696,601	0	0	9,696,601
General Series 2019 #9006	0	0	400,065	0	0	400,065
Costs of Issuance Series 2019 #9007	0	0	6,034	0	0	6,034
Prepaid General Liability Insurance	687	0	0	0	0	687
Prepaid Public Officials Insurance	563	0	0	0	0	563
Construction Work In Progress	0	0	0	574,725	0	574,725
Amount To Be Provided Debt Service	0	0	0	0	12,395,000	12,395,000
Total Assets	<u>2,660</u>	<u>1,228,627</u>	<u>10,102,700</u>	<u>574,725</u>	<u>12,395,000</u>	<u>24,303,711</u>
Liabilities						
Accounts Payable	2,450	0	0	0	0	2,450
Accounts Payable - Other	0	0	0	0	0	0
Accrue Expenses Payable	0	0	0	0	0	0
Revenue Bond Payable Series 2019	0	0	0	0	12,395,000	12,395,000
Total Liabilities	<u>2,450</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>12,395,000</u>	<u>12,397,450</u>
Fund Equity & Other Capital Contribution						
Fund Balance - Unreserved	(11,397)	0	0	0	0	(11,397)
Investment In General Fixed Assets	0	0	0	574,725	0	574,725
Interest Earnings	0	201	1,650	0	0	1,850
Debt Proceeds	0	1,234,225	10,854,650	0	0	12,088,876
Other	11,607	(5,675)	(753,725)	0	0	(747,792)
Total Fund Equity & Other Capital Contribution	<u>210</u>	<u>1,228,751</u>	<u>10,102,575</u>	<u>574,725</u>	<u>0</u>	<u>11,906,261</u>
Total Liabilities & Fund Equity	<u>2,660</u>	<u>1,228,751</u>	<u>10,102,575</u>	<u>574,725</u>	<u>12,395,000</u>	<u>24,303,711</u>

North Park Isle
Statement of Revenues & Expenditures
001 - General Fund
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	72,175	32,696	(39,479)	(55)%
Total Revenues	72,175	32,696	(39,479)	(55)%
Expenditures				
Financial & Administrative				
District Manager	32,000	10,000	22,000	69 %
District Engineer	2,000	0	2,000	100 %
Disclosure Report	5,000	0	5,000	100 %
Trustee Fees	4,000	0	4,000	100 %
Accounting Services	3,750	0	3,750	100 %
Auditing Services	5,000	0	5,000	100 %
Postage, Phone, Faxes, Copies	150	2	148	99 %
Public Officials Insurance	2,500	1,688	813	33 %
Legal Advertising	3,500	1,156	2,344	67 %
Bank Fees	300	143	157	52 %
Dues, Licenses, & Fees	175	175	0	0 %
Office Supplies	100	60	40	40 %
Website Administration	2,700	4,950	(2,250)	(83)%
Legal Council				
District Council	5,000	2,116	2,884	58 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	2,063	3,937	66 %
Total Expenditures	72,175	22,352	49,823	69 %
Excess of Revenue Over (Under) Expenditures	0	10,344	10,344	0 %

North Park Isle
Statement of Revenues & Expenditures
200 - Debt Service Series 2019
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	201	201	0 %
Total Revenues	0	201	201	0 %
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,675	(5,675)	0 %
Total Expenditures	0	5,675	(5,675)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	1,234,225	1,234,225	0 %
Interfund Transfer				
Interfund Transfer	0	(124)	(124)	0 %
Total Other Financing Sources	0	1,234,101	1,234,101	0 %
Excess of Revenue Over (Under)	0	1,228,627	1,228,627	0 %
Expenditures				

North Park Isle
Statement of Revenues & Expenditures
300 - Capital Projects Series 2019
From 10/1/2018 Through 7/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	YTD Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,650	1,650	0 %
Total Revenues	<u>0</u>	<u>1,650</u>	<u>1,650</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
District Engineer	0	10,000	(10,000)	0 %
Leagal Counsel	0	46,000	(46,000)	0 %
Underwriter Counsel	0	46,000	(46,000)	0 %
Trustee Counsel	0	5,250	(5,250)	0 %
Postage, Phone, Faxes, Copies	0	1,250	(1,250)	0 %
Legal Council				
District Council	0	35,500	(35,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	574,725	(574,725)	0 %
Total Expenditures	<u>0</u>	<u>753,725</u>	<u>(753,725)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	124	124	0 %
Debt Proceeds				
Bond Proceeds	0	10,854,650	10,854,650	0 %
Total Other Financing Sources	<u>0</u>	<u>10,854,775</u>	<u>10,854,775</u>	<u>0 %</u>
Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>10,102,700</u>	<u>10,102,700</u>	<u>0 %</u>

North Park Isle
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	1,409.89
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	1,409.89
Balance Per Books	<u>1,409.89</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: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1024	7/1/2019	System Generated Check/Voucher	1,001.00	Meritus Districts
1025	7/18/2019	System Generated Check/Voucher	499.50	Straley Robin Vericker
Cleared Checks/Vouchers			1,500.50	

North Park Isle
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash - Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR016	7/16/2019	North Park Isle Development CK 1086	1,121.50
	CR017	7/31/2019	July Bank Activity	<u>(15.00)</u>
Cleared Deposits				<u>1,106.50</u>



Account Statement

NORTH PARK ISLE COMMUNITY DEVELOPEMEN
 2005 PAN AM CIR STE 120
 TAMPA FL 33607-2529

Questions? Please call
 1-800-786-8787

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		07/01/2019 - 07/31/2019

Description	Amount	Description	Amount
Beginning Balance	\$1,803.89	Average Balance	\$1,212.27
Deposits/Credits	\$1,121.50	Average Collected Balance	\$1,176.11
Checks	\$1,500.50	Number of Days in Statement Period	31
Withdrawals/Debits	\$15.00		
Ending Balance	\$1,409.89		

Overdraft Protection
 Account Number: _____ Protected By: Not enrolled
 For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft.

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/18	1,121.50		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	1024	1,001.00	07/02	1025	499.50	07/24
Checks: 2						

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/31	15.00		MAINTENANCE FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	1,803.89	1,803.89	07/19	1,924.39	1,924.39
	07/02	802.89	802.89	07/24	1,424.89	1,424.89
	07/18	1,924.39	803.39	07/31	1,409.89	1,409.89

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.